



***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

July 28, 2026



Lakes by the Bay South

Community Development District

Updated 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
July 28, 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 June 23, 2026 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 25**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion – Objection Letter – **Page 40**
 - C. Consideration of **Resolution #2026-04** Annual Appropriation Resolution – **Page 42**
 - D. Consideration of **Resolution #2026-05** Levy of Non Ad Valorem Assessments – **Page 45**
 - E. Motion to Close the Public Hearing
4. Consideration of Storm Drain Maintenance Proposal with Raptor Vac Systems – **Page 63**
5. Ratification of
 - A. Small Project Agreement (Restoration Planting) with Davis Environmental Solutions, LLC – **Page 84**
 - B. Service Agreement (Restoration Monitoring and Maintenance) with Davis Environmental Solutions, LLC – **Page 104**
6. Staff Reports
 - A. Attorney
 - B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 – **Page 122**
 - C. Club Manager – Monthly Report – **Page 128**
 - D. Gate Updates

E. Field Manager

- 1) Monthly Report – **Page 138**
- 2) Discussion of Irrigation System Proposals for the SFWMD Buffer Area – **Page 149**
 - a. BrightView Landscape Services – **Page 150**
 - b. VisualScape, Inc. – **Page 151**

F. CDD Manager

- 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 154**
- 2) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 155**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026
- 4) Number of Registered Voters in the District – **4,274 – Page 156**

7. Financial Reports

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

B. Approval of Unaudited Financials – **Page 166**

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 Tuesday, June 23, 2026, at 9:30 a.m. at Isles at Bayshore Club, 21864 S.W. 93rd Path, Cutler Bay, Florida.

Present and constituting a quorum:

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

Also present were:

Juliana Duque	District Manager	
Jesus Lorenzo	GMS	
Scott Cochran	District Counsel	
Jennifer Lora	FirstService Residential	
Janine Ferreiro	FirstService	Residential (via
telecommunication)		
Santiago Jimenez	Resident	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the May 26, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the May 26, 2026 meeting. Are there any additions, corrections, or deletions to the minutes? I would like to mention that we received one from Maggie on page 10, third paragraph but it was already

included in your minutes since we received it before. Any other additions, corrections, or deletions? If there none a motion to approve them will take place.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the minutes of the May 26, 2026 meeting with stated change were approved.

THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Duque: Staff reports, attorney.

Mr. Cochran: Good morning. Good to see you all again.

Ms. Harris: Good morning, Dad.

Ms. Duque: Congratulations.

Mr. Cochran: Thank you. We have our annual legislative update in your agenda books on page 17. It is actually a very busy year for legislation related to CDDs. I will say that for some of these the Governor has not yet approved them. So they have been approved by both houses of legislature. They were presented to the Governor on June 15th and as of at least Friday, I didn't check yesterday yet, there hasn't been action taken. He could theoretically veto them or approve them or just allow to pass which means they still become a law.

Ms. Harris was inaudible at this time.

Mr. Cochran: I am not sure to be honest. I should know that, but I don't. I apologize. The first one this states raising the caps for damages on the sovereign immunity statute. The District as a government entity is entitled to sovereign immunity. Up to this point there has been cap on most types of negligent support claims against the District or any other governmental entity that was capped at \$200,000 per person or \$300,000 per incident, it has been those numbers for a long time they increased those now from \$200,000 to \$350,000 and from \$300,000 to \$500,000 for incident. Also provides that it authorizes government entities to settle claims even beyond those caps up to available insurance proceeds without requiring the entity to go through a legislative claim bill process. That is a change as well. The other thing it does it shortens the pre-suit notice time that a claimant has to give to the District. Before they would have to do within three years now

they have to do within a year and half, 15 months. The statute of limitations has been reduced to two years for most types of claims, which is another reduction. Then also after the government entity received the pre-suit notice it shortens the time to admit or deny the claim from 6 months to 4 months. It streamlined the process a little bit and increasing those limits. That is something to be aware of in terms of potential hazards and things like that. The second one and third one are not applicable to the District so I will skip over those. Number 4 on page 3 this one creates a local government cyber security protection program. It basically allows eligible local governments including CDDs to either apply for grants to purchase cyber security services or to just independently purchase cyber security services through contracts that would get negotiated on the state level. Obviously most of the District records are public. I don't think management handles a lot of sensitive data. It is something management and the Board can consider whether it worth looking into either to try and apply for a grant or the purchase services through one of these state negotiated contracts. It could be worth exploring. I don't know if we are currently in need of any of those services but if you are it could increase the quality or the cost perhaps. Something to be aware of. Number 5 for the first time or up to this point the only way a Board member of the CDD could get removed from their office was either by resigning voluntarily or the Governor would remove you which doesn't really happen. This now allows qualified electors within the District to initiate a recall process for Board members. It sounds scary. It is a very specific process. There is only certain grounds that are qualified, malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties or conviction of certain types of felonies. If a person wants to initiate this process the first thing they have to do is get a petition of at least 10% of the registered voters within the District to sign it. Those signatures have to be verified and then they initiate the process. They prepare some forms that are required. If it gets to that point it goes to a second round of petitions that have to be signed by at least 15% of the eligible voters and if that happens it triggers a referendum. A referendum similar to the one issued for constitutional amendments and *Mr. Cochran was inaudible at this time.*

It would be essentially an election on that one issue, and it requires a majority vote in order to remove a person. The other thing it does for the recall efforts they are like

campaign finance requirements, the regulated process by which that happens as well. There is penalties for fraud or misconduct in the petitioning process. It provides an avenue but obviously it is a pretty steep effort to try to do that. That is a biggy. Number 5 on page 4, second one a page 4 this one requires contractors to pay their subcontractors or suppliers within 45 days of receiving payment for those services. It doesn't directly affect the District, but it affects the contractors the District contracts with. The other thing that could affect the District if the vendor default on contracts or fall to pay their subcontractors or demonstrates poor performance they can be suspended or barred from public contracting for up to five years. It does give the District the ability to ban contractors that are not behaving to do something about it. The last one number 7 on page 6 this deals with electronic payments and it basically provides that if government entities including Districts are going to accept electronic payments they have to maintain an online system for doing some. There is a still a lot of *Mr. Cochran was inaudible at this time.* in processing fees such as credit card convenience fees things like that. Essentially if CDDs are going to collect these types of payments they are required to offer an electronic payment options and it requires them to maintain online payment options. Probably thing like gate hits, and other types of rental revenues that the District is collecting I believe this is going to require the District to accept electronic payments and to make an online option available for doing so. That could require updating the website and billing platforms, etc. Those are the legislative updates for this year. I will follow up next meeting with the Governors' approval. A bunch of them are already approved it is really just the ones that have the TBDs that have not been approved yet by the Governor. Other than that I still need to get you all the agreements that were approved last meeting and the UM agreement.

Ms. Harris: Still on that?

Mr. Cochran: Yes.

Ms. Duque: Thank you, Scott. Any other questions? Thank you so much for the update.

B. Engineer

Ms. Duque: The only update we need to present under the engineer's report is that we are nearing completion of the apron repairs at The Breakers related to the drainage

system. We have received the final proposal from the engineer. As work continues during rainy season, we are seeing areas where water is still accumulating and not properly draining, and this latest inspection report identifies two additional locations. The intent remains to complete the work on the catch basins and aprons in accordance with the approved plans. During inspections, Jesus and the engineer noted that some additional work is needed on the asphalt and pavers in those areas, but those portions are not the CDD's responsibility and may fall under the county, HOA, or homeowners. Our focus will be on the CDD's area, and residents are being informed that, unless those adjacent sections are also addressed as recommended by the engineer, the drainage issue will not be fully resolved. To complete work in the two additional CDD locations, there will be an additional invoice of \$9,200. The permit is already open, and with these two locations completed, this will be the final phase of the Breakers drainage project.

Ms. Harris: What is the final cost on this?

Ms. Duque: Let me go back and check. I can give you that information.

Ms. Jo: What is wrong with it?

Ms. Duque: As you can see in this section.

Mr. Lorenzo: So they installed the trench drain. They tried to resolve the problem they have been having so they installed a trench drain. They took it upon themselves and cut the asphalt, and they put that trench drain in. It is clogged and honestly it was nice and innovative. That is not District property.

Ms. Duque: That was done on the road.

Ms. Jo: The roads belong to the HOA? So basically what they are proposing to do is what are they going to be doing in that area?

Mr. Lorenzo: Fix the concrete apron. You see the surrounding area including that they cut into the concrete. You see on the left it is kind of overlapping into the street on the bottom left. They cut the concrete on that apron. In order for them to get into it they are going to have to fix that asphalt, remove that part of the trench drain and then do the apron and refill in with cold patch.

Ms. Jo: What is wrong with the apron here?

Multiple people speaking at this time.

Mr. Lorenzo: I am showing page 44 you can see some before and after. If you want to see some more information regarding the other concern, which is the one on the bottom, you can see that on page 46 how it is flooding. That has nothing to do with the apron. The pavers are too low there. Yes it is a little high with us fixing it, they are still going to have that puddling there.

Ms. Jo: Of course because it seemed to be a little sunken there.

Mr. Lorenzo: This resident came out while we were doing the inspection. Yes we did notice it was kind of high. Was it affecting the drainage maybe a little bit but it is really not that high. It is noticeably higher, so we are going to bring it to grade in that area, but it is not going to solve this problem. He does need to remove these pavers.

Ms. Harris: We are removing the pavers.

Ms. Duque: That section does fall under our responsibility because it involves repairs to the drainage system, we are required to address.

Ms. Harris: Alright. So moved.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal in the amount of \$9,200 for additional apron repairs in the Breakers was approved.

Mr. Lorenzo: Just for the record we are going to make sure when we go through them we are going to go through them all so there is no more change orders as we go through.

Ms. Jo: These are under the same permit.

Mr. Lorenzo: Correct.

Ms. Duque: The Town of Cutler Bay has been very cooperative, and I've had a very positive experience working with their staff and inspector. Our intention is to continue moving through the other HOAs, as it is our responsibility to maintain the drains. As Jesus mentioned, we will perform inspections as we progress through the HOAs, ideally during the rainy season, so we can identify any areas of puddling, understand the cause, and address it accordingly. Let's move forward.

C. Club Manager**1) Monthly Report****2) Discussion of:**

- a. Pool Valve Replacement Estimates**
- b. Circulation Pump Replacement Wading Pool Estimate**
- c. Request From Cynthia Amador, The Waterways and Offside Coffee Co.**
- d. Declare for Discards and Excess Property: Pool Lift Cover and Playroom Caterpillar Tunnel**

Ms. Lora: Good morning everybody. Sorry my voice is not too great yet. All of our social events you have all the information and details of them in your reports. I am going to go down to the most important things that I have to report to the Board. We have a total of \$1,017.37 in gate hits this month. The person who had the outstanding payment plan came and gave the rest of it. We also recovered money from Miami-Dade Public Schools that was pending. We have had a total \$5,025 additional revenue from our party rental income for the year. We are going to be hosting *Ms. Lora was inaudible at this time*. We received 2 requests coming from 2 residents. You have the emails on side. After the agenda had been sent out. Cynthia Amador the owner of Offsides Coffee Corporation she is also a homeowner in the Waterways and is requesting from the Board to be able to bring her coffee truck to the clubhouse and do a pop-up for the residents. I don't know if you would be in agreement to allow it.

Ms. Harris: I think Scott is going to tell me not without a contract and everything else.

Mr. Cochran: I don't know if you guys do food trucks here but basically it is like a food truck. I would treat it the same way which is as long as you have insurance naming the District as an additional insured. It is up to you guys if you want a contract beyond that.

Ms. Duque: Miami-Dade County and maybe Town of Cutler Bay will request additional permits.

Ms. Lora: The Town of Cutler Bay requests a permit for food trucks.

Ms. Harris: If she is willing to pay for the permits and to list us as an additional insured.

Ms. Jo: She did a pop-up where?

Ms. Lora: She would like to.

Ms. Morales: What did you say in the front circle?

Ms. Lora: In the front circle she can. She can bring the truck if not she also has a counter that she can set up inside. That is what she informed in her email.

Ms. Harris: We can't do the front circle because we are not allowed to. We can't have cars parked there. It would have to be inside. She would have to have us listed as an additional insured and pay for the permits. I don't know what do you guys think?

Ms. Coon: How is this different from when we talked about the farmer's market the liability?

Mr. Moon: Initially I say no because then it is going to bring other vendors.

Ms. Coon: There is that too if we allow one then we have to allow all of them.

Ms. Harris: Ok, so the direction from the Board is sorry but no.

Ms. Lora: The second request that I have is from a family Rosario Apaza. She is requesting permission to be able to allow a private instructor to come in and instruct her children to swim in our pool. As it stands now we have an instructor that teaches infants survival but there is no space for older children. We have turned away about five people in previous summers.

Ms. Harris: We do not allow people to do private instructions in the gym. I don't think we should start in the pool. I understand their concern, but this is not a private pool in their backyard. This is a public pool. I would not be for that.

Ms. Jo: Completely agree.

Ms. Lora: The third item that I have to bring to your attention is we had an incident with one of our two coconut bandits. It wasn't the one that damaged the grass last year. He came at 6:00 in the morning because they know our clubhouse hours and Amanda when she opened she was able to have leave the premises. We called the Town of Custer Bay Police, and we tried to make a report. They refused to because he was no longer onsite. We have his tag information. My question is can we write a letter to this person to tell him you are not welcome on our property. Do not touch the coconuts or come back. The police wouldn't help us.

Mr. Cochran: I think so. I have already conferred with my colleague briefly on it, but I think if you guys move in that direction we are good with that.

Ms. Jo: He was not arrested, right?

Ms. Lora: No.

Ms. Harris: I love when they say they didn't know.

Mr. Lora: He is the same person that didn't know last year so he is aware that he is not welcome to take the coconuts. My worry is that we could get a fungus on one of the trees because their equipment is not clean or damage our property. It is bit urgent that we take care of it.

Ms. Harris: When you trim coconut palms if you don't sterilize the blades after each time then you will spread a fungus to all trees and then we have to start chopping down trees and replacing trees. It gets expensive.

Ms. Duque: So do we have direction from the Board to allow Scott to bring this back?

Mr. Cochran: I think it is ok because people aren't allowed to go on District property to authorize work or remove things that aren't theirs. We have a process that we do through if you want to provide services to the District. Even though it is public property they still can't just come and do things.

Ms. Jo: Do we have an address?

Ms. Lora: We do with the tag.

Ms. Jo: Ok.

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

On MOTION by Ms. Jo seconded by Mr. Moon with all in favor, a motion authorizing District counsel to write a cease and desist letter to the person removing coconuts stating they from District property was approved.

Ms. Harris: Maybe we should put up a sign saying leave our coconuts alone.

Mr. Cochran: I will talk to Jen and get the information.

Ms. Lora: Pool updates we are going to be replacing the collection tank valves on Monday. The work probably two day. It will be Monday and Tuesday so the pool will be closed to the membership while we are doing that. The wading pool circulation pump will be also changed. They are still working on giving me an estimate for the jacuzzi step

repairs. They had a change in personnel in their company, so they are trying to get that all situated first. I have a request to the Board to relocate the TV that is in the main room.

Ms. Duque: Jen, before we go there, let's review the pool valve replacement and circulation pump replacement estimates so we can provide the prices to the Board and obtain a motion for those items, since the work has not yet been completed.

Ms. Lora: If you remember the first estimate that we got was \$9,000. We went to another vendor and he quoted us \$5,000. We asked him for a discount so the total for valves will be \$4,700.

Ms. Duque: That would be for the valves?

Ms. Lora: Collection tank valves. Which is Reef Tropical, estimate that ends in 18.

On MOTION by Ms. Morales seconded by Ms. Jo with all in favor, a proposal in the amount of \$4,700 with Reef Tropical Pools for Pool valve replacement was approved.

Ms. Harris: How much more do we have to replace on these pools? I am just curious because since we redid it we have had to replace so much.

Ms. Jo: In this case the valves are from the original.

Ms. Lora: They are 20 years old.

Ms. Jo: The only thing that I would suggest that we can do is set some funds so eventually in the future we do make a major remodeling because that is going to be a lot of money.

Ms. Harris: Remodel? We just remodeled.

Ms. Jo: Not remodel, replace. Not the pool itself, the equipment. Basically the equipment is the heart of the pool and that hasn't been touched.

Ms. Duque: The other one is the circulation pump replacement which is in the amount of \$2,247.69. We need a motion for that one as well.

On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, a proposal in the amount of \$2,247.69 with Reef Tropical Pools for Circulation Pump Replacement in Wading Pool was approved.

Ms. Lora: We are saving about \$2,000 with them.

Mr. Moon: What is the estimated scope of work needed for the jacuzzi?

Ms. Duque: For the pool discussion, the valve replacement estimates are on pages 29 and 30 of the agenda, and the circulation pump replacement estimates are on pages 31 and 32.

Ms. Lora: For the jacuzzi we don't have that yet. What they are going to have to do is they are going to have to chip away at the whole surface that the pool has, the Diamond Brite, breakdown the steps, reconstruct them to whatever measurements is code now and then resurface them again.

Ms. Jo: The vendor that does that will be in communication with.

Ms. Lora: With Patagonia and Nicole Cabanera which is our vendor.

Ms. Jo: So that they give us the right dimensions of the stairs so that we get it right.

Ms. Lora: It has been closed since April 30, 2025, more than a year.

Ms. Harris: Jen I just want to remind you that we have had some questions about the people with the swim that they looked through the rules, but what Scott said about we have specific rules about private services being offered within the pool applies directly to that if they ask you again. They said that they read the whole rule book and there is nothing in there, but it is covered under what you said.

Ms. Lora: Going back to the TV in the heroin room we have the big TV that was put in there. We have never used it. It is eyesore for some parties. People try to cover it up. My suggestion is since we use this one here for meetings let's take the big one which is more modern and switch it for this one here and then have Alex patch it up and paint the wall. This way it is not in the middle.

Ms. Harris: What are we going to do with this one?

Ms. Lora: We can either store it in the storage room.

Ms. Duque: Can we place it on the other room?

Ms. Lora: We could.

Ms. Duque: So we have both options available. Does the Board agree with moving the large TV to this room?

Ms. Lora: Or put the big one in the other room so we don't have to switch this one.

Ms. Duque: Whichever you want.

Ms. Jo: Why are we even moving it because people don't like it?

Ms. Lora: We can leave it there, but it has never been used. Ever since we remodeled about six years ago I think maybe one person asked to use it. The estimate that you have in your package says \$485 to remove it and then to paint and reattach it.

Ms. Harris: Oh no it is staying. They want to charge us to remove it. No.

Ms. Duque: So we are not doing it.

Ms. Lora: Just leave it there. Lastly I have two items to be declared for discard and excess property, which is a broken caterpillar toy tunnel from the playroom and the pool lift cover which was replaced.

Ms. Duque: A motion will take place.

On MOTION by Mr. Moon seconded by Ms. Morales with all in favor, a motion declaring items as discard and excess property: Pool lift cover and playroom caterpillar tunnel was approved.

Ms. Lora: Does anybody have any questions for me?

Ms. Harris: Yes gates.

Ms. Lora: Oh the operator test right sorry. During regular preventative maintenance that DML has done to our gates they are noticing that the operators, the white sheets that cover the arms and the components inside they are starting to crack on the base. We have had to replace them before. He contacted Lift Master, which is the company that provides the equipment and they are currently phasing out those for newer models. He is trying to see with them if we can purchase units and have them stored in the shed or if he changes them at the point that we need to it is going to be for the newer models. What he is saying is that he doesn't think that the arms are the same as sturdy as the ones that we have now. We will have to change the *Mr. Lora was in audible at this time* with the arms. That is something for the Board to consider. We don't even know if they are going to let him buy the old units anyway. We are waiting for Kevin to get back to us.

Ms. Harris: If they him buy the units couldn't we store them in the gatehouses?

Ms. Lora: The gatehouses are small inside. I think it would be better to store them in the shed.

Ms. Harris: There is all rusty stuff in the shed. They should be stored in the gatehouses.

Ms. Jo: We should have enough space in the shed.

Ms. Lora: They are out in the elements and everything.

Ms. Harris: I want to extend life not make it shorter.

Ms. Lora: There is nothing in there but camera equipment so they should fit. It shouldn't be a problem to put them in there.

Ms. Harris: I just think it might be safer and this way they don't have to move them. They are already where they are supposed to be. What was the cost?

Ms. Lora: He is working on it. We don't have that information yet.

Ms. Harris: I wanted to make the Board aware of it.

Ms. Duque: Ok, anything else Jennifer? Thank you Jen.

D. Gate Updates

E. Field Manager – Monthly Report

Mr. Lorenzo: Since we have already gone over the aprons I am not going to touch on that. You guys know a palm was struck by an accident and replaced.

Ms. Harris: Is it coming back to life? When it was first replaced it looked like it wasn't going to make it.

Mr. Lorenzo: It goes through a shock.

Multiple people speaking so it is hard to hear, plus there is a bad echo in the room making Jesus hard to hear.

Mr. Lorenzo: I am on top of it. It is under warranty.

Mr. Lorenzo is very hard to hear on both recordings.

Mr. Lorenzo: I was able to speak to the agent recently and they told me what we need to do. I need Tony to revise the invoice. I will work on that and submit it.

Ms. Harris: The child was ok. He was ok when he left.

Mr. Lorenzo: But it is good insurance company and they seem to be responsive with what they do. They have a certain protocol to follow.

Mr. Lorenzo was inaudible at this time.

Mr. Lorenzo: I was able to buy other annuals and we should be good. That is in the process. As far as the landscaping everything is doing well except for the annuals I believe you guys noticed at the entrances especially. There was one that was a dwarf and one that was a little bit bigger. I told them to make sure going forward when they are ordered to find out which ones are the dwarfs or how they are going to grow so that we don't have this problem. He said he will be sending over the ones that are available this week and he will be removing the annuals that are currently there by the end of the week if not first thing Monday.

Ms. Harris: One of things that Jesus and I just talked about this morning is putting like liriopse for something, so we are not constantly replacing. We have three large areas that we are replacing three to four times a year. The cost does add up. I know liriopse you have to fertilize them a lot and things like that to get them to bloom but if we could find something that is more, I would personally miss the inpatients at Christmas time, but I think if we can save money. My other idea was maybe getting some type of large container that we could put somewhere where we could put seasonals that won't cost as much to replace. It is just becoming a lot of money over time and then they die. I don't know what you guys think of that maybe something more permanent.

Ms. Jo: I would go with something more permanent as opposed to putting pots because we are going to go through the same thing replacing it. It is true it is going to be fewer but still. Then when you don't have anything you have an empty pots situation.

Ms. Duque: We can ask Tony for ground covers like the peanut. They do have little flowers.

Ms. Jo: Something that has flowers would give us color, so it is not only green all the time. We have enough green.

Ms. Duque: We can ask.

Ms. Jo: Would that be the same for here at the clubhouse because we do have some areas with the annuals as well.

Ms. Harris: They always seem to do good though.

Ms. Jo: So we don't touch the clubhouse. It is more the entrances. The monuments and the ones up here those we should keep because the clubhouse is our main building.

Mr. Lorenzo was inaudible at this time.

Ms. Duque: Not only the ones here at the clubhouse.

Ms. Jo: The monuments and then coming up here. I would keep those because this is the clubhouse.

Ms. Harris: What do you all think?

Mr. Lorenzo: So ground cover or something permanent.

Ms. Jo: Something permanent that will give us some color.

Mr. Moon: I would be ok. What would be the permanent option?

Ms. Jo: They are going to find out. Something with color so at least it is not everything green.

Ms. Harris: We just planted I don't know what it is called but they have these little flowers on them. They are like ground cover.

Ms. Duque: Yellow flowers?

Ms. Harris: They had yellow. The ones we got were pink with yellow centers.

Ms. Duque: Yes those are the peanuts.

Ms. Harris: They said they are hard to kill. Someone told me that. I don't remember what we got. Something that will look nice. I love things that flower, but it is mainly those ones that we plant them, and they are gone before turn around.

Mr. Lorenzo: It could be that they get so much sun. It is basically just a small area, and it is not covered. The ones here at the entrance.

Ms. Harris: They look fine. They are beautiful.

Mr. Lorenzo: It is combination of the heat, the drought. Aside from that Raptor Vac is working on the storm drain cleaning proposal. I believe they are bringing bicycle seat for the outdoor gym as we speak. The lakes are doing well. You guys can see photos there. I have nothing else to report unless the Board has any questions regarding the report.

Ms. Morales: In reference to the lake over the weekend behind my house somebody's walker was floating. It stopped right behind my house.

Mr. Lorenzo: A what?

Ms. Morales: A walker.

Mr. Lorenzo: Are you talking about in the preserves?

Ms. Morales: Yes.

Mr. Lorenzo: That is technically South Florida Water Management's lake. I will have somebody remove the walker.

Ms. Morales: Ok, thank you.

Ms. Duque: Anything for Jesus?

Ms. Coon: Speaking of the South Florida Water Management District that whole area that we cleared.

Ms. Duque: We are going to talk about it.

F. CDD Manager

Ms. Duque: Let's move on to the manager's report. The first item I'd like to share with the Board is an email I received yesterday from the Town of Cutler Bay. It includes a map showing the final lift of asphalt and phasing for Franjo Road. This is not a CDD project; it is provided purely for informational purposes, and I'll give a copy to Jen so it's available if needed. The map outlines the work zones and the areas where the Town plans to complete the paving. Now, turning to the two proposals in front of you from Davis Environmental Solutions, one for planting and one for monitoring. These have been discussed by the Board at prior meetings, and it was the Board's intention to move forward, but we were waiting on final approval from the South Florida Water Management District. That approval has now been received, and the proposals have been finalized. Our District attorney has reviewed and agreed with the agreements, consistent with the Board's direction. The first proposal is for planting, which is required to restore the buffer area between the community and the preserve and address South Florida Water Management District non-compliance issues. Under this proposal, the contractor will install 161 native trees and 658 native shrubs and grasses in the low vegetation section of the buffer, including all plants, mulch, delivery, and labor, for a total cost of \$43,644. This amount has already been discussed with the Board and allocated in the budget.

Ms. Harris: We know but we don't like it.

Ms. Duque: According to the proposal, the work will be completed upon approval and is intended to bring our buffer into compliance, improve the health and stability of the preserve edge, and ensure we meet the requirements of the existing permit.

Ms. Jo: Who is going to water the plants? They are going to need water.

Ms. Duque: We met onsite with the District engineer, Davis Environmental engineer, Jesus, Tony and myself.

Mr. Lorenzo: We met and discussed a temporary irrigation system especially on the side, the back of where Enclave is. Putting in a temporary irrigation pump, trying to find a way to put in water, lock it into the ground somehow so nobody steals it and run the pump through that side. It is probably only going three to four hundred yards give or take. Then on the other side since we have access into of putting another temporary pump on the other side by the Courts possibly just getting a water truck. Just driving up to those areas and taking the hose out and watering them.

Ms. Jo: How long do we need to do that?

Mr. Lorenzo: Two months. I am working out proposals with BrightView. That is not something Tony does. I am meeting with another company today. I am trying to get you guys both pricing for two pumps and then a pump and truck. The good thing is, and another thing that is going to be very helpful is on GIS, Angel was able to put it on GIS so now they are going to know exactly where the location of the plantings are more or less. I was trying to put flags so that they can identify the areas so the companies can get a better view of where the planting areas are, so they know how to bring the water.

Ms. Jo: So we are responsible for irrigation.

Mr. Lorenzo: If you want to ensure survival, yes.

Ms. Duque: We have already budgeted for this work. The contractor, Davis Environmental Solutions, anticipates completing it by July 30, as South Florida Water Management District is requiring that we begin as soon as possible. This timeline is an estimate, but the plan is to start the project as quickly as we can.

Mr. Moon: Have these trees and shrubs been approved by South Florida Water Management?

Mr. Lorenzo: Yes. They have back and forth a couple of times. We finally got approval for that. I met with them onsite to go over it. They had some comments. We made some adjustments and they accepted those adjustments.

Mr. Moon: So we have the green light from South Florida.

Ms. Duque: Yes, we do. Scott has already prepared the agreement. When he was drafting it, there were some questions, but in the end they agreed to execute our version, and we have the email approvals confirming that, so we are all set.

Ms. Harris: Technically this is our rainy season, and we could get especially if we are starting in July we could get a tropical wave dumping a lot of rain so when they water they are not going to water when it is saturated.

Ms. Duque: Part of the discussion was to install a rain sensor.

Mr. Lorenzo: We are working with Tony to go and get gas. We are trying to get a gas operated system that turns it on for a certain amount of time and then turns it off. It is going to be on manual because he has to go back and forth between that.

Ms. Harris: I don't want to pay for a man with the truck to be out there watering.

Mr. Lorenzo: That is another thing I will bring up with my discussions with them. Maybe we skip a watering and save the money.

Ms. Harris: I see them on the Turnpike with those trucks, and it is raining and they are watering. I am like really. We have all seen that.

Mr. Moon: After that temporary irrigation period that is no longer our responsibility.

Ms. Duque: That other portion is coming. We are going to discuss that.

Ms. Harris: No matter what you do a certain number of plants are going to go into shock and they are going to die. So do we have a contingency in here to replace those as well?

Ms. Duque: Everything is native plants.

Mr. Lorenzo: One last detail we already went over the staging area which is going to be on facing the parking lot the right side in the back which is usually not used using two to three spaces.

Ms. Harris: That is fine.

Ms. Duque: Same area that we have staged the mulch.

Ms. Harris: I think that is where we staged lights when they putting up the lights.

Mr. Lorenzo: I am just letting you guys know.

Ms. Duque: Ok, so we need a motion to approve the proposal for the restoration planting in the amount of \$43,644.

On MOTION by Mr. Moon seconded by Ms. Morales with all in favor, a proposal from Davis Environmental Solutions in the amount of \$43,644 for restoration planting in the buffer area was approved.

Ms. Duque: The next item is the proposal for monitoring, which is the other document attached showing a total of \$6,300. This proposal from Davis Environmental Solutions covers the monitoring and maintenance required after the restoration planting of the buffer area in order to satisfy the South Florida Water Management District permit conditions. It does not include the planting itself, which is why the planting proposal was already approved; this is the follow-up work to confirm the buffer is successfully restored and exotic plants are controlled. The proposal has two main components. First, Davis Environmental Solutions' biologist will conduct five monitoring events over three years following planting, two semi-annual visits in year one and one visit per year in years two and three. For each event, they will document plant survival, overall plant health, exotic plant cover, and general site conditions, and submit reports to the South Florida Water Management District within 30 days, as required. The lump-sum fee for this monitoring is \$6,300.

Ms. Harris: We have to pay that this year for three years from now.

Ms. Duque: That timing is consistent with the schedule we discussed in the contract. I also confirmed with Davis Environmental that they will invoice us as the work is performed.

Ms. Harris: So we don't have to pay it now for three years. What concerns me is what if they sell their business. I don't want to give someone that kind of money.

Ms. Duque: The second component is the exotic species maintenance. They will treat and remove all invasive exotic vegetation in the upland buffer to keep exotic coverage below 5%, as required by the permit and ERP special conditions. Because this work requires a licensed applicator for the site, Tony cannot perform it; we have already discussed this with him. They will conduct treatments quarterly in the first year and semi-annually in years two and three, with additional treatments as needed after year three. After the initial three-year period required by the South Florida Water Management District, the area will be reviewed again and the District will advise how ongoing

maintenance and treatment should continue. The lump-sum fee for the exotic maintenance task is \$26,500, and the combined lump-sum total for both the planting monitoring and exotic species maintenance is \$32,800.

Ms. Harris: But it doesn't have to all be paid this year.

Ms. Duque: No. As we go, we will continue the payment.

Ms. Harris: In case anyone is wondering what I am looking at. Thunder and I see people in the pool, so I want them removed from the pool.

Ms. Duque: I think that is it. A motion to approve the restoration monitoring and maintenance proposal will take place.

On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, a proposal in the amount of \$32,800 with Davis Environmental Solutions for the restoration monitoring and maintenance was approved.

Ms. Duque: It is very important to note, once again, our thanks to Scott for preparing these agreements. I have them with me and will begin getting them executed, filling in the remaining blanks as needed. I have no further items to report under the manager's report unless there are any questions.

FOURTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: Financial reports. The check register is on page 53, and the approval of the unaudited financials is on page 61.

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

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Do I have any audience comments? Thank you Santiago for being here today again. Motion to adjourn.

SIXTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

Lakes by the Bay South

Community Development District

*Proposed Budget
Fiscal Year 2027*

Presented by:



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Lakes by the Bay South

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 6/30/26	Projected Next 3 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 1,794,376	\$ 1,807,317	\$ -	\$ 1,807,317	\$ 2,056,006
Interest Income	75,000	63,336	14,075	77,411	75,000
Clubhouse Income	30,000	30,279	3,364	33,644	30,000
Other Income	-	36,703	-	36,703	-
Carry Forward Surplus	-	-	79,409	79,409	-

TOTAL REVENUES	\$ 1,899,376	\$ 1,937,636	\$ 96,848	\$ 2,034,484	\$ 2,161,006
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EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 7,400	\$ 3,000	\$ 10,400	\$ 12,000
FICA Taxes	918	566	230	796	918
Engineering	16,000	3,541	5,333	8,875	16,000
Attorney	47,000	18,658	15,667	34,324	38,000
Annual Audit	4,300	4,300	-	4,300	4,400
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Arbitrage Calculation	1,200	550	-	550	-
Dissemination Agent	5,500	4,125	1,375	5,500	5,500
Trustee Fees	7,500	2,000	2,000	4,000	4,000
Management Fees	72,491	54,368	18,123	72,491	77,566
Website Maintenance	3,600	2,700	900	3,600	3,600
Postage and Delivery	1,500	1,165	388	1,553	1,500
Insurance General Liability	16,918	15,470	-	15,470	17,017
Printing and Binding	750	15	10	25	-
Legal Advertising	1,500	456	911	1,367	1,500
Other Current Charges	1,000	810	270	1,080	1,200
Dues, Licenses and Subscriptions	175	175	-	175	175

TOTAL GENERAL AND ADMINISTRATIVE	\$ 194,352	\$ 118,331	\$ 48,207	\$ 166,538	\$ 185,376
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Lakes by the Bay South

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 6/30/26	Projected Next 3 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<i>Operations and Maintenance</i>					
<u>Field Expenditures</u>					
Field Management	\$ 32,759	\$ 24,569	\$ 8,190	\$ 32,759	\$ 35,053
Remote Gym and Entrance Road Video Surveillance (DML)	11,940	8,955	2,985	11,940	11,940
General Maintenance	23,084	14,481	7,240	21,721	22,000
Landscape Maintenance	186,001	139,501	46,500	186,001	186,001
Landscape - Extra to Contract	50,000	26,913	8,971	35,884	50,000
SFWMD Buffer Area Maintenance	-	38,502	50,644	89,146	64,529 ¹
Mulch	23,000	27,802	-	27,802	28,000
Tree Trimming	60,000	129,951	-	129,951	74,306
Lake Maintenance	9,600	7,354	2,400	9,754	9,600
Contingency	20,000	-	5,000	5,000	20,000
Pressure Washing	20,000	16,225	3,775	20,000	20,000
Culvert Cleaning/Inspection	20,000	51,550	-	51,550	20,000
Holiday Decorations	38,276	32,193	-	32,193	33,337
Cleaning Reserve Area	48,280	86,761	-	86,761	89,128 ²
Reserves	-	-	-	-	85,000 ³
TOTAL FIELD EXPENDITURES	\$ 542,940	\$ 604,757	\$ 135,706	\$ 740,462	\$ 748,893
<u>Security Gate Service Expenditures</u>					
Security (DML)	\$ 138,000	\$ 103,500	\$ 34,500	\$ 138,000	\$ 138,000
Security - Roving Guard	10,000	-	2,500	2,500	6,000
Enhanced Security	15,000	-	3,750	3,750	10,000
Transponders	8,500	-	8,500	8,500	8,500
Management Fees	24,000	18,000	6,000	24,000	24,000
Gate Access System Repairs and Maintenance	46,000	25,941	12,208	38,149	46,000
Guardhouse Repairs and Maintenance	5,000	2,585	1,667	4,252	5,000
Electric	4,000	2,214	1,107	3,320	4,000
Water	1,500	219	375	594	1,500
Internet Service	5,000	3,767	1,256	5,022	5,000
Janitorial Services	600	450	150	600	600
TOTAL SECURITY GATE SERVICE EXPENDITURES	\$ 257,600	\$ 156,676	\$ 72,012	\$ 228,687	\$ 248,600

¹ This is a new account for FY2027. Please see Budget Narrative on page 6 for more information.

² Please see Budget Narrative on page 6 for more information explaining the line item increase.

³ This is a new account for FY2027. Please see Budget Narrative on page 6 for more information.

Lakes by the Bay South

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 6/30/26	Projected Next 3 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>Clubhouse Expenditures</u>					
Alarm Monitoring	\$ 1,200	\$ 1,105	\$ 270	\$ 1,375	\$ 1,400
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	17,505	5,835	23,340	23,340
Security - Roving Guard	8,000	1,838	2,667	4,504	8,000
Air Conditioning Maint Contract and Repairs	10,000	11,577	2,894	14,472	15,000
Fitness Equipment Maintenance and Repairs	8,000	6,278	2,093	8,370	8,000
Electric	42,000	22,798	11,399	34,198	37,500
Property Insurance	53,968	50,824	-	50,824	48,301
Flood Insurance	19,039	18,760	-	18,760	19,698
Janitorial Maintenance	60,600	45,450	15,150	60,600	60,600
Janitorial Supplies	6,000	5,296	1,765	7,061	7,000
Landscape Maintenance	32,508	24,381	8,127	32,508	32,508
Landscape Replacement	10,000	-	2,500	2,500	10,000
Office Equipment Maintenance	2,000	1,246	411	1,657	2,000
Management Fees	302,304	226,728	75,576	302,304	315,360
Office Supplies/Clubhouse Supplies	7,500	3,818	3,750	7,568	7,500
Pest Control	1,000	585	195	780	1,000
Pool and Spa Maintenance	39,000	31,500	10,500	42,000	42,000
Pool Repairs	20,000	39,249	5,000	44,249	25,000
Repairs and Maintenance	60,000	21,663	15,000	36,663	50,000
Special Events	60,000	61,500	15,000	76,500	70,000
Cable/Internet	6,300	4,627	1,542	6,169	6,300
Trash Collection	1,500	1,442	-	1,442	1,500
Water and Sewer	25,000	27,666	5,333	32,999	25,000
Window Cleaning/Pressure Cleaning	3,500	2,053	875	2,928	3,500
Holiday Decorations	31,724	28,025	-	28,025	27,630
Contingency	10,000	57,000	-	57,000	30,000
Reserves	60,000	-	-	-	100,000
TOTAL CLUBHOUSE EXPENDITURES	\$ 904,483	\$ 712,913	\$ 185,883	\$ 898,796	\$ 978,137
TOTAL OPERATIONS AND MAINTENANCE	\$ 1,705,023	\$ 1,474,346	\$ 393,600	\$ 1,867,946	\$ 1,975,630
TOTAL EXPENDITURES	\$ 1,899,376	\$ 1,592,677	\$ 441,807	\$ 2,034,484	\$ 2,161,006
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 344,959	\$ (344,959)	\$ (0)	\$ 0

⁴ Please see Budget Narrative on page 8 for more information explaining the line item increase.

Lakes by the Bay South
Community Development District
Exhibit "A"
Allocation of Operating Reserve

DESCRIPTION

Beginning Fund Balance - 10/1/25	\$ 1,979,814
Net change in Fund Balance - Fiscal Year 2026	(79,409)
Total Funds Available (Estimated) - 9/30/26	1,900,405

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenses: ⁽¹⁾	(540,252)
Reserved for Field Capital Projects / Renewal and Replacement:	(426,856)
Reserved for Clubhouse Capital Projects / Renewal and Replacement:	(933,297)
Total Allocation of Available Funds	(1,900,405)

Total Unassigned (undesignated) Cash	\$ 0
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Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a non-ad valorem assessments on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest Income

The District earns interest on the monthly average collected balance for each of its investment accounts.

Clubhouse Income

Revenue collected for purchasing annual memberships for residents and non-resident users, renting the clubhouse, virtual guard passes, etc.

Expenditures - General and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for unrated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee's annual fee.

Management Fees

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - General and Administrative (Continued)
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Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures - Field

Field Management

The District has contracted with Governmental Management Services for the supervision and on-site management of the District. Their responsibilities will include reviewing contracts and other maintenance related items.

Remote Gym and Entrance Road Video Surveillance (DML)

The District has contracted with DML for video surveillance of the gym and entrance road.

General Maintenance

General maintenance includes maintenance and repair work needed throughout the common area.

Landscaping Maintenance

The District has contracted with Tony's Nursery & Garden for its annual common area and secondary areas landscape maintenance.

Landscaping - Extra to Contract

Improvements and replacements of landscaping areas.

SFWMD Buffer Area Maintenance

Costs associated with the routine maintenance and management of buffer areas, as required by the South Florida Water Management District (SFWMD). Activities include vegetation management, mowing, invasive species control, debris removal, and other maintenance necessary to preserve and maintain regulatory compliance and proper stormwater management functions.

Mulch

Fall and spring replenishment of the mulched areas.

Tree Trimming

Annual trimming of all the District's trees.

Lake Maintenance

Lake management services includes monthly inspections and treatment of aquatic weeds, herbicide, and algae control and removal.

Contingency

This line item covers unexpected maintenance and repairs.

Pressure Washing

Pressure washing the sidewalks and entrance features.

Culvert Cleaning/Inspection

Annual storm drain cleaning for all storm drains throughout the District.

Holiday Decorations

The District has contracted with Light 'Er Up LLC for the annual holiday lighting of the District.

Cleaning Reserve Area

Costs associated with the cleanup and maintenance of the reserve area and the adjacent lake edge, including the removal of trees, vegetative debris, overgrown vegetation, grass, and trash. These activities help maintain the appearance, safety, accessibility, and environmental condition of the reserve area. The budgeted amount has increased from the prior fiscal year to address higher maintenance needs, including increased contractor costs, and the accumulation of vegetation and debris requiring more extensive

Reserves

Funds set aside for future capital repairs, replacements, and other major expenditures. The increase from the prior fiscal year is intended to strengthen reserve funding and address rising costs associated with future replacement and capital improvement needs.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Security Gate Service

Security (DML)

The District has a monitoring service agreement with DML for monitoring of the 88th - 93rd entrance and exit.

Security - Roving Guard

Delta Five Security provides security services as needed.

Enhanced Security

Will include enhanced security measures, including additional patrols, equipment replacement, any other security measure needed within the District.

Transponders

Cost for transponders that are sold to residents for admittance into the gate entrances.

Management Fees

Management fees incurred for overseeing the running of the guardhouse.

Gate Access System Repairs and Maintenance

Includes maintenance and repair work needed on the gates, gate access system, barrier arms, mechanical components, and related equipment.

Guardhouse Repairs and Maintenance

Includes maintenance and repair work needed on the guardhouse building.

Electric

Electricity for guardhouse and cameras.

Water

Water cost for the guardhouse.

Internet Service

Estimated cost of phone and internet for the guardhouse.

Janitorial Services

This is for janitorial services provided per contract by All Professional Cleaning LLC.

Expenditures – Clubhouse

Alarm Monitoring

This is the cost for monitoring of the alarm system (security and fire alarm) for the clubhouse.

Pool Video and Clubhouse Exterior Camera Surveillance (DML)

This is the cost for monitoring the exterior of the clubhouse and pool area via cameras.

Security - Roving Guard

Delta Five Security provides security services as needed.

Air Conditioning Maint Contract and Repairs

This line item is the estimated cost to maintain and repair the air conditioning system.

Fitness Equipment Maintenance and Repairs

This line item is the estimated cost to maintain and repair the fitness equipment.

Electric

Electricity for clubhouse and grounds.

Property Insurance

The District's property insurance is with Egis Insurance Advisors. Egis specializes in providing insurance coverage to governmental agencies.

Flood Insurance

Flood insurance for the District's property.

Janitorial Maintenance

This includes janitorial service and supplies provided per contract by All Professional Cleaning LLC.

Janitorial Supplies

Include additional janitorial supplies not provided by contract.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Clubhouse (Continued)

Janitorial Supplies

Include additional janitorial supplies not provided by contract.

Landscape Maintenance

Maintaining the lawn and plants around the clubhouse.

Landscape Replacement

Improvements and replacements of landscaping areas around the clubhouse.

Office Equipment Maintenance

Reflects the maintenance agreement for the copier plus any repairs to other office equipment.

Management Fees

Management fees incurred for management of the clubhouse.

Office Supplies/Clubhouse Supplies

Supplies to run clubhouse and clubhouse office.

Pest Control

Preventative maintenance for bugs and rodents.

Pool and Spa Maintenance

Cost to maintain the pool as well as perform any necessary repairs.

Pool Repairs

Cost to make repairs to the pool and spa.

Repairs and Maintenance

Items needed to repair and maintain the clubhouse.

Special Events

Expenses related to social events.

Cable/Internet

Estimated cost of cable TV and internet for the clubhouse.

Trash Collection

Cost of trash and recycling removal.

Water and Sewer

Water and sewer cost for the clubhouse.

Window Cleaning/Pressure Cleaning

Cost of window washing and pressure cleaning the paver area.

Holiday Decorations

The District has contracted for Light 'Er Up LLC for the annual holiday lighting of the District.

Contingency

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Reserves

Funds set aside for future capital repairs, replacements, and other major expenditures. The increase from the prior fiscal year is intended to strengthen reserve funding and address rising costs associated with future replacement and capital improvement needs.

Lakes by the Bay South
Community Development District
Proposed Budget
Debt Service Series 2022 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 6/30/26	Projected Next 3 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,382,295	\$ 1,392,264	\$ -	\$ 1,392,264	\$ 1,382,295
Interest Earnings	-	23,502	3,600	27,102	-
Carry Forward Surplus ⁽¹⁾	517,834	-	508,157	508,157	533,630
TOTAL REVENUES	\$ 1,900,129	\$ 1,415,766	\$ 511,757	\$ 1,927,523	\$ 1,915,925
EXPENDITURES:					
Interest - 11/1	\$ 331,447	\$ 331,447	\$ -	\$ 331,447	\$ 317,375
Interest - 5/1	331,447	331,447	-	331,447	317,375
Principal - 5/1	731,000	731,000	-	731,000	760,000
TOTAL EXPENDITURES	\$ 1,393,893	\$ 1,393,893	\$ -	\$ 1,393,893	\$ 1,394,750
EXCESS REVENUES (EXPENDITURES)	\$ 506,236	\$ 21,873	\$ 511,757	\$ 533,630	\$ 521,176

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$302,745
	<u>\$302,745</u>

Lakes by the Bay South

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	\$ 17,218,000	3.850%	\$ 731,000	\$ 331,447	\$ -
11/01/26	16,487,000	3.850%	-	317,375	1,379,821.25
05/01/27	16,487,000	3.850%	760,000	317,375	
11/01/27	15,727,000	3.850%	-	302,745	1,380,119.50
05/01/28	15,727,000	3.850%	788,000	302,745	
11/01/28	14,939,000	3.850%	-	287,576	1,378,320.50
05/01/29	14,939,000	3.850%	820,000	287,576	
11/01/29	14,119,000	3.850%	-	271,791	1,379,366.50
05/01/30	14,119,000	3.850%	852,000	271,791	
11/01/30	13,267,000	3.850%	-	255,390	1,379,180.50
05/01/31	13,267,000	3.850%	888,000	255,390	
11/01/31	12,379,000	3.850%	-	238,296	1,381,685.50
05/01/32	12,379,000	3.850%	923,000	238,296	
11/01/32	11,456,000	3.850%	-	220,528	1,381,823.75
05/01/33	11,456,000	3.850%	957,000	220,528	
11/01/33	10,499,000	3.850%	-	202,106	1,379,633.75
05/01/34	10,499,000	3.850%	995,000	202,106	
11/01/34	9,504,000	3.850%	-	182,952	1,380,057.75
05/01/35	9,504,000	3.850%	1,036,000	182,952	
11/01/35	8,468,000	3.850%	-	163,009	1,381,961.00
05/01/36	8,468,000	3.850%	1,077,000	163,009	
11/01/36	7,391,000	3.850%	-	142,277	1,382,285.75
05/01/37	7,391,000	3.850%	1,119,000	142,277	
11/01/37	6,272,000	3.850%	-	120,736	1,382,012.75
05/01/38	6,272,000	3.850%	1,161,000	120,736	
11/01/38	5,111,000	3.850%	-	98,387	1,380,122.75
05/01/39	5,111,000	3.850%	1,205,000	98,387	
11/01/39	3,906,000	3.850%	-	75,191	1,378,577.25
05/01/40	3,906,000	3.850%	1,252,000	75,191	
11/01/40	2,654,000	3.850%	-	51,090	1,378,280.00
05/01/41	2,654,000	3.850%	1,301,000	51,090	
11/01/41	1,353,000	3.850%	-	26,045	1,378,134.75
05/01/42	1,353,000	3.850%	1,353,000	26,045	1,379,045.25
Total			\$ 17,218,000	\$ 6,242,429	\$ 23,460,429

Lakes by the Bay South

Community Development District

Proposed Budget

Debt Service Series 2024 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 6/30/26	Projected Next 3 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 1,097,122	\$ 1,105,034	\$ -	\$ 1,105,034	\$ 1,097,122
Interest Income	1,000	17,212	2,100	19,312	1,000
Carry Forward Surplus ⁽¹⁾	300,786	-	312,199	312,199	331,546
TOTAL REVENUES	\$ 1,398,908	\$ 1,122,247	\$ 314,299	\$ 1,436,546	\$ 1,429,668
EXPENDITURES:					
Interest - 11/1	\$ 197,500	\$ 197,500	\$ -	\$ 197,500	\$ 179,750
Interest - 5/1	197,500	197,500	-	197,500	179,750
Principal - 5/1	710,000	710,000	-	710,000	750,000
TOTAL EXPENDITURES	\$ 1,105,000	\$ 1,105,000	\$ -	\$ 1,105,000	\$ 1,109,500
EXCESS REVENUES (EXPENDITURES)	\$ 293,908	\$ 17,247	\$ 314,299	\$ 331,546	\$ 320,168

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$161,000
	\$161,000

Lakes by the Bay South

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024 Special Assessment Revenue Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	\$ 7,900,000	5.000%	\$ 710,000	\$ 197,500	\$ -
11/01/26	7,190,000	5.000%		179,750	1,087,250.00
05/01/27	7,190,000	5.000%	750,000	179,750	
11/01/27	6,440,000	5.000%		161,000	1,090,750.00
05/01/28	6,440,000	5.000%	795,000	161,000	
11/01/28	5,645,000	5.000%		141,125	1,097,125.00
05/01/29	5,645,000	5.000%	835,000	141,125	
11/01/29	4,810,000	5.000%		120,250	1,096,375.00
05/01/30	4,810,000	5.000%	875,000	120,250	
11/01/30	3,935,000	5.000%		98,375	1,093,625.00
05/01/31	3,935,000	5.000%	920,000	98,375	
11/01/31	3,015,000	5.000%		75,375	1,093,750.00
05/01/32	3,015,000	5.000%	960,000	75,375	
11/01/32	2,055,000	5.000%		51,375	1,086,750.00
05/01/33	2,055,000	5.000%	1,010,000	51,375	
11/01/33	1,045,000	5.000%		26,125	1,087,500.00
05/01/34	1,045,000	5.000%	1,045,000	26,125	1,071,125.00
Total			\$ 7,900,000	\$ 1,904,250	\$ 9,804,250

Lakes by the Bay South
Community Development District
Non-Ad Valorem Assessments Comparison

Neighborhood	O&M Units	O&M Clubhouse	Bond Units 2024	Bonds Units 2022	Annual Maintenance Assessments							Annual Debt Assessments					Total Assessed Per Unit		
					Fiscal Year 2027			Fiscal Year 2026				Fiscal Year 2027		Fiscal Year 2026			Fiscal Year 2027	Fiscal Year 2026	
					O&M	Clubhouse	Total	O&M	Clubhouse	Total	Increase/ (Decrease)	Series 2024	Series 2022	Series 2024	Series 2022	Increase/ (Decrease)	Total Assessed Per Unit	Total Assessed Per Unit	Increase/ (Decrease)
The Breakers	97	97	97	97	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Endave	204	204	204	204	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$553.64	\$686.98	\$553.64	\$686.98	\$0.00	\$2,212.15	\$2,092.15	\$120.00
The Trellis	159	159	159	159	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$375.89	\$686.98	\$375.89	\$686.98	\$0.00	\$2,034.40	\$1,914.40	\$120.00
The Courts	420	420	420	420	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$398.01	\$686.98	\$398.01	\$686.98	\$0.00	\$2,056.52	\$1,936.52	\$120.00
The Reserve	98	98	98	98	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Palms	224	224	224	224	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Cove	269	269	269	269	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$581.72	\$686.98	\$581.72	\$686.98	\$0.00	\$2,240.23	\$2,120.23	\$120.00
The Shores	227	227	227	227	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$553.64	\$686.98	\$553.64	\$686.98	\$0.00	\$2,212.15	\$2,092.15	\$120.00
The Shores	179	0	179	179	\$605.92	\$0.00	\$605.92	\$485.92	\$0.00	\$485.92	\$120.00	\$553.64	\$7.81	\$553.64	\$7.81	\$0.00	\$1,167.37	\$1,047.37	\$120.00
The Waterways	265	265	265	265	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Tides	153	153	153	153	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$553.64	\$686.98	\$553.64	\$686.98	\$0.00	\$2,212.15	\$2,092.15	\$120.00
Total	2295	2116	2295	2295															

Nabeel Abdelmajid
9115 SW 227th st Unit 5
Cutler Bay, FL, 33190
June 12, 2026

Lakes By the Bay South Community Development District
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: Objection to Proposed Budget Increase and Assessment Increase

Dear Juliana Duque,

I am writing to formally express my objection to the proposed budget increase and the resulting increase in my monthly assessments.

While I understand that the Association must maintain sufficient funds to operate and maintain the community, I am concerned about the magnitude of the increase and the financial burden it places on homeowners. As a property owner, I respectfully request greater transparency regarding the necessity of these increases, including a detailed explanation of the expenses that have increased, the alternatives considered, and the efforts made to reduce costs before passing additional expenses on to residents.

Many homeowners are already facing rising costs of living, including insurance, utilities, taxes, and other household expenses. A significant increase in monthly assessments can create substantial financial hardship for residents and should be carefully scrutinized before implementation.

Accordingly, I respectfully request that the Board:

1. Provide a detailed breakdown of the proposed budget and all increases from the prior year;
2. Explain the specific reasons for the increase in assessments;
3. Identify any cost-saving measures considered or implemented;
4. Consider reducing or postponing non-essential expenditures; and
5. Reevaluate the proposed increase in light of its impact on homeowners.

I ask that this letter be included in the Association's records and considered at any meeting where the budget or assessment increase is discussed or approved.

Thank you for your attention to this matter. I look forward to receiving additional information regarding the proposed budget and assessment increases.

Sincerely,

Nabeel Abdelmajid
9115 SW 227th st Unit 5
Cutler Bay, FL, 33190
336-207-7483

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakes by the Bay South Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakes by the Bay South Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF July 2026.

ATTEST:

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

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakes by the Bay South Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lakes by the Bay South Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 28th day of July 2026.

ATTEST:

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

Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

GMS-SF, LLC

FOLIO	O&M	Count	FOLIO	O&M	Count
36-6016-011-0740	\$971.53	1	36-6016-026-1100	\$971.53	1
36-6016-011-0750	\$971.53	1	36-6016-026-1110	\$971.53	1
36-6016-011-0760	\$971.53	1	36-6016-026-1120	\$971.53	1
36-6016-011-0770	\$971.53	1	36-6016-026-1130	\$971.53	1
36-6016-011-0780	\$971.53	1	36-6016-026-1140	\$971.53	1
36-6016-011-0790	\$971.53	1	36-6016-026-1150	\$971.53	1
36-6016-011-0800	\$971.53	1	36-6016-026-1160	\$971.53	1
36-6016-011-0810	\$971.53	1	36-6016-026-1170	\$971.53	1
36-6016-011-0820	\$971.53	1	36-6016-026-1180	\$971.53	1
36-6016-011-0830	\$971.53	1	36-6016-026-1190	\$971.53	1
36-6016-011-0840	\$971.53	1	36-6016-026-1200	\$971.53	1
36-6016-011-0850	\$971.53	1	36-6016-026-1210	\$971.53	1
36-6016-011-0860	\$971.53	1	36-6016-026-1220	\$971.53	1
36-6016-011-0870	\$971.53	1	36-6016-026-1230	\$971.53	1
36-6016-011-0880	\$971.53	1	36-6016-026-1240	\$971.53	1
36-6016-011-0890	\$971.53	1	36-6016-026-1250	\$971.53	1
36-6016-011-0900	\$971.53	1	36-6016-026-1260	\$971.53	1
36-6016-011-0910	\$971.53	1	36-6016-026-1270	\$971.53	1
36-6016-011-0920	\$971.53	1	36-6016-026-1280	\$971.53	1
36-6016-011-0930	\$971.53	1	36-6016-026-1290	\$971.53	1
36-6016-011-0940	\$971.53	1	36-6016-026-1300	\$971.53	1
36-6016-011-0950	\$971.53	1	36-6016-026-1310	\$971.53	1
36-6016-011-0960	\$971.53	1	36-6016-026-1320	\$971.53	1
36-6016-011-0970	\$971.53	1	36-6016-026-1330	\$971.53	1
36-6016-011-0980	\$971.53	1	36-6016-026-1340	\$971.53	1
36-6016-011-0990	\$971.53	1	36-6016-026-1350	\$971.53	1
36-6016-011-1000	\$971.53	1	36-6016-026-1360	\$971.53	1
36-6016-011-1010	\$971.53	1	36-6016-026-1370	\$971.53	1
36-6016-011-1020	\$971.53	1	36-6016-026-1380	\$971.53	1
36-6016-011-1030	\$971.53	1	36-6016-026-1390	\$971.53	1
36-6016-011-1040	\$971.53	1	36-6016-026-1400	\$971.53	1
36-6016-011-1050	\$971.53	1	36-6016-026-1410	\$971.53	1
36-6016-011-1060	\$971.53	1	36-6016-026-1420	\$971.53	1
36-6016-011-1070	\$971.53	1	36-6016-026-1430	\$971.53	1
36-6016-011-1080	\$971.53	1	36-6016-026-1440	\$971.53	1
36-6016-011-1090	\$971.53	1	36-6016-026-1450	\$971.53	1
36-6016-011-1100	\$971.53	1	36-6016-026-1460	\$971.53	1
36-6016-011-1110	\$971.53	1	36-6016-026-1470	\$971.53	1
36-6016-011-1120	\$971.53	1	36-6016-026-1480	\$971.53	1
36-6016-011-1130	\$971.53	1	36-6016-026-1490	\$971.53	1
36-6016-011-1140	\$971.53	1	36-6016-026-1500	\$971.53	1
36-6016-011-1150	\$971.53	1	36-6016-026-1510	\$971.53	1
36-6016-011-1160	\$971.53	1	36-6016-026-1520	\$971.53	1
			36-6016-026-1530	\$971.53	1
				\$2,164,217.16	2,295



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Lakes by the Bay South CDD % GMSSF, LLC	PROJECT NAME: Isles at Bay Shore
BUSINESS ADDRESS: 5385 N Nob Hill Road, Sunrise, FL	PROJECT LOCATION: 21864 SW 93 Path, Cutler Bay, FL 33190
CONTACT: Management	DATE: July 22, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con combination sewer cleaner truck to vacuum and flush out sediment from catch basin structures. Proper disposal at Miami Dade County Treatment Plant.

Clubhouse	Units	Cost
4" and Above.....	3	\$360.00
TOTAL		\$360.00

The Breakers	Units	Cost
4" and Above.....	1	\$120.00
TOTAL		\$120.00

The Waterways	Units	Cost
4" and Above.....	7	\$840.00
TOTAL		\$840.00

The Enclave	Units	Cost
4" and Above.....	20	\$2,400.00
TOTAL		\$2,400.00

The Shores	Units	Cost
4" and Above.....	24	\$2,880.00
TOTAL		\$2,880.00

The Trellis	Units	Cost
4" and Above.....	5	\$600.00
TOTAL \$600.00		

The Cove	Units	Cost
4" and Above.....	27	\$3,240.00
1 Pipeline Cleaning and CCTV.....	1	\$500.00
TOTAL \$3,740.00		

The Courts	Units	Cost
4" and Above.....	3	\$360.00
TOTAL \$360.00		

The Palms	Units	Cost
4" and Above.....	9	\$1,080.00
TOTAL \$1,080.00		

The Reserve	Units	Cost
2" and Above.....	3	\$360.00
TOTAL \$360.00		

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$12,740.00

Twelve Thousand Seven Hundred Forty Dollars and 00/100 Cents

COMPLETION: Approximately four (4) working days.

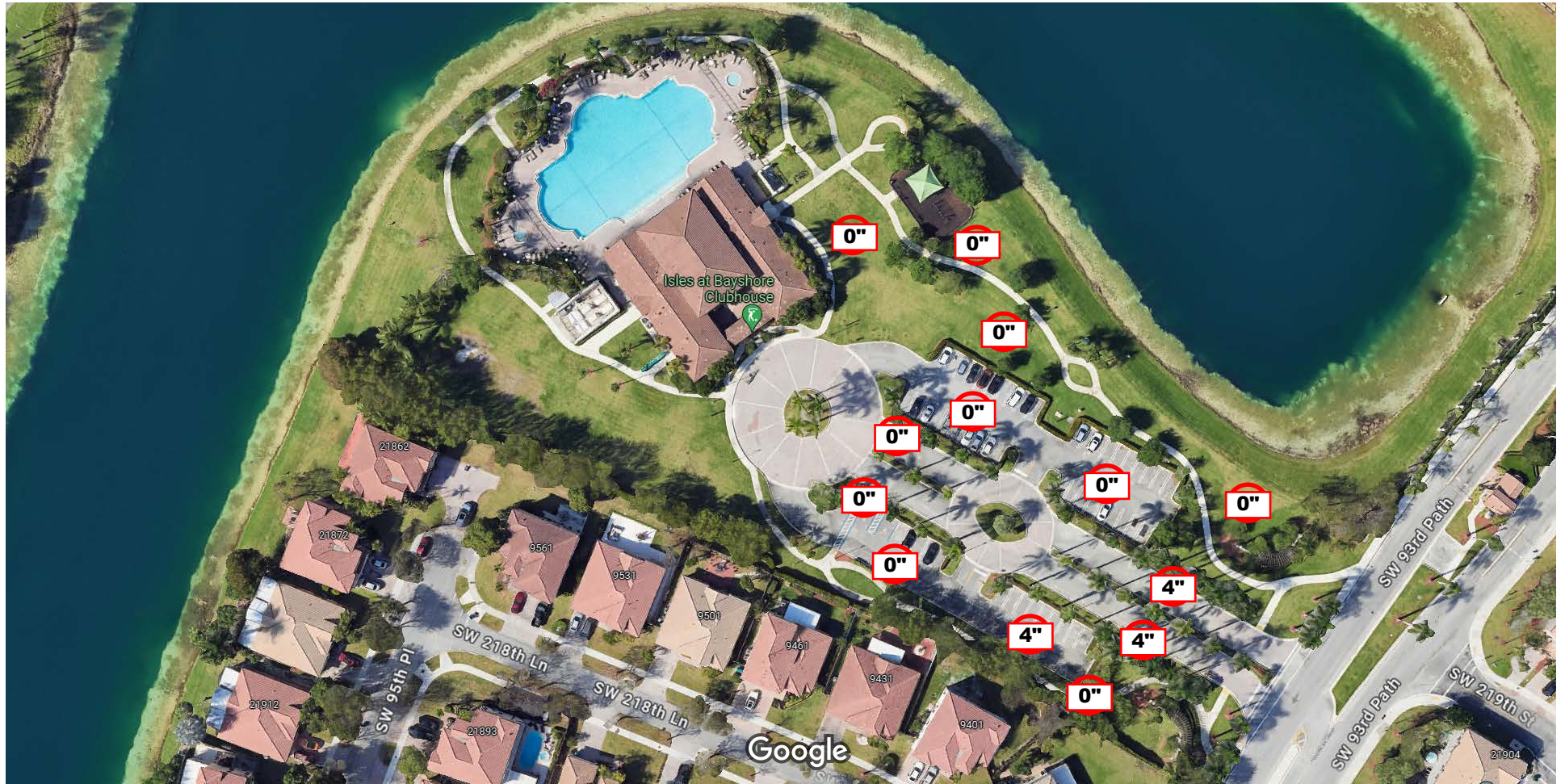
TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

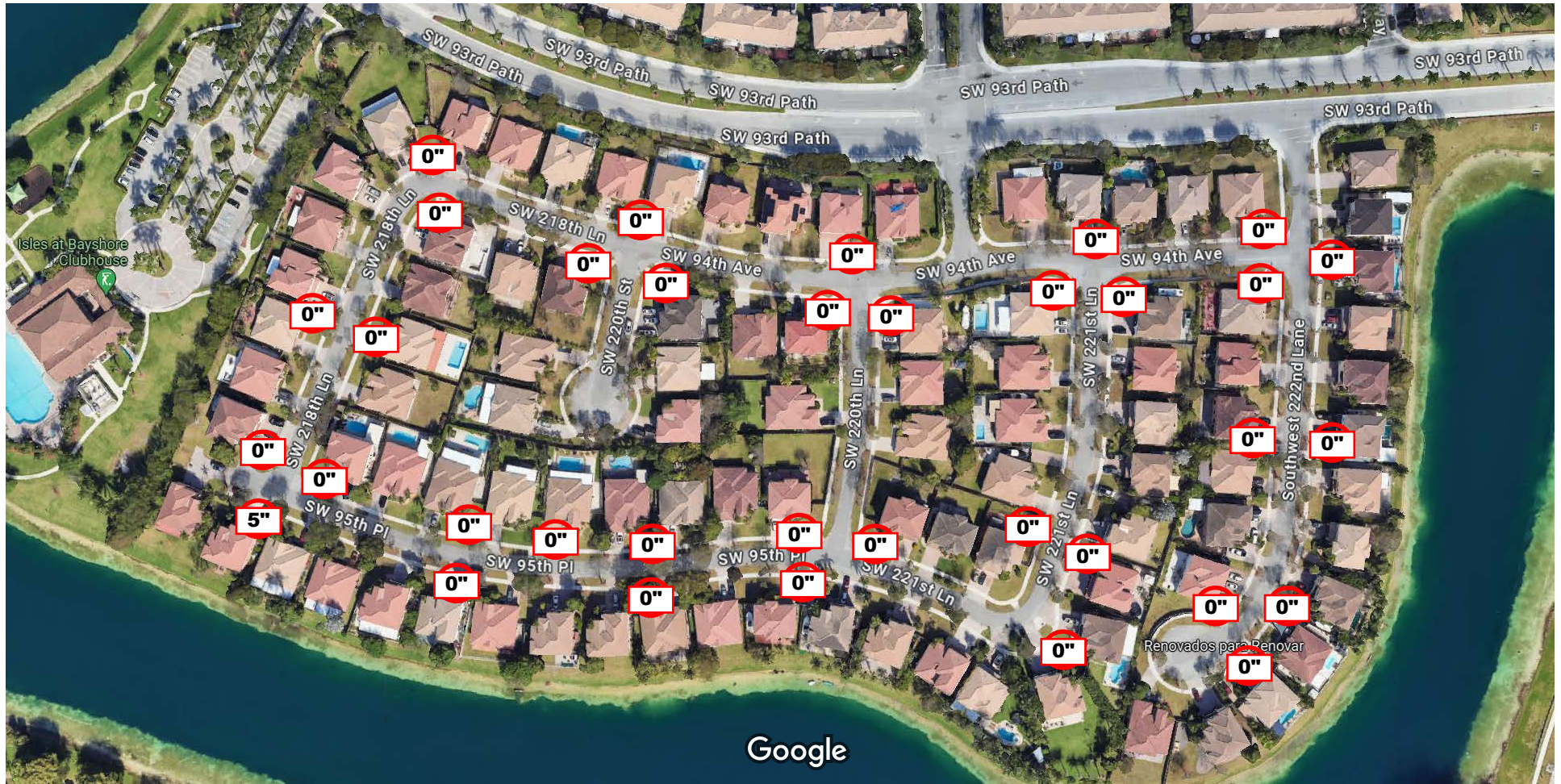
Authorized Representative's Signature

Date of Acceptance



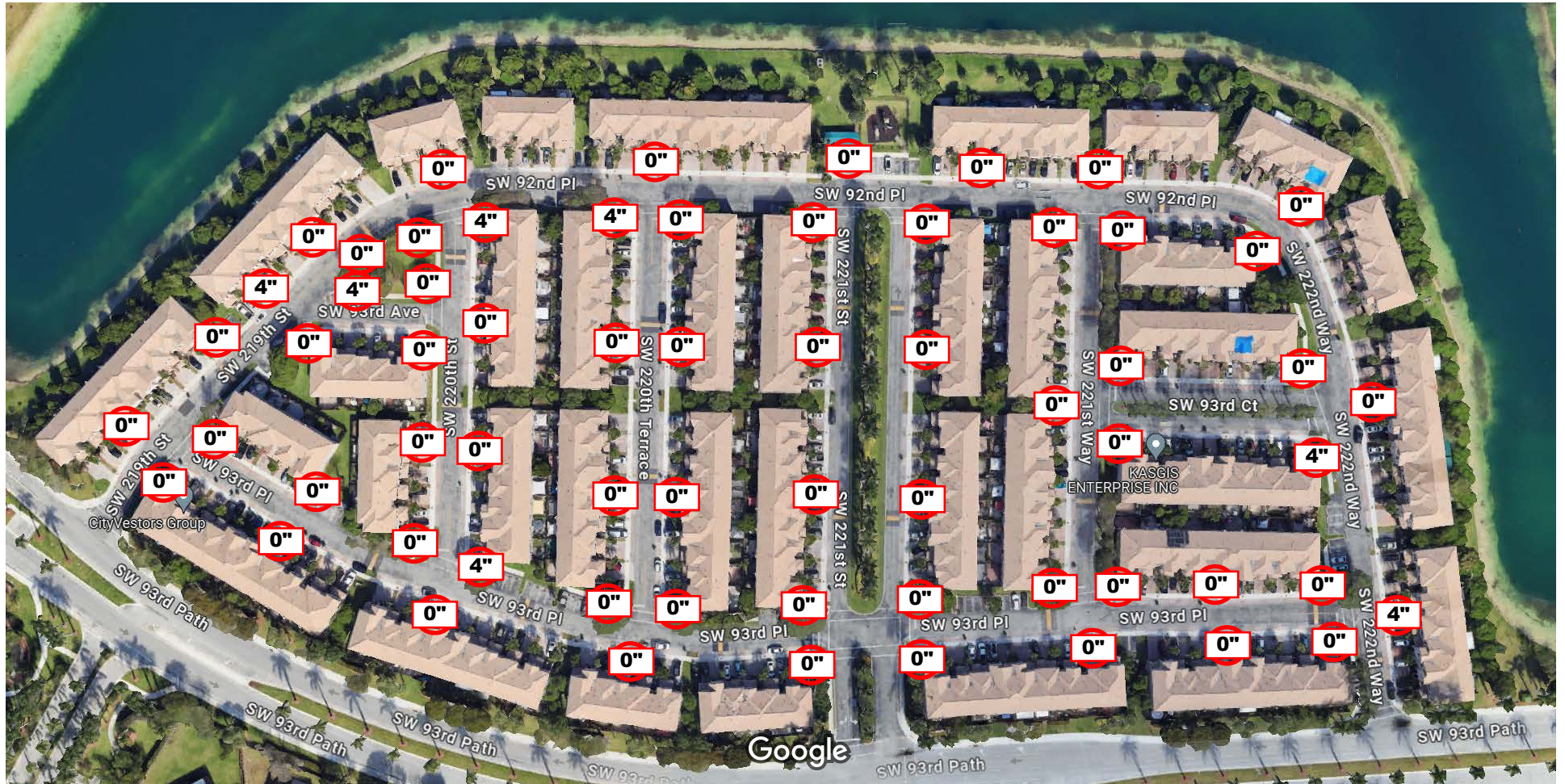
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CLUBHOUSE



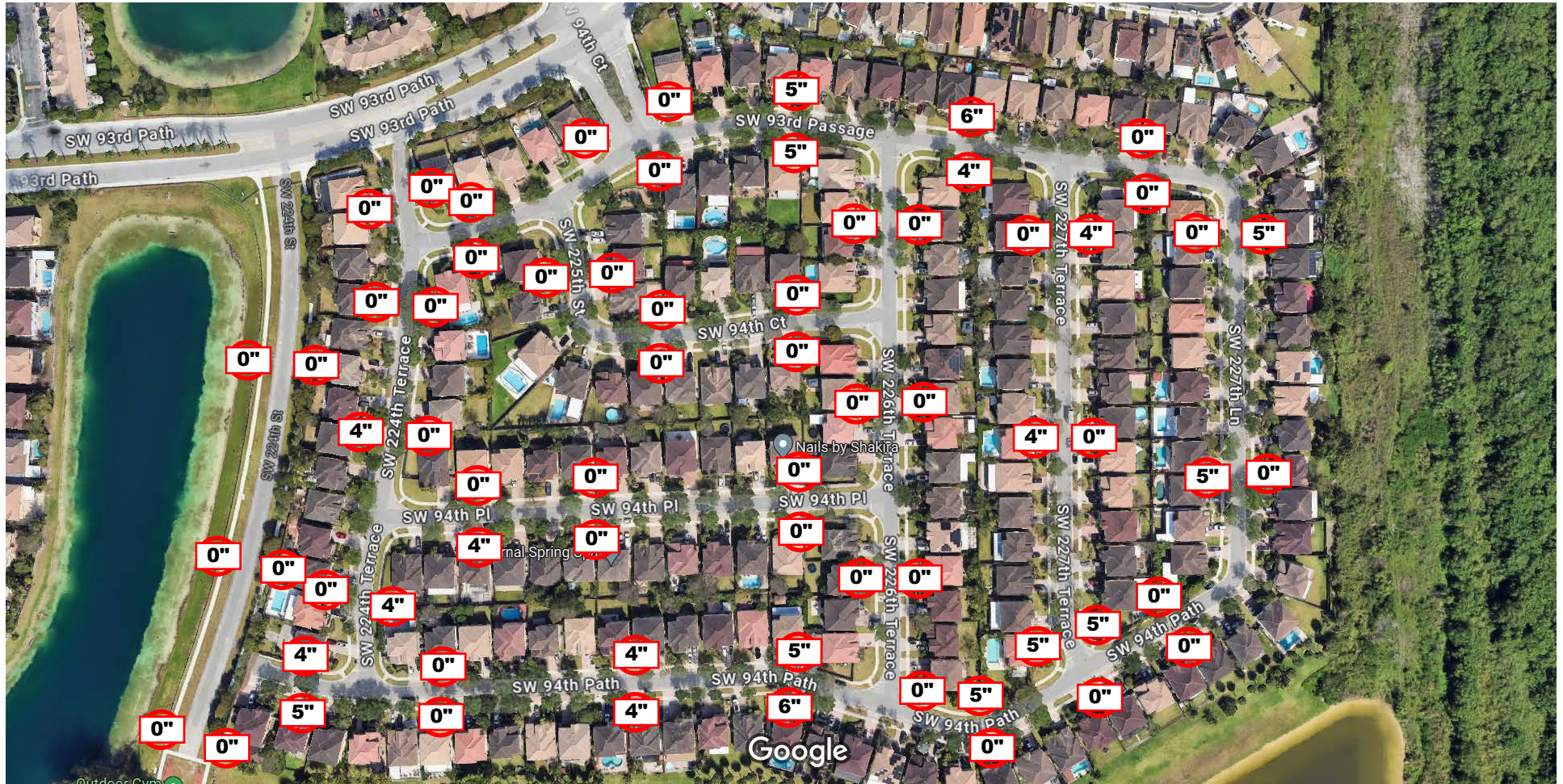
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THE BREAKERS



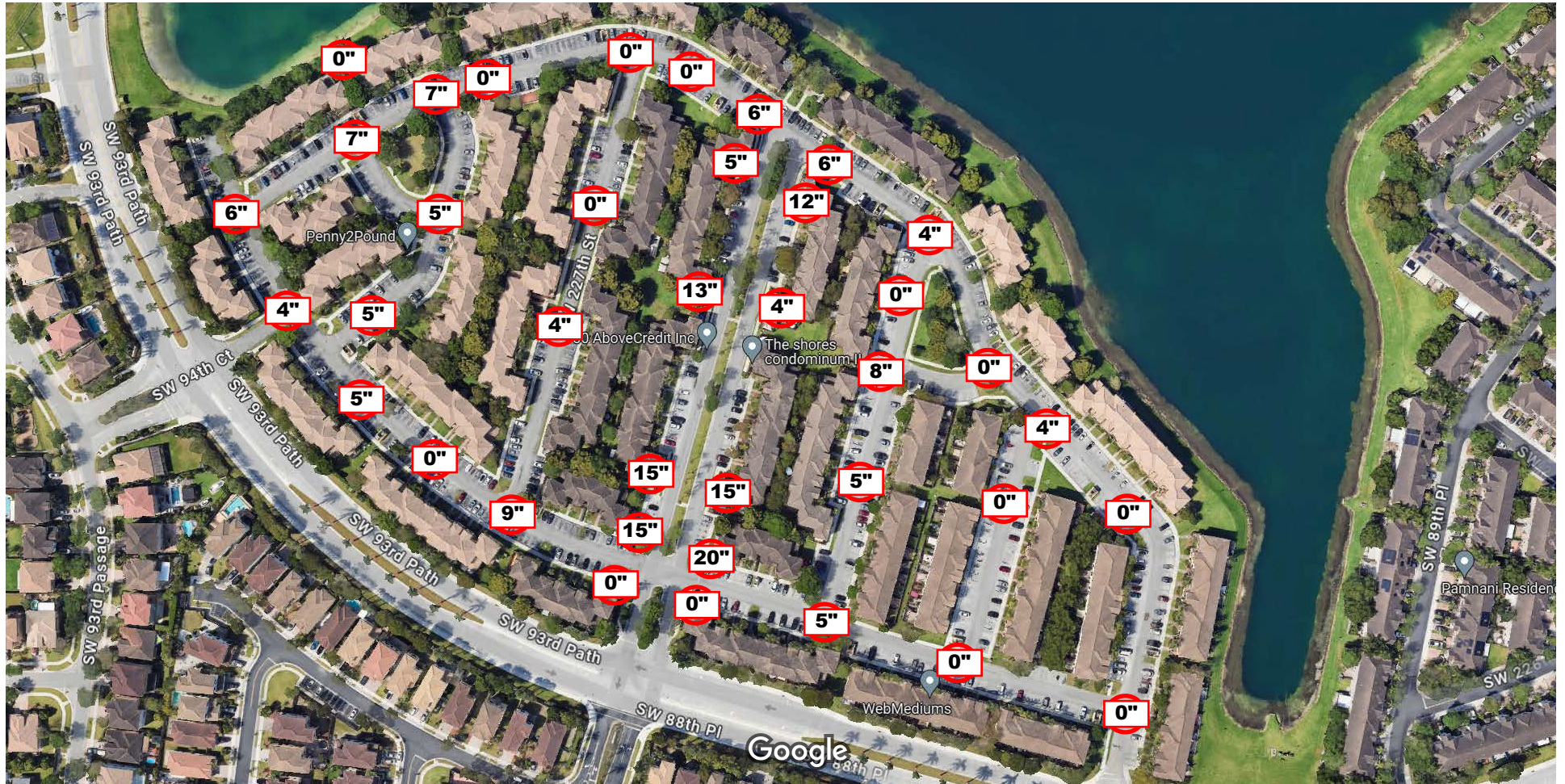
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THE WATERWAYS



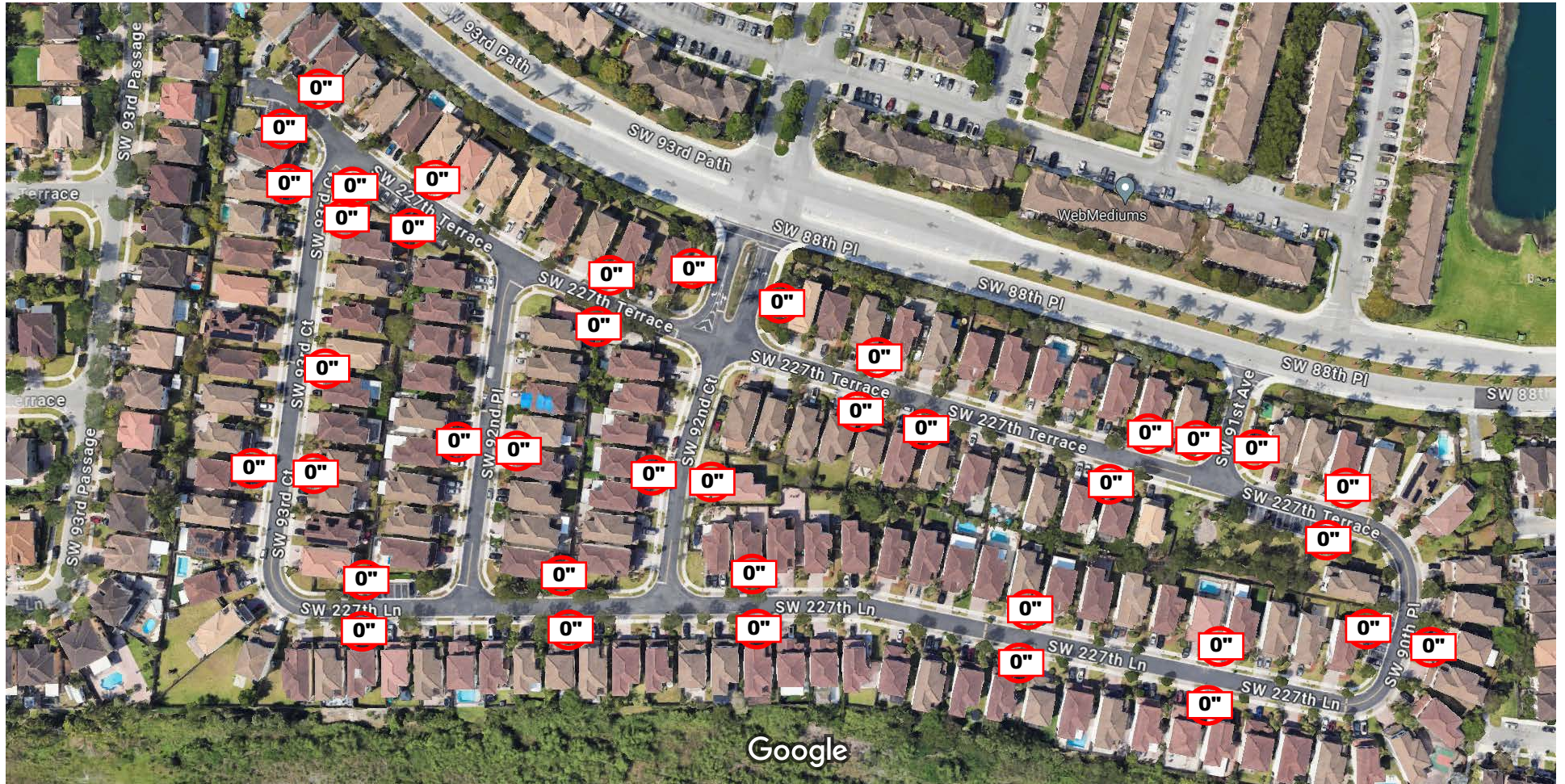
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THE ENCLAVE



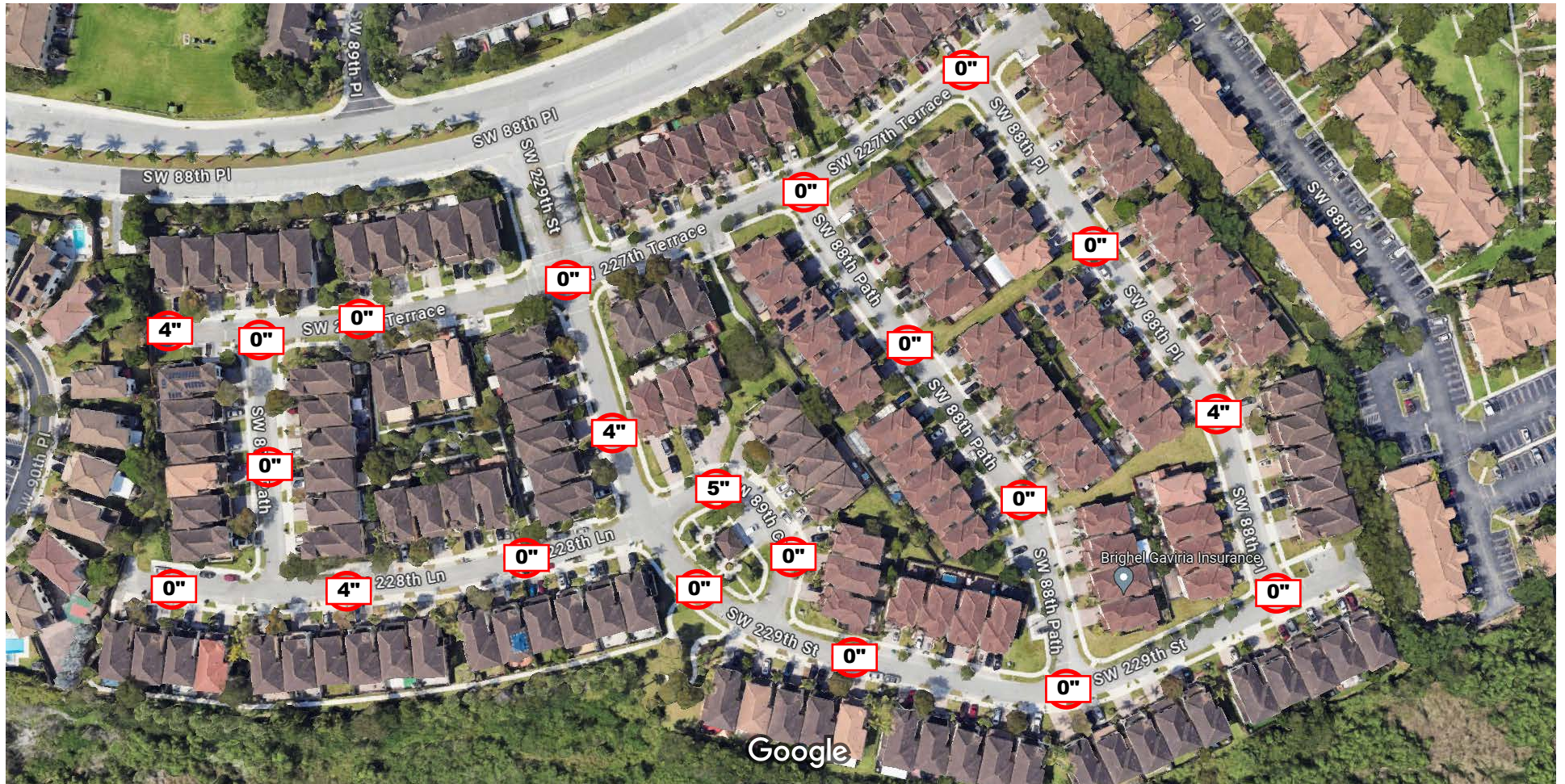
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THE SHORES



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THE TIDES



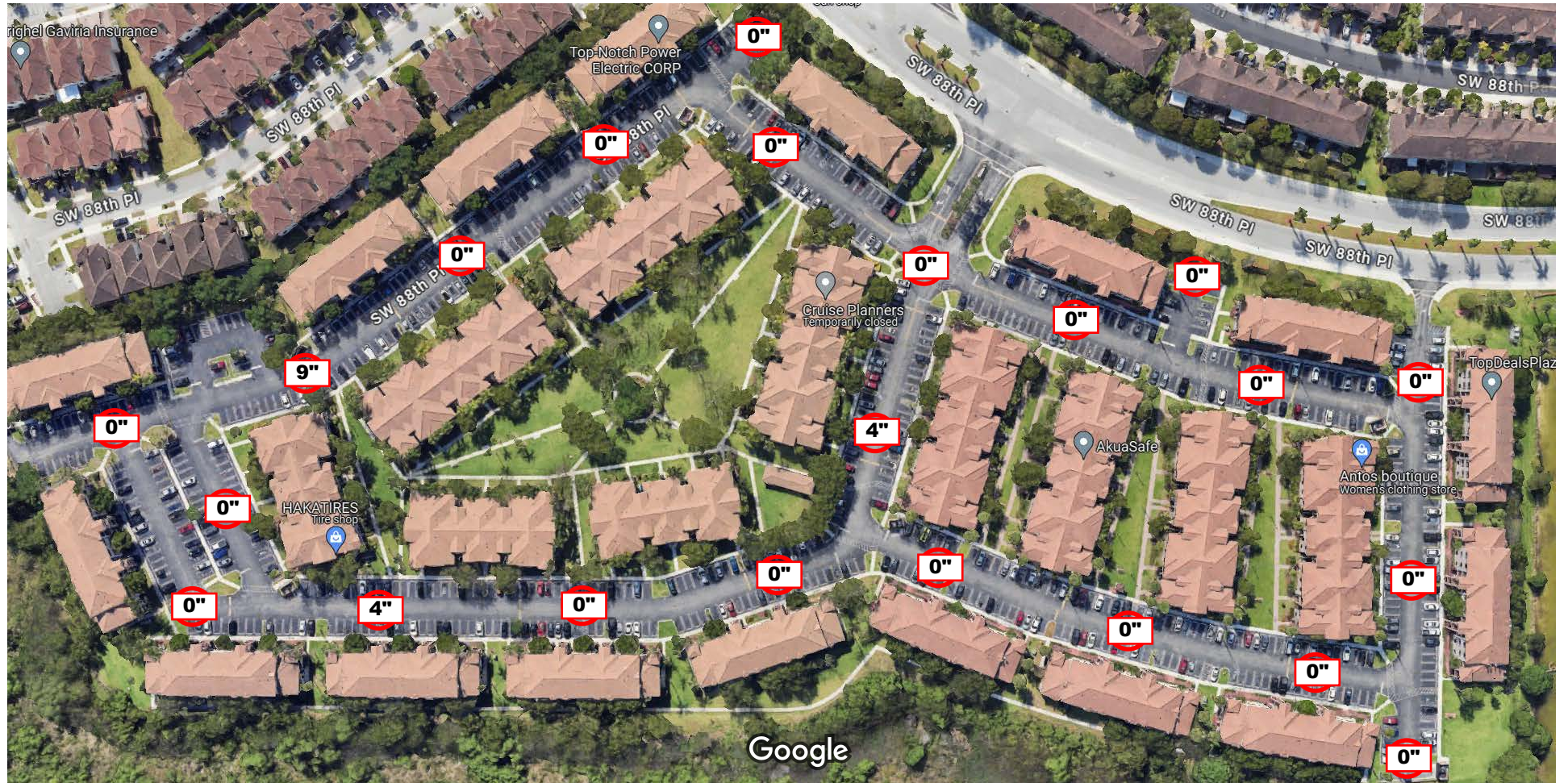
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THE TRELLIS



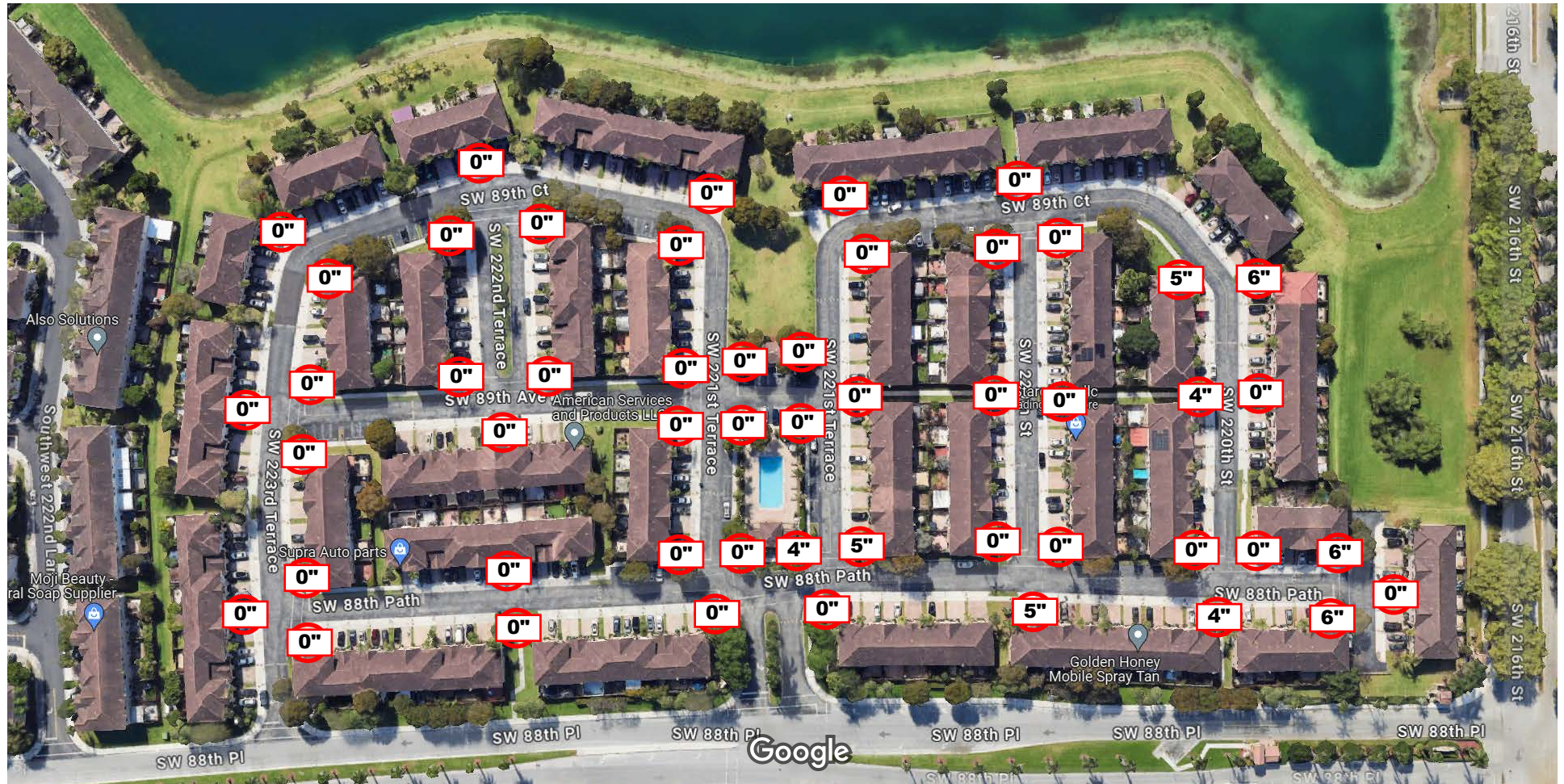
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THE COVE



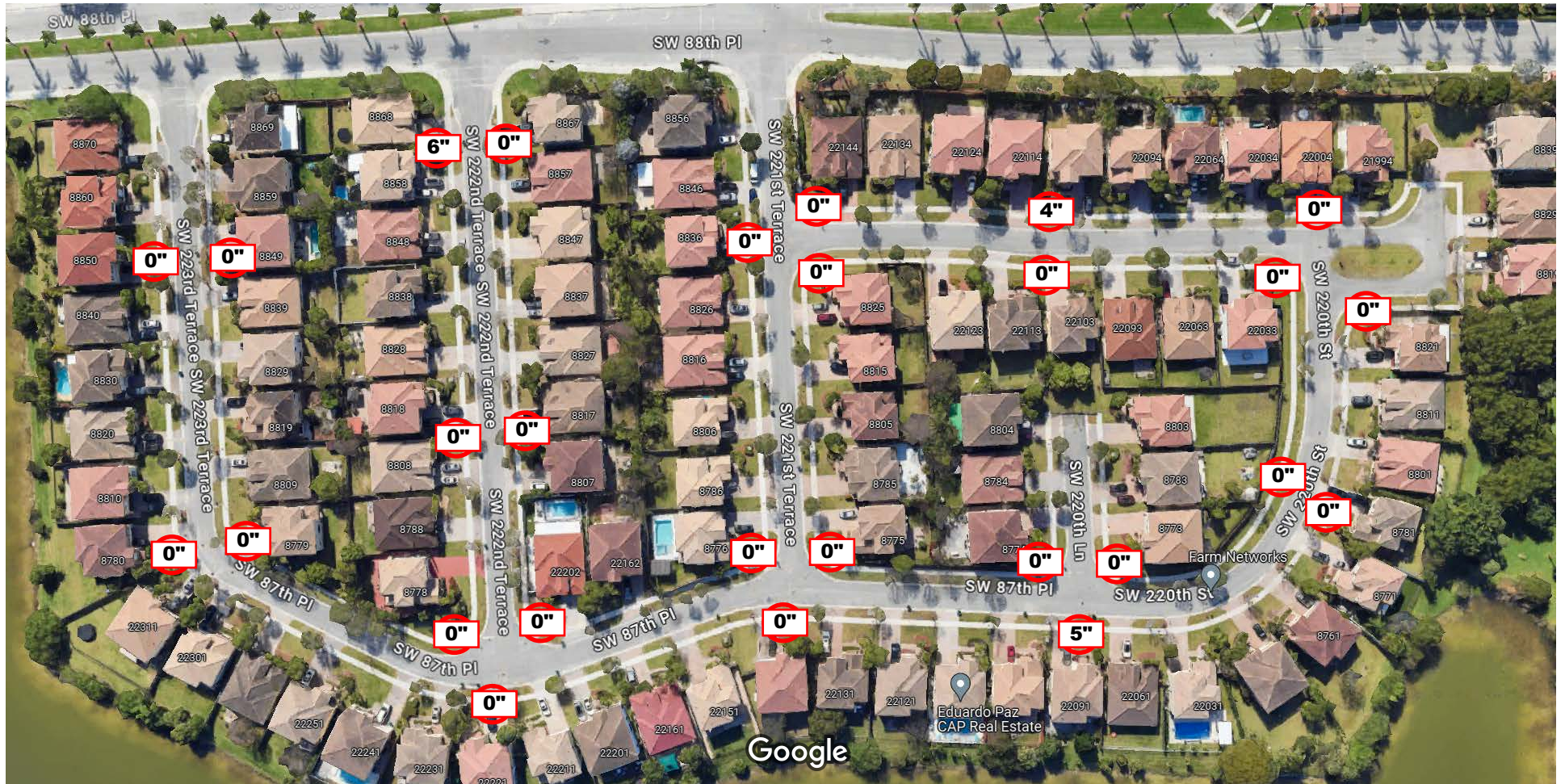
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THE COURTS



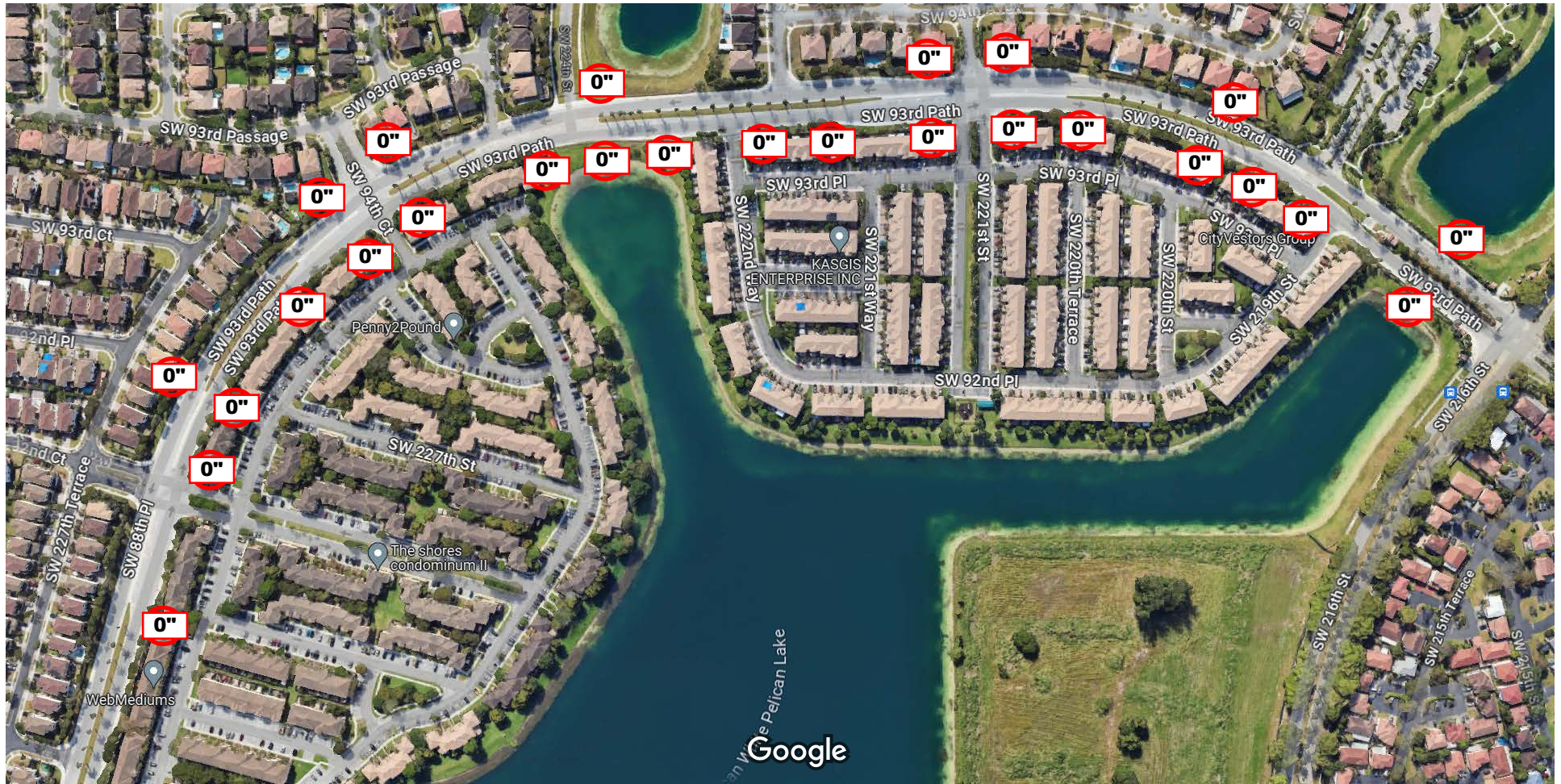
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THE PALMS



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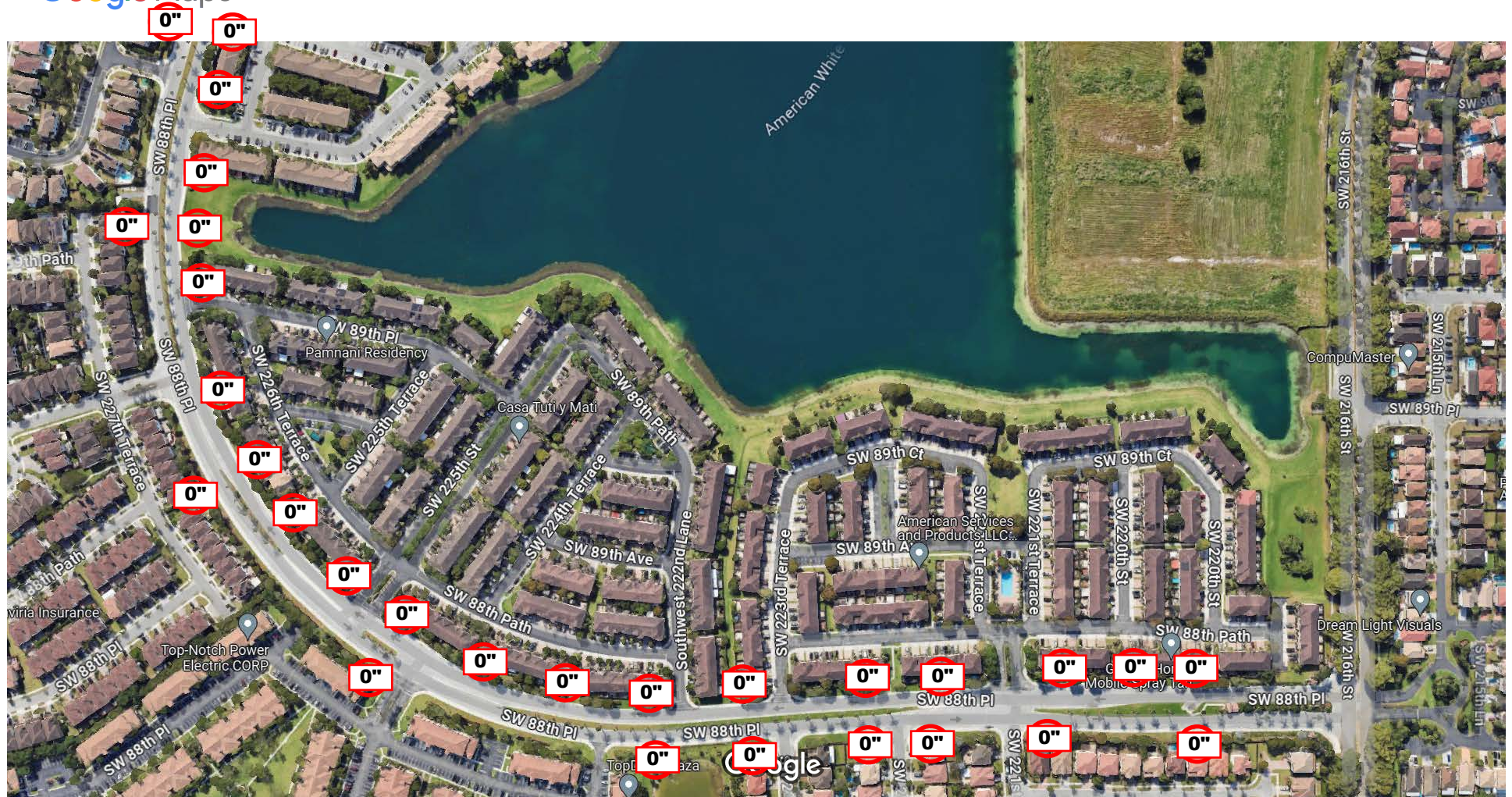
THE RESERVE



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HORSESHOE - NORTH

Google Maps



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HORSESHOE - SOUTH













**SMALL PROJECT AGREEMENT
(Restoration Planting)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 23 day of June, 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

DAVIS ENVIRONMENTAL SOLUTIONS, LLC, a Florida limited liability company, having as its principal business address, 1005 NE 125 Street, Suite 101, North Miami, Florida 33161, and having as its mailing address, 12864 Biscayne Boulevard, # 324, North Miami, Florida 33181 (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 South Florida Water Management District ("SFWMD") has required the District to complete certain restoration planting in the area known as the SFWMD upland buffer area as a permit condition; and

WHEREAS, the District desires to secure the services of a contractor to complete such restoration planting within the SFWMD buffer area (the "Project"), all as set forth and more particularly described in Contractor's April 15, 2026 "Proposal for Planting Consistent with the "Restoration Planting and Monitoring Plan" dated March 12, 2026, and created by Davis Environmental Solutions", 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 June 23, 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.

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.

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 **FORTY-THREE THOUSAND SIX HUNDRED FORTY-FOUR AND 00/100 (\$43,644.00) 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 fifty percent (50%) of the Total Contract Amount, in the amount of \$21,822.00, upon execution of the Agreement by both parties. District will pay the remaining fifty percent (50%) of the Total Contract Amount, in the amount of \$21,822.00, as the final installment of the Total Contract Amount, 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 South Florida Water Management 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.

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 7-30, 2026 and be completed by Contractor by 9-30, 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.~~ [THIS SECTION DOES NOT APPLY TO THIS AGREEMENT]

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 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 to cure the non-compliance.

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.~~ [THIS SECTION DOES NOT APPLY TO THIS AGREEMENT]

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:

\$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.

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:

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: **Davis Environmental Solutions, LLC**
12864 Biscayne Boulevard, # 324
North Miami, Florida 33181
Attention: Matthew Davis, Vice-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 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 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 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 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.

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.

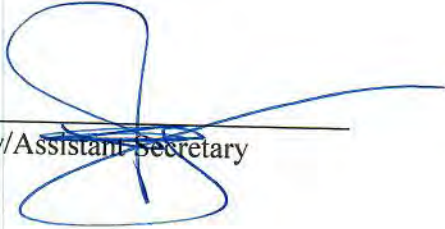
SECTION 31. ANTI-COERCION AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

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

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

ATTEST:

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



Secretary/Assistant Secretary



Chair/Vice-Chair

23 day of June, 2026

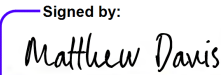
WITNESSES:

CONTRACTOR:

**DAVIS ENVIRONMENTAL
SOLUTIONS, LLC, a Florida
limited liability company**

[PRINT NAME OF WITNESS]

[PRINT NAME OF WITNESS]

Signed by:
By: 

Title: V.P.

30 day of June, 2026

EXHIBIT A

PROPOSAL

DAVIS environmental SOLUTIONS

April 15, 2026

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

Re: Proposal for Planting Consistent with the "Restoration Planting and Monitoring Plan" dated March 12, 2026, and created by Davis Environmental Solutions.

Dear Mr. Camacho,

Davis Environmental Solutions, LLC ("DES") is pleased to provide Lakes by the Bay South CDD ("Client") with this proposal to perform environmental services outlined in the recently provided "Restoration Planting and Monitoring Plan" ("Plan") prepared by DES in relation to the South Florida Water Management District (SFWMD) Notice of Noncompliance with ERP Permit No. 13-01828-P. Our scope of services and corresponding fees are described below.

SCOPE OF SERVICES

TASK 1- Planting Plan

This proposal is based on the proposed planting plan, and any changes required by the SFWMD may result in a change to the pricing. DES will conduct a planting event to complete the requirements outlined in the Plan. Planting will occur within identified low coverage (0-10%) areas within the vegetated buffer between the development and the preserve area. The number of trees and shrubs/ferns/grasses was calculated according to SFWMD guidelines and based on the calculated linear feet of low coverage buffer zone outlined in the plan. The plan includes the planting of 161 trees and 658 shrubs/grasses. Planting will include the placement of mulch around the plants to help retain water and reduce weed encroachment. The planting scope includes plant material, mulch, delivery to the site, and labor for the planting and mulch placement (12 pallets) to mulch around each plant.

Table 1: Planted Species within Upland Buffer

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

April 15, 2026
Page 2 of 3



Figure 1: Low Coverage Areas to be Planted

TASK 1 LUMP SUM FEE: \$43,644.00

FEES

We propose to complete the work described in the Scope of Services for a lump-sum fee (expenses included) of \$43,644.00. 50% is due upon acceptance of the proposal. The final 50% is due upon completion of the planting. If planting is staggered due to plant availability, the final 50% will be billed based on the pro-rated amount installed.

STIPULATIONS

- Client is responsible for providing safe access to the site. Should a cancellation for access or regulatory issue occur through no fault of Davis Environmental Solutions, we must still account for time and material for mobilization and man-hour costs associated with the effort for each canceled mobilization.
- Plant species may change based on availability and approval by the SFWMD.
- Davis Environmental Solutions assumes that all application, permit, and review fees will be paid directly by the Client. Davis Environmental Solutions has not included any such fees in this price proposal.
- This proposal does not include time for the preparation of landscape architect/professional engineering services.
- Lump sum fees include all expenses and travel associated with the work.
- No plant warranty is provided by DES. The plants will be in healthy condition when installed.
- This proposal is valid for ninety (90) days.
- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.
- The proposal is based on the plan as submitted to the SFWMD. As of today, that plan has not been approved. Any changes to the plan will affect this proposal.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal, including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any

April 15, 2026

Page 3 of 3

questions regarding this proposal, please feel free to contact me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
Vice-President

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Lakes By The Bay South CDD, Client

By: _____ Date: _____

Sign: _____ Title: _____

Certificate Of Completion

Envelope Id: 2FD22B86-4213-87A5-82DA-A48D99DD5C05

Status: Completed

Subject: Lakes by the Bay South: Complete with Docusign: Davis-Restoration Monitoring & Services.pdf, Davis-

Source Envelope:

Document Pages: 36

Signatures: 2

Envelope Originator:

Certificate Pages: 1

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

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

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

6/25/2026 8:25:45 AM

eacosta@gmssf.com

Signer Events

Matthew Davis

Matt@davis-environmental.com

V.P.

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

F2DDA0D2E7A14D9...

Signature Adoption: Pre-selected Style
Using IP Address: 23.116.79.129

Timestamp

Sent: 6/25/2026 8:30:45 AM

Resent: 6/29/2026 6:36:21 AM

Resent: 6/30/2026 11:37:31 AM

Viewed: 6/30/2026 12:39:22 PM

Signed: 6/30/2026 12:49:21 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

6/25/2026 8:30:45 AM

Certified Delivered

Security Checked

6/30/2026 12:39:22 PM

Signing Complete

Security Checked

6/30/2026 12:49:21 PM

Completed

Security Checked

6/30/2026 12:49:21 PM

Payment Events

Status

Timestamps

**SERVICES AGREEMENT
(Restoration Monitoring and Maintenance)**

THIS SERVICES AGREEMENT (the “Agreement”) is made and entered into this 23 day of June, 2026 (the “Effective Date”), by and between:

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

and

DAVIS ENVIRONMENTAL SOLUTIONS, LLC, a Florida limited liability company, having as its principal business address, 1005 NE 125 Street, Suite 101, North Miami, Florida 33161, and having as its mailing address, 12864 Biscayne Boulevard, # 324, North Miami, Florida 33181 (the “Contractor”).

RECITALS

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

WHEREAS, the South Florida Water Management District (“SFWMD”) has required the District to engage in certain restoration monitoring and maintenance in the area known as the SFWMD upland buffer area as a permit condition; and

WHEREAS, the District desires to secure the services of a contractor to provide such restoration monitoring and maintenance services within the SFWMD buffer area (the “Services” or “Work”), all as set forth and more particularly described in Contractor’s June 11, 2026 “Proposal for Monitoring and Maintenance Associated with the “Restoration Planting and Monitoring Plan” dated June 11, 2026, and created by Davis Environmental Solutions. Rev. 2”, 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 June 23, 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 Services as detailed in the Proposal and this Agreement.

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

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

Section 2. Duties.

- A. The duties, obligations, and responsibilities of the Contractor with respect to the Services are those as more particularly described in this Agreement and in the Proposal attached hereto as Exhibit A 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 her or his designee.
- D. Contractor shall furnish all tools, equipment, materials, and supplies necessary to do all the work associated with the Services and the performance of this Agreement in a substantial and workmanlike manner.
- E. Contractor shall perform all the work and labor pursuant to this Agreement and as necessary to provide the Services in accordance with this Agreement and the Proposal.
- F. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, rights-of-way, alleys, parkways, park properties, and facilities, District lands, and adjacent property in connection with the Services and Contractor's performance of this Agreement.
- G. At all times during the performance of this Agreement, the Contractor shall protect the District's property and properties adjoining the work sites from all damage whatsoever arising out of or in any way connected with the work being carried on pursuant to this Agreement.
- H. 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.
- I. 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.
- J. 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.

K. 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.

A. The District agrees to compensate the Contractor for the Services described in the Proposal in the amounts specified in the Proposal, for a total amount of **THIRTY TWO THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$32,800.00)**, consisting of \$6,300.00 of that total amount for "Monitoring Events" completed from "Time-Zero" to "Year 3" and \$26,500.00 of that total amount for "Maintenance Events" completed from "Year 1" to "Year 3," as set forth in the Proposal. Contractor will generate an invoice for each particular "Monitoring Event" and "Maintenance Event" and deliver such invoice to the District upon completion of each such event. The District agrees to pay such invoices upon completion of the Services reflected on them and the District's receipt of such invoices.

B. The Contractor acknowledges that District, as a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, is exempt from sales tax liability.

C. Payment for any approved Additional Costs or Extra Work shall be made upon completion of such additional work, and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with the payment schedule described herein and in the Proposal.

Section 4. Term. This Agreement shall commence on the Effective Date first written above and shall be in full force and effect until all the "Year 3" Services described in the Proposal have been completed in accordance with the schedule described in the Proposal, unless otherwise terminated in accordance with this Agreement.

Section 5. Termination. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice of termination to the other party. The District may terminate this Agreement with cause by providing written notice of termination to the Contractor. Upon any termination of this Agreement, the Contractor shall be entitled to payment for the work and services performed in accordance with this Agreement up and until the effective date of termination, subject to whatever offsets or claims the District may have against the Contractor.

Section 6. **Contractor's Acceptance of Conditions.** The Contractor has carefully examined the District's property upon which the Work under this Agreement will be performed and has made sufficient tests and other investigations to fully satisfy Contractor as to site conditions. The approval or acceptance of any part of the work performed by the Contractor by the District shall not operate as a waiver by the District of the strict compliance with any other terms and conditions of this Agreement and related specifications. Any work required by this Agreement and related specifications not performed by the Contractor, after receipt of written notice in accordance with the notice provisions of this Agreement of such failure to perform said work, the District may recover the reasonable cost for such work from the Contractor or, reduce the sums of money due Contractor by the cost of such work incurred by the District.

Section 7. **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 by U.S. certified mail, return receipt requested, or Overnight Delivery by a recognized national overnight delivery service, to:

DISTRICT: **Lakes by the Bay South Community
Development District**
5385 N. Nob Hill Road
Sunrise, FL 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: **Davis Environmental Solutions, LLC**
12864 Biscayne Boulevard, # 324
North Miami, Florida 33181
Attention: Matthew Davis, Vice-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 8. Insurance.

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

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

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

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

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

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

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

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

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the

Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

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

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

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

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required 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 9. 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 10. Indemnification.

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

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 8 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 11. Extra Work. The Contractor shall perform all extra work not specified herein that may be ordered in writing by the District. For the extra work, the Contractor shall be paid at the rate named in this Agreement for the work of a similar nature and character. All extra work ordered and performed will be paid for at the price in the written order for such extra work.

Section 12. No Sales or Excise Tax. The District is exempt from Federal Excise and Florida Sales taxes. Exemption numbers will be provided to the Contractor upon request. All sales and excise taxes shall be paid by and be the responsibility of the Contractor.

Section 13. Public Records.

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

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'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 14. Interpretation of Agreement. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement or its terms, conditions, and provisions be more strongly or strictly construed against the District than against the Contractor.

Section 15. Ambiguities. Any ambiguity or uncertainty shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties. In the event of a conflict with respect to terms of this Agreement and attached Exhibits hereto, this Agreement shall control over any Exhibit herein.

Section 16. Governing Law. This Agreement and the provisions contained herein shall be construed, interpreted, and governed according to the laws of the State of Florida.

Section 17. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be in Miami-Dade County, Florida.

Section 18. Extent of Agreement. This Agreement represents the entire and integrated Agreement between the District and the Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral, relating to the subject matter hereof.

Section 19. Assignment. No assignment by the Contractor of this Agreement, or any part therefor, or any monies due, or to become due thereunder, shall be made without the prior written approval and consent of the District.

Section 20. Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 21. Amendment. No change or modification of this Agreement shall be valid unless in writing and signed by all parties hereto.

Section 22. Attorney's Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover

all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, and appellate proceedings.

Section 23. E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

Section 24. 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 25. Scrutinized Company or Other Entity Certification. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

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

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

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

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

Section 26. 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 27. 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 the District or any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

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

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

Section 28. **Anti-Human Trafficking Affidavit.** Contractor shall provide the District with an affidavit executed by an officer or a representative of Contractor under penalty of perjury attesting that Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE FOLLOWS.]**

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

Attest:



Secretary/Assistant Secretary

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

By: 

Chair/Vice-Chair

23 day of June, 2026

WITNESSES:

Print Name

Print Name

(CORPORATE SEAL)

**DAVIS ENVIRONMENTAL
SOLUTIONS, LLC**, a Florida limited
liability company

Signed by:
By: 

Print: 

Title: V.P.

30 day of June, 2026

EXHIBIT A

PROPOSAL



June 11, 2026

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

Re: Proposal for Monitoring and Maintenance Associated with the "Restoration Planting and Monitoring Plan" dated June 11, 2026, and created by Davis Environmental Solutions. Rev. 2

Dear Mr. Camacho,

Davis Environmental Solutions, LLC ("DES") is pleased to provide Lakes by the Bay South CDD ("Client") with this proposal to perform environmental services outlined in the recently provided "Restoration Planting and Monitoring Plan" ("Plan") prepared by DES in relation to the South Florida Water Management District Notice of Noncompliance with ERP Permit No. 13-01828-P. Our scope of services and corresponding fees are described below. Planting is not included in this proposal, but we can add that service if desired.

SCOPE OF SERVICES

TASK 1- Monitoring of Planting

DES biologists will conduct a total of five monitoring events over three years to complete the monitoring requirements outlined in the Plan. Reporting of the monitoring results will include a time-zero along with semi-annually for the first year and annually for the next two years following the proposed schedule outlined below. The data and information from the time-zero monitoring event will be submitted to SFWMD within 30-days following the planting event. All other reports will be submitted to SFWMD within 30-days following the monitoring event. The following data will be documented during monitoring:

Project Location, Monitoring Event, and Dates

Photo: Photographic logs of each monitoring plot and representative photographs of the site

Survivorship: Percent survival of the planted material per plot, including plantings, recruitment, and regeneration of impacted buffer zone areas

Exotic Vegetation: Percent cover by exotic vegetation and description of any maintenance activities conducted for the control of exotic plants

Health: Document overall tree health

General Observations: Recruitment, growth, and coverage within the planted areas of the buffer zone

Monitoring Event	Description	Report Submittal	Fee
Time-Zero	Time Zero will occur 1-5 days after the vegetative buffer has been planted	One Month after planting event	\$1,500.00
Year 1: Semi-Annual 1	1 st semi-annual event will occur 6 months after the Time Zero event	One Month after monitoring event	\$1200.00
Year 1: Semi-Annual 2	2 nd semi-annual event will occur 12 months after the Time Zero event	One Month after monitoring event	\$1200.00
Year 2: Annual	Year 2 annual event will occur 24 months after the Time Zero event	One Month after monitoring event	\$1200.00
Year 3: Annual	Year 3 annual event will occur 36 months after the Time Zero event	One Month after monitoring event	\$1200.00
TASK 1 LUMP SUM FEE			\$6,300.00

June 16, 2026

Page 2 of 3

TASK 2- Exotic Species Maintenance

DES will remove/treat exotic vegetation within the upland buffer. 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. Invasive/exotic plants are highly aggressive plants that spread and quickly rebound from cutting. To effectively remove these plants, an appropriate herbicide must be applied following cutting.

In the state of 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. Appropriate herbicides can be used effectively and safely under the care of a certified applicator. The minimal and correct use of herbicides on the invasive/exotic species on the property is safe for people and the surrounding environment. See the schedule below for the proposed events.

Maintenance Event	Description	Fee
Maintenance Event 1	To be completed before planting occurs	\$2,500.00
Year 1: Quarterly 1	To be completed 3 months after Maintenance Event 1	\$3,000.00
Year 1: Quarterly 2	To be completed 6 months after Maintenance Event 1	\$3,000.00
Year 1: Quarterly 3	To be completed 9 months after Maintenance Event 1	\$3,000.00
Year 1: Quarterly 4	To be completed 12 months after Maintenance Event 1	\$3,000.00
Year 2: Semi-annual 1	To be completed 6 months before Year 2: Annual Monitoring	\$3,000.00
Year 2: Semi-annual 2	To be completed with Year 2: Annual Monitoring	\$3,000.00
Year 3: Semi-annual 1	To be completed 6 months before Year 3: Annual Monitoring	\$3,000.00
Year 3: Semi-annual 2	To be completed with Year 3: Annual Monitoring	\$3,000.00
TASK 2 LUMP SUM FEE		\$26,500.00

FEES

We propose completing the work described in the Scope of Services for the lump sum fee (expenses included) of \$32,800.00. Fees will be invoiced per the following payment schedule:

STIPULATIONS

- Client is responsible for providing safe access to the site. Should a cancellation for access occur through no fault of Davis Environmental Solutions, we must still account for time and material for mobilization and man-hour costs associated with the effort for each cancelled survey.
- Davis Environmental Solutions assumes that all application, permit, and review fees will be paid directly by the Client. Davis Environmental Solutions has not included any such fees in this price proposal.
- This proposal does not include time for the preparation of landscape architect/professional engineering services.

June 16, 2026

Page 3 of 3

- Lump sum fees include all expenses and travel associated with the surveys.
- This proposal is valid for ninety (90) days.
- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal, including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any questions regarding this proposal, please feel free to contact me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
Vice-President

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Lakes By The Bay South CDD, Client

By: _____ Date: _____

Sign: _____ Title: _____

Certificate Of Completion

Envelope Id: 2FD22B86-4213-87A5-82DA-A48D99DD5C05

Status: Completed

Subject: Lakes by the Bay South: Complete with Docusign: Davis-Restoration Monitoring & Services.pdf, Davis-

Source Envelope:

Document Pages: 36

Signatures: 2

Envelope Originator:

Certificate Pages: 1

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

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

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

6/25/2026 8:25:45 AM

eacosta@gmssf.com

Signer Events

Matthew Davis

Matt@davis-environmental.com

V.P.

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

F2DDA0D2E7A14D9...

Signature Adoption: Pre-selected Style
Using IP Address: 23.116.79.129

Timestamp

Sent: 6/25/2026 8:30:45 AM

Resent: 6/29/2026 6:36:21 AM

Resent: 6/30/2026 11:37:31 AM

Viewed: 6/30/2026 12:39:22 PM

Signed: 6/30/2026 12:49:21 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

6/25/2026 8:30:45 AM

Certified Delivered

Security Checked

6/30/2026 12:39:22 PM

Signing Complete

Security Checked

6/30/2026 12:49:21 PM

Completed

Security Checked

6/30/2026 12:49:21 PM

Payment Events

Status

Timestamps



FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 19, 2026

Ms. Juliana Duque
District Manager
Lakes by the Bay South Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Lakes by the Bay South Community Development District
District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2004, 2012 and 2014.**

Dear Ms. Duque,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Lakes by the Bay South Community Development District (the "District") and Wachovia Bank, National Association as Trustee dated July 1, 2004, as it relates to the Special Assessment Bonds Series 2004, 2012 and 2014 (the "CDD Project"). With this statement we are setting forth (i) our findings as to whether such portions of the CDD Project owned by the District have been maintained in good repair, working order and condition, and (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Project during the ensuing Fiscal Year 2027, and an estimate of the amount of money necessary for such purpose, and (iii) to review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

- (i) As of the date of this statement, the land tracts and easements shown in exhibit 2 attached to this statement, and the completed public infrastructure within the tracts and easement areas, i.e., the roads, storm water drainage, storm water management tracts, wetland buffers, landscaping, irrigation, and clubhouse, have been conveyed to the District for ownership and maintenance, and are maintained in good repair, working order and condition, except for some catch basin concrete aprons, which show signs of aging and cracking. The district has budgeted for these repairs and plans to retain a contractor to perform such repair work.
- (ii) We find that for Fiscal Year 2027, the District proposed amounts for field operations are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible in FY 2027 as presented in the Proposed Budget for FY 2027 for field, security gate and clubhouse expenditures.
 - a. We recommend that the District consider creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would

need to be budgeted yearly to service the approximately 680 drainage structures and 59,315 Linear Feet of pipes in the District. It is also estimated that 27-28 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. See Exhibit 3.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	157	230.00	36,110
	Baffle Detachment	EA	101	50.00	5,050
	Baffle Replacement	EA	25	600.00	15,000
	Pipe Cleaning and CCTV	LF	11,087	6.75	74,837
	Cost				130,997
(Y2)	Structures Cleaning	EA	131	236.00	30,916
	Baffle Detachment	EA	111	51.00	5,661
	Baffle Replacement	EA	28	615.00	17,220
	Pipe Cleaning and CCTV	LF	12,057	6.92	83,434
	Cost				137,231
(Y3)	Structures Cleaning	EA	131	242.00	31,702
	Baffle Detachment	EA	111	53.00	5,883
	Baffle Replacement	EA	28	630.00	17,640
	Pipe Cleaning and CCTV	LF	12,057	7.09	85,484
	Cost				140,709
(Y4)	Structures Cleaning	EA	131	248.00	32,488
	Baffle Detachment	EA	111	54.00	5,994
	Baffle Replacement	EA	28	646.00	18,088
	Pipe Cleaning and CCTV	LF	12,057	7.27	87,654
	Cost				144,224
(Y5)	Structures Cleaning	EA	130	254.00	33,020
	Baffle Detachment	EA	111	55.00	6,105
	Baffle Replacement	EA	27	662.00	17,874
	Pipe Cleaning and CCTV	LF	12,057	7.45	89,825
	Cost				146,824
Total	Total Structures Cleaning	EA	680		
	Total Baffle Detachment	EA	545		
	Total Baffle Replacement	EA	136		
	Total Pipe Cleaning and CCTV	LF	59,315		
	Total Cost				699,985.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

- (iii) The District carries general liability, property, inland marine, hired non-owned auto, employment practices liability, public officials liability, and deadly weapon protection insurance under Agreement No. 100125559 with Florida Insurance Alliance, and has budgeted sufficient funds for the \$66,294 policy renewal.

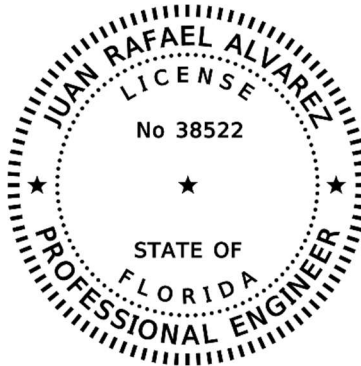


If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

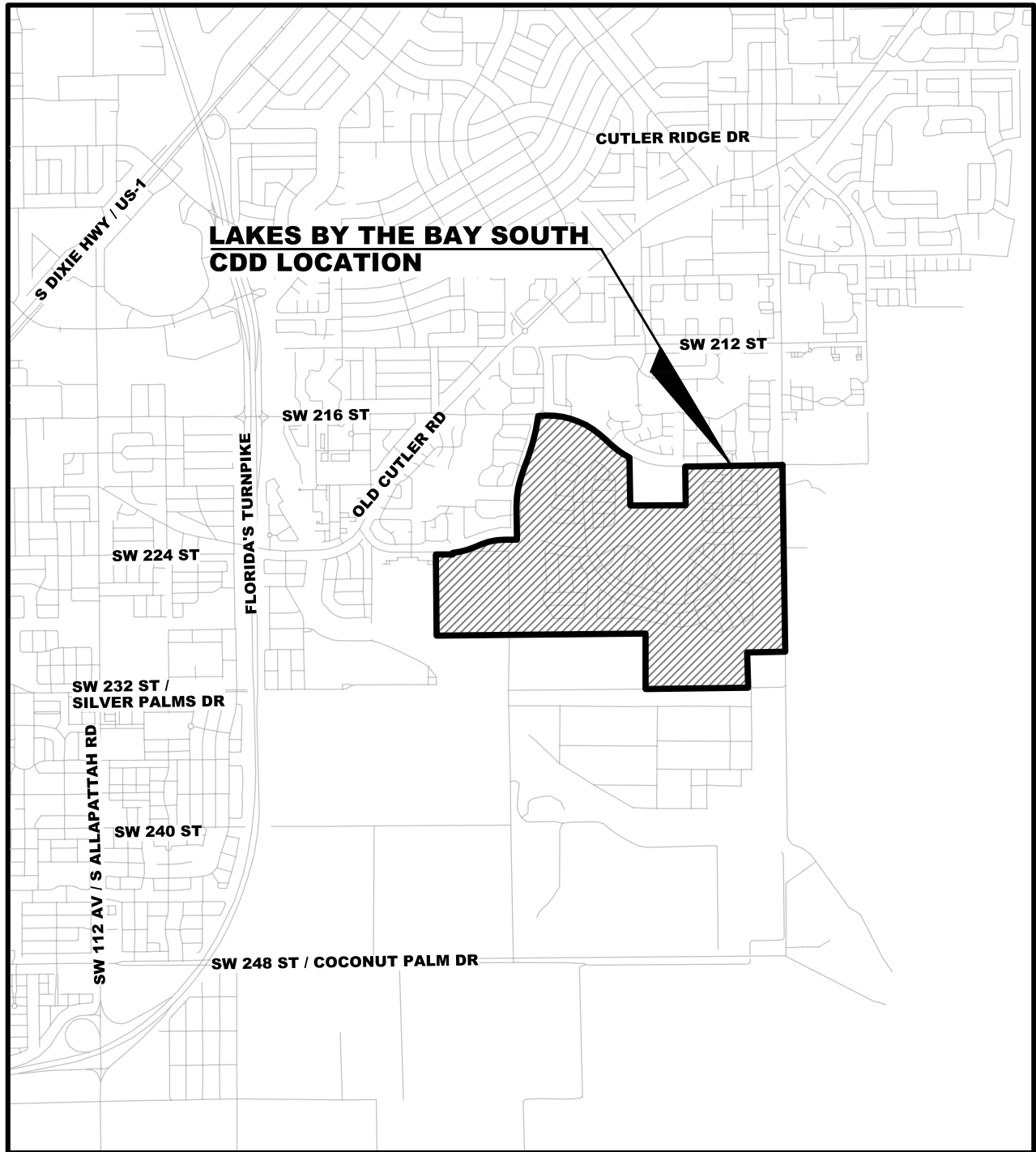
Juan R. Alvarez, PE
District Engineer
Date: June 27, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

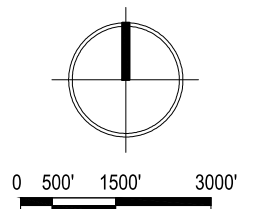
Signature must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com



ALVAREZ ENGINEERS, INC.

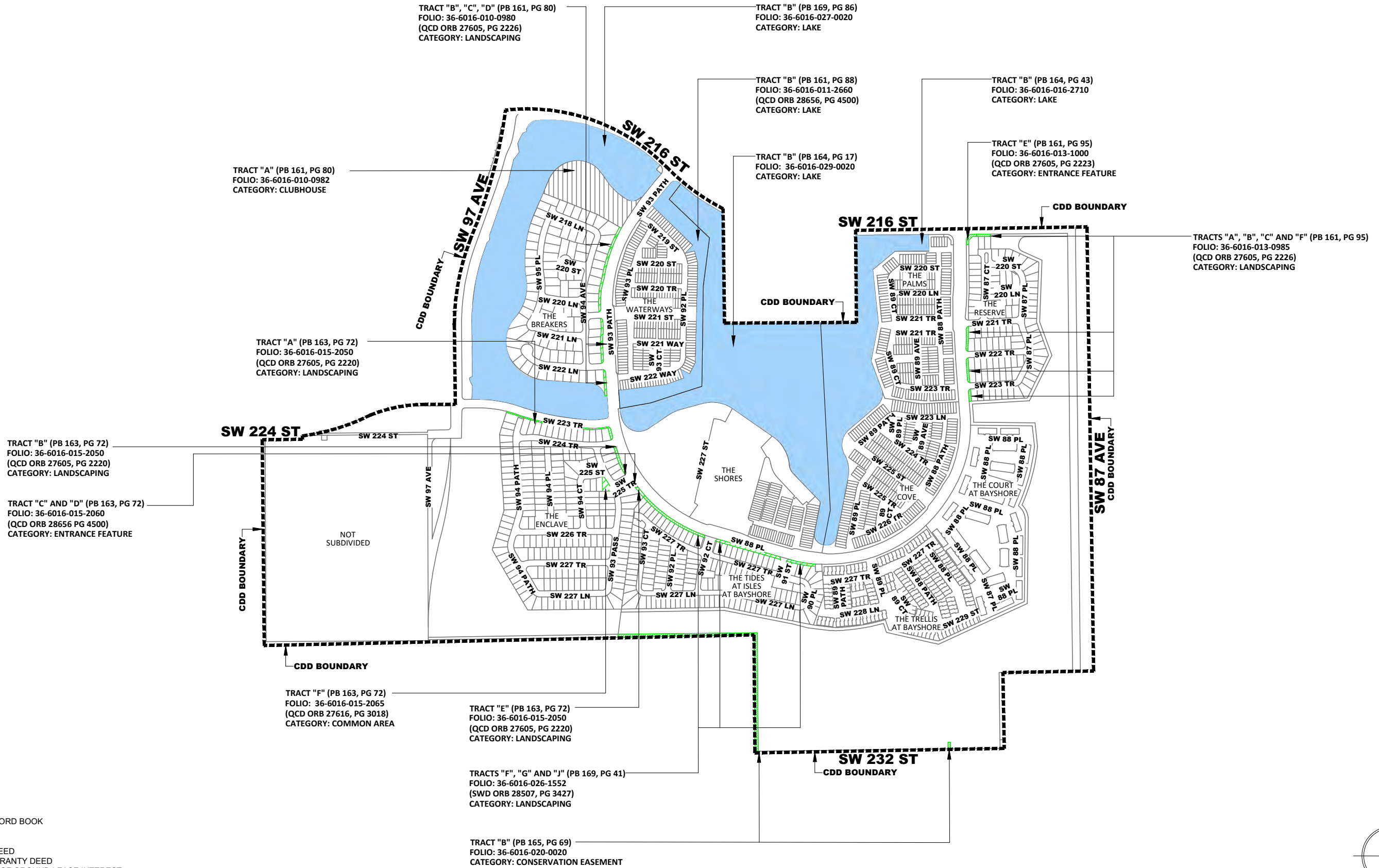
**LAKES BY THE BAY SOUTH CDD
LOCATION MAP**



LEGEND:
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED
SWD: SPECIAL WARRANTY DEED
AGLI: ASSIGNMENT OF GROUND LEASE INTEREST

ALVAREZ ENGINEERS, INC.

LAKES BY THE BAY SOUTH CDD CDD LAND OWNERSHIP AND EASEMENTS





MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: Isles at Bayshore Clubhouse

MANAGER NAME: Jennifer Lora

MONTH OF: July 2026

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

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

Social and Event Updates

Crafts distribution for the month of July the week of June 19th. Kits that were not collected before the 4th of July holiday (these were 4th of July themed) were distributed to children visiting the clubhouse with their parents during the 4th of July weekend.

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

During the month of July, we hosted a Bake it on Wheels cupcake and doughnut decorating field trip, a summer paint night and will host a summer movie night on 7/25 and a toddler playdate on 7/31. All events reached capacity in less than 24 hours of publishing the event invitations.

Bake it on Wheels field trip



Painting with a Twist



We are currently accepting registrations for our August 15th back to school dance party. Event will be limited to 50 member's children and

Upcoming events:

July

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

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

August

Crafts distribution 8/7 Back to school themed

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

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

September:

Craft's distribution: Week of 9/4.

Family Game night: 09/18 6:30PM -8PM

Party Rentals:

YTD 2026, we have collected \$5,902 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	2	3	2	4
September	1	1	2	4
October				
November				
December				
YTD Totals	17	29	25	37

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) **Polling place designation** Election dates are August 13th and November 3rd. Egret room has been blocked in the clubhouse calendar for both election dates.
- C) **Clubhouse access control system:** We are pending to receive the signed agreement back from DML.
- D) **Pool items**
 - o **Collection tank valve repairs:** Project has been completed.
 - o **Estimates for jacuzzi circulation pump repairs:** Estimates were received from Reef Tropical to replace the Jacuzzi circulation pump. Total amount to replace pump is \$4,506.10. This amount does not include electrical permits or electrical certification letter. Cost of this is pending from our electrician.

- o **Estimates to reconstruct Jacuzzi steps:** This item still remains pending. Vendor will have estimates for the August meeting.
 - o **Replacement, circulation pump wading pool:** Wading pool circulation pump repairs are ongoing.
- E) Bougainvillea fumigation:** Tony came onsite to inspect the conditions of the bougainvillea plants and suggests to wait until the rainy season starts to begin an aggressive fertilizer program to assist with leaves regrowth.
- F) Items for discards:** Manager requests to declare excess property damaged book case and toy bin, and miscellaneous toy parts from the children's playroom. New items have been purchased and will be placed in playroom by the end of the week of 7/21. Photos will be provided at the meeting for record keeping purposes.
- G) Gates and Security Updates**
- o **Gates:**
 - o Routine gate service was completed per the maintenance contract. Camera lenses are cleaned every Monday to ensure visibility.
 - o Letters were sent to individuals that have hit the gates.
 - o **Security Incidents and Actions:**

There are no security issues to report at the time of this meeting.



Reef Tropical Pools
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
623039642

ESTIMATE DATE
Jul 14, 2026

JOB ADDRESS

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

Project: 620747304

ESTIMATE DETAILS

REPLACE SPA CIRCULATION PUMP: SCOPE OF WORK

- * Shut down the circulation system and safely isolate all electrical and plumbing connections.
- * Remove and properly dispose of the existing non-operational circulation pump.
- * Modify, cut, and rebuild the existing suction and discharge plumbing manifolds as required to accommodate the new pump installation, in accordance with applicable **Florida Building Code (FBC)** , ** Florida Department of Health (DOH)** requirements, and accepted industry standards.
- * Furnish and install new isolation ball valves on the suction and discharge lines to facilitate future maintenance and servicing.
- * Furnish and install new **influent (vacuum)** and **effluent (pressure)** gauges to allow proper monitoring of the hydraulic performance of the filtration system.
- * Reinstall the existing flow meter, provided it is found to be in good working condition. * (Replacement of the flow meter is not included if the existing unit is defective.)*
- * Reinstall and reconnect the existing chemical injection ports for the sanitizer and pH control systems, ensuring proper placement in accordance with industry standards.
- * Install and align the new circulation pump, ensuring proper support, plumbing alignment, and leak-free connections.
- * Restore electrical connections and verify proper motor rotation and operation.
- * Program the variable-speed pump to maintain the **original design flow rate of 50 GPM at approximately 60 feet of Total Dynamic Head (TDH)** , as reflected in the approved hydraulic design.
- * Start up the circulation system and perform a complete operational test.
- * Verify proper flow rate, pressure and vacuum readings, equipment operation, and inspect all plumbing connections for leaks.
- * Confirm proper operation of the filtration system and circulation equipment before placing the system back into service.

EXCLUSIONS / NOT INCLUDED

- * Electrical service upgrades, new breakers, disconnects, conduit, or wiring modifications beyond reconnecting the replacement pump.
- * Repairs or replacement of existing plumbing, valves, flow meter, filter, heater, chemical feeders, automation equipment, or other components not specifically included in this scope of work.

- * Replacement of chemical injection fittings, check valves, or tubing unless specifically noted.
- * Permit fees, engineering services, inspection fees, or costs associated with regulatory approvals.
- * Any unforeseen conditions, concealed defects, or code-required upgrades discovered during the course of the work. Any additional work will be submitted for review and approval before proceeding.

WARRANTY

- * Manufacturer's warranty applies to the circulation pump.
- * **Two (1) year warranty** on parts and installation workmanship for commercial pools & spa

SERVICE	DESCRIPTION	QTY
1	COMMERCIAL PUMP INSTALLATION LABOR-\$900	1.00
2	<u>PERMIT FEES:-\$1400</u> -Engineering Evaluation to Review technical data and calculations. -Fill & Submit DOH/ FBD forms. -Permit runner -Sketch of simple isomeric equipment drawings showing new equipment. -DOH/ FBD permit fees *Not include architectural 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
3	PAYMENT POLICY: 50% upon approval. 40% upon installation. 10% when permits and forms are submitted to the FBD/ DOH	1.00
4	PENTAIR WHISPERFLO VARIABLE SPEED PUMP 2.6 THP, 115/208-230V-\$2150 WARRANTY: 1 YR Pentair	1.00

Materials

MATERIAL	DESCRIPTION	QUANTITY
1	NEVERLUBE VALVE 2"-\$190.65/EACH	2.00
2	MOUNT STEEL VACUUM GAUGE-\$35	1.00
3	MOUNT STEEL PRESSURE GAUGE-\$35	1.00
4	MISC PLUMBING MATERIALS-\$250	1.00
5	MISC ELECTRICAL MATERIALS-\$150	1.00

#	DESCRIPTION
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1	15% Discount Applied - (\$795.2)
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SUB-TOTAL	\$4,506.10
-----------	------------

TOTAL	\$4,506.10
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Refer a Friend! Earn one free month of service for every new customer you refer.

All invoices are due upon receipt.

For any further questions, please call the office at 305.367.2005

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

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

CUSTOMER AUTHORIZATION

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

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

Payment Terms:

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

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

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

Estimates are valid for 30 days.

Remit To:

100 North Krome Avenue
Florida City, Florida 33034
305.367.2005

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

CPC1458733

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

Sign here

Date

Re: Uplift Literacy Book Bins

From Jennifer Lora <jennifer.lora@fsresidential.com>
Date Tue 7/21/2026 10:51 AM
To Romina Duran <romibuenavista@gmail.com>

Good morning, Romina

Thank you for reaching out to me. We would be happy to add the books to our children's playroom. We do not have a bin currently onsite.

Regards,



JENNIFER LORA
Clubhouse Director

Lakes by the Bay South CDD
21864 SW 93rd Path | Cutler Bay, FL 33190
Direct 786.242.5655

lakesbythebaycdd.com
24/7 Customer Care 866.378.1099



HODA

Residents get instant answers with HODA

From: Romina Duran <romibuenavista@gmail.com>
Sent: Sunday, July 19, 2026 11:17 AM
To: Jennifer Lora <jennifer.lora@fsresidential.com>
Subject: Uplift Literacy Book Bins

You don't often get email from romibuenavista@gmail.com. [Learn why this is important](#)

Hi Jennifer,

My name is Romina, and I'm writing to you on behalf of Uplift Literacy. We are a nonprofit organization that improves children's reading proficiency at school, at home, and in their communities.

A while back, we dropped off one of our free children's book bins for your customers to enjoy through our Books Across Town program. I wanted to check in to see if you happen to still have it. If you do, we were also wondering if the bin is still in good condition and whether you might be interested in a refill of children's books. If you don't have it, we were wondering if this was something you would be interested in receiving again? It is a small acrylic bin with about 40 children's books in it.

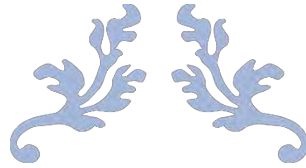
We'd love to keep the books available for families in the community, so please let us know if there's anything you need. Thank you so much for your support!

Best,

--

Romina Duran

She/Her/Hers
305-297-7524



LAKES BY THE BAY SOUTH



FIELD REPORT



Meeting Date: July 28, 2026

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

LANDSCAPING

- Landscaping services were completed by Tony's Landscaping (TL) on June 5th 19th and 29th including but not limited to mowing, edging, trimming, weed control and pest control.
- The July landscaping services are scheduled for the 7th 20th and 28th.
- New Blue Daze plants were installed at the main entrances and exits.
- The irrigation system is in good working condition. TL is working on a quote for new hot stops for each pump station.
- The new royal palm tree is being monitored.
 - The reimbursement claim is being processed.



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

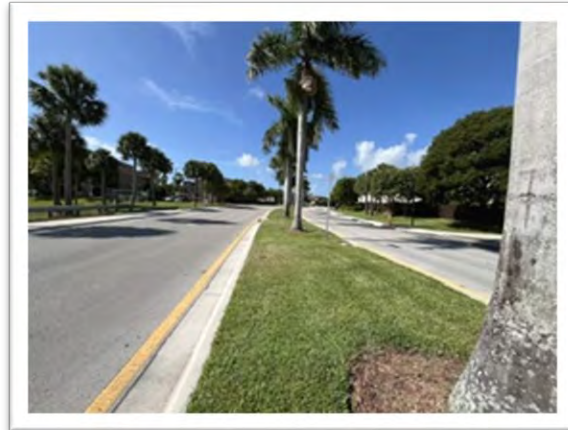
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



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

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

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



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

LAKES

- Lake services provided by Eco-Blue Aquatic Services, LLC (EB) on June 10th. Please refer to their report for more details.
- EB applied a treatment to control algae, treated the aquatic weeds and removed debris.

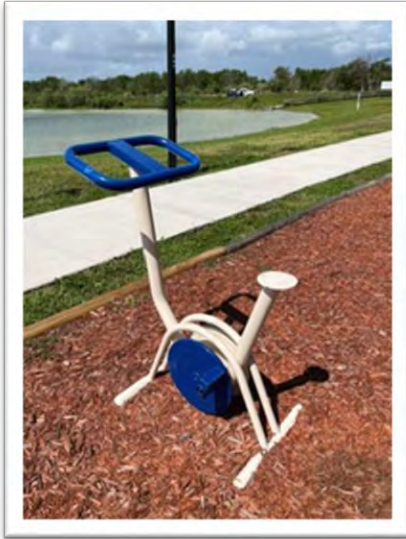


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

FIELD MAINTENANCE

- Raptor Vac is finalizing the District storm drain cleaning proposal.
- The outdoor gym equipment is in good working condition.
 - o The new bicycle seat was installed.



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

- Below you will find more information regarding catch basin inlet repairs at The Breakers.
 - o The catch basin next to 9537 SW 222nd Lane was finalized. The sidewalk may require repair.
 - o The two additional catch basin locations were repaired including the removal of the protective filter fabric.
 - 9462 SW 218th Lane
 - 9400 SW 222nd Lane



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

- The damaged landscaping light at the 88th Place median has been reported to Reivil Electric for inspection and repair.



- The linear park signage was repaired and cleaned by FCC Construction.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

EXHIBITS



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: Lake By The Bay South CDD

DATE: 6/10/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>73.4</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.5</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.4</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ 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 were removed. The conditions of the lake are favorable for the development of the ecosystem.



ECO-BLUE

AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIONM

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

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

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

NATIVE PLANTS NOTED

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

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

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

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

INVASIVE & EXOTIC PLANTS NOTED

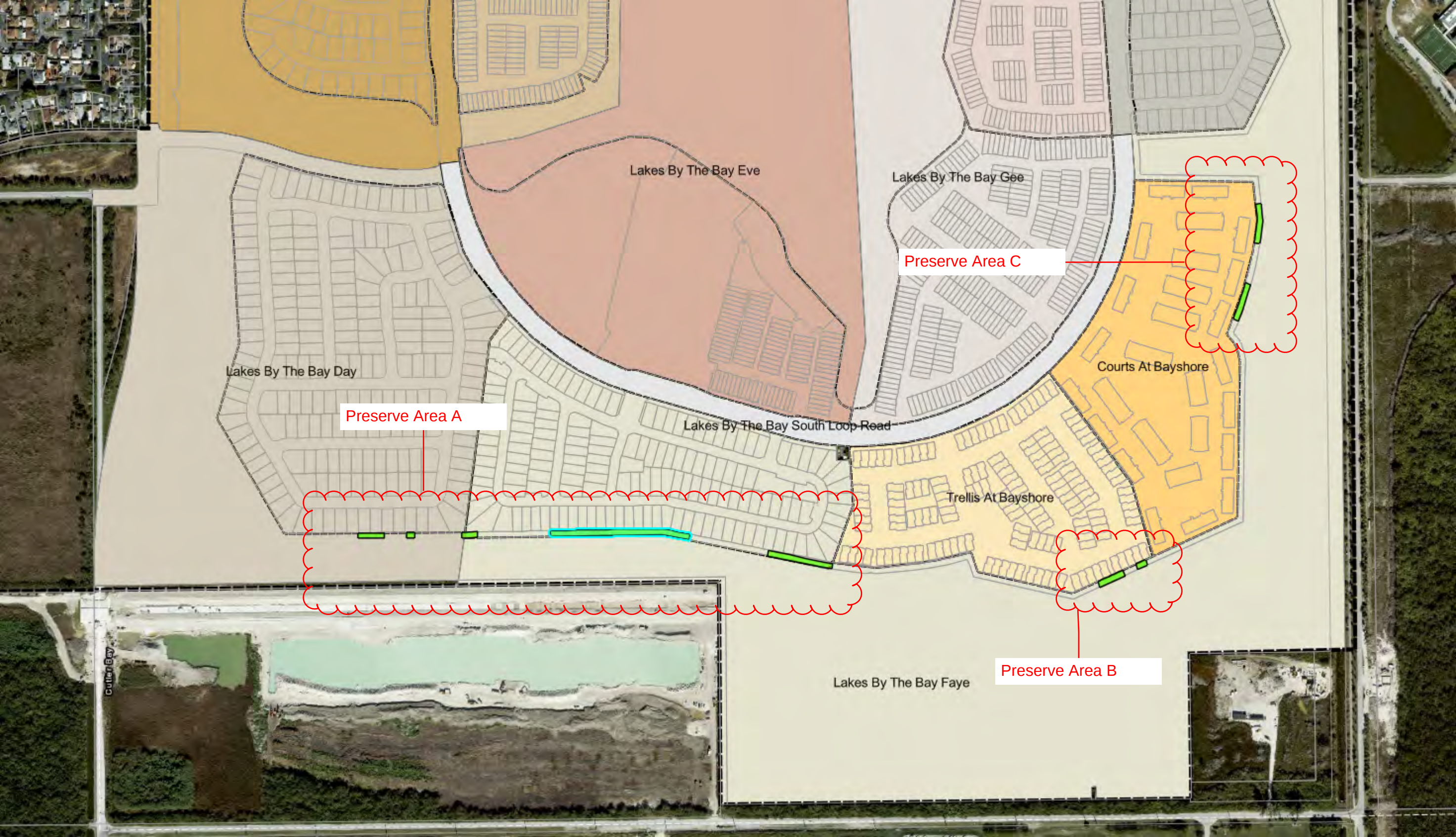
☐ Melaleuca ☐ Pennywort ☐ Bischifia ☐ Shoebutton ☐ Sedge ☐ Australian pine

☐ Brazilian peper ☐ Earleaf acacia ☐ Climbing fern ☐ Torpedograss

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

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.



Lakes By The Bay Eve

Lakes By The Bay Gee

Preserve Area C

Courts At Bayshore

Lakes By The Bay Day

Preserve Area A

Lakes By The Bay South Loop Road

Trellis At Bayshore

Preserve Area B

Lakes By The Bay Faye

Cullen Bay



4155 East Mowry Dr. Homestead FL 33033
Ph: (305) 258-8011. Fax: (305) 258-0809

Contract & Authorization For Extra Work

Date: 7/7/2026
Job Name: Lakes by the Bay South CDD
Job Address: 216 St.
Miami, Fl.

Irrigation Proposal

Scope of Work / Labor & Materials



Propose to:

Install (2) Zones for Temporary Irrigation from Lake to New Plants.

Please Note: Pumps to be provided by customer and will be operated manually by customer.

Pump #1

Qty	Size	Materials	
1		PUMP TO BE PROVIDED BY CUSTOMER	
1		Install pump fittings and prime	\$275.00
1		Check Valve 3"	\$598.40
50-60ft		3" Sch 40 SUCTION line with canal screen filter	\$2,602.80
2300ft		Lateral line pipe (temporary line will run on top of turf)	\$3,427.00
18		Rotor Heads, funny pipe and fittings	\$990.00
1		Concrete Pad	\$295.00

Pump #2

1		PUMP TO BE PROVIDED BY CUSTOMER	
1		Install pump fittings connect and prime	\$275.00
1		Check Valve 3"	\$595.00
50-60ft		3" Sch 40 SUCTION line with canal screen filter	\$2,602.80
2800ft		Lateral line pipe (temporary line will run on top of turf)	\$4,172.00
38		Rotor Heads, funny pipe and fittings	\$2,090.00
1		Concrete Pad	\$295.00

Note*

Labor increased due to difficulty and complicated area to bring materials for this project behind property

Total Labor & Materials, including Sales Tax

\$18,218.00

THIS IS NOT AN INVOICE

**Proposal #4391****Date:****Customer:**

Alfredo Quintero
Town of Cutler Bay
10720 Caribbean Blvd #105
Cutler Bay, FL 33189

Property:

Town of Cutler Bay RFP13-02
20400 Old Cutler Rd
Cutler Bay, FL 33189

Irrigation - New Install LS**Preserve Area - A**

Items	Description	Unit	Quantity	Price/Unit	Price
Labor - Irrigation Tech	Updated 01/14/26	HR	30.00	\$75.00	\$2,250.00
Labor - Irrigation	Updated 01/14/26	HR	30.00	\$60.00	\$1,800.00
Labor - Irrigation	Updated 01/14/26	HR	30.00	\$60.00	\$1,800.00
Gas Pump System		Dollars	3,750.00	\$1.00	\$3,750.00
PVC Pipe 1.0" (CL200/ SCH40)		LF	300.00	\$0.65	\$195.00
PVC Pipe 1.25" (CL200/ SCH40)		LF	600.00	\$0.85	\$510.00
PVC Pipe 1.5" (CL200/ SCH40)		LF	800.00	\$1.00	\$800.00
PVC Pipe 2.0" (CL200/ SCH40)		LF	1,200.00	\$1.25	\$1,500.00
Replace/Add Broken Sprinkler Riser	Replace damaged shrub riser.	EA	20.00	\$30.00	\$600.00
Sprinkler Bubbler 1001		EA	100.00	\$10.50	\$1,050.00
Misc. Irrigation Parts		Dollars	600.00	\$1.00	\$600.00
Preserve Area - A:					\$14,855.00

Preserve Area - B

Items	Description	Unit	Quantity	Price/Unit	Price
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Labor - Irrigation Tech	Updated 01/14/26	HR	6.00	\$75.00	\$450.00
Labor - Irrigation	Updated 01/14/26	HR	6.00	\$60.00	\$360.00
Labor - Irrigation	Updated 01/14/26	HR	6.00	\$60.00	\$360.00
PVC Pipe 1.0" (CL200/ SCH40)		LF	100.00	\$0.65	\$65.00
PVC Pipe 1.25" (CL200/ SCH40)		LF	200.00	\$0.85	\$170.00
Replace/Add Broken Sprinkler Riser	Replace damaged shrub riser.	EA	10.00	\$30.00	\$300.00
Sprinkler Bubbler 1001		EA	20.00	\$10.50	\$210.00
Misc. Irrigation Parts		Dollars	150.00	\$1.00	\$150.00
Preserve Area - B:					\$2,065.00

Preserve Area - C

Items	Description	Unit	Quantity	Price/Unit	Price
Labor - Irrigation Tech	Updated 01/14/26	HR	15.00	\$75.00	\$1,125.00
Labor - Irrigation	Updated 01/14/26	HR	15.00	\$60.00	\$900.00
Labor - Irrigation	Updated 01/14/26	HR	15.00	\$60.00	\$900.00
Gas Pump System		Dollars	3,750.00	\$1.00	\$3,750.00
PVC Pipe 1.0" (CL200/ SCH40)		LF	160.00	\$0.65	\$104.00
PVC Pipe 1.25" (CL200/ SCH40)		LF	100.00	\$0.85	\$85.00
PVC Pipe 1.5" (CL200/ SCH40)		LF	200.00	\$1.00	\$200.00
PVC Pipe 2.0" (CL200/ SCH40)		LF	200.00	\$1.25	\$250.00
Replace/Add Broken Sprinkler Riser	Replace damaged shrub riser.	EA	10.00	\$30.00	\$300.00
Sprinkler Bubbler 1001		EA	40.00	\$10.50	\$420.00
Misc. Irrigation Parts		Dollars	350.00	\$1.00	\$350.00
Preserve Area - C:					\$8,384.00

Total	\$25,304.00
--------------	--------------------

Terms & Conditions

By _____
Charles Phanord

Date _____
VisualScape Inc.

By _____

Date _____
Town of Cutler Bay

DRAFT

BOARD OF SUPERVISORS MEETING DATES
LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Lakes by the Bay South Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 **at 9:30 am** at the **Isles at Bayshore Club**, 21864 SW 93rd Path, Cutler Bay, FL 33190, on the **fourth Tuesday** of each month as follows.

October 27, 2026

November 24, 2026

December 22, 2026

January 26, 2027

February 23, 2027

March 23, 2027

April 27, 2027

May 25, 2027

June 22, 2027

July 27, 2027

August 24, 2027

September 28, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.lakesbythebaycdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Juliana Duque, Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

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Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
286834	2025	Margaret Coon	Lakes by the Bay South Community Development Dist - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/19/2026	View Filings
275734	2025	Michele R. Harris	Lakes by the Bay South Community Development Dist - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/7/2026	View Filings
243541	2025	Ana Jo	Lakes by the Bay South Community Development Dist - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 5/5/2026	View Filings
305596	2025	Timothy Moon	Lakes by the Bay South Community Development Dist - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/30/2026	View Filings
275735	2025	Dorothy L. Morales	Lakes by the Bay South Community Development Dist - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 5/12/2026	View Filings

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Back

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Lakes by the Bay South Community Development District**, as described in the attached **MAP**, has **4274** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
6/17/26	6241-6254	\$23,759.54
6/24/26	6255-6264	\$21,342.74
6/26/26	6265-6266	\$4,600.00
6/30/26	6267-6273	\$30,737.95
7/6/26	6274	\$21,822.00
7/8/26	6275-6284	\$37,921.57
7/15/26	6285-6296	\$45,742.10
TOTAL		\$185,925.90

Date	Check Numbers	Amount
ACH		
6/30/26	800010	\$860.54
TOTAL		\$860.54

AP300R
*** CHECK NOS. 006241-006296

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

RUN 7/15/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/17/26	00219	5/31/26 579679 SVCS 05/26	202605 320-57200-46004	AIRSTRON, INC-DADE	*	417.40	417.40 006241
6/17/26	00128	6/03/26 9241 SVCS 05/26	202605 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	405.00	405.00 006242
6/17/26	00039	5/31/26 199020 SVCS 05/26	202605 310-51300-31500	BILLING COCHRAN PA	*	2,585.00	2,585.00 006243
6/17/26	00093	6/04/26 28673 SECURITY SVCS 05/26	202605 320-57200-34503	DELTA FIVE SECURITY	*	150.00	150.00 006244
6/17/26	00187	6/10/26 7070-1 PMSA 06/26	202606 330-53800-46000		*	110.00	
		6/10/26 7075-1	202606 330-53800-46000		*	35.00	
		6/11/26 7080-1	202606 330-53800-46000		*	252.50	
		W VISITOR ENTERANCE 6/26		DML SECURITY SYSTEMS			397.50 006245
6/17/26	00196	6/10/26 76760479 50% DEPOSIT 06/26	202606 320-57200-46000		*	1,172.50	
		6/10/26 76760480	202606 320-57200-46000		*	2,455.00	
		PRESSURE WASHING 6/26		FCC CARPENTRY& GENERAL PAINTING LLC			3,627.50 006246
6/17/26	00002	6/02/26 93210727 DELIVERY THRU 05/27/26	202605 310-51300-42000	FEDEX	*	32.69	32.69 006247
6/17/26	00126	6/01/26 72560 STAIRMASTER PARTS 05/26	202605 320-57200-46001	THE FITNESS SOLUTION, INC.	*	200.00	200.00 006248
6/17/26	00030	6/12/26 40144-05 SVCS 05/26	202605 330-53800-43000	FLORIDA POWER & LIGHT COMPANY	*	140.80	140.80 006249
6/17/26	00055	6/16/26 01-58620 SVCS 06/26	202606 320-57200-46003	GLOBAL PEST CONTROL & LAWN CARE SVC	*	65.00	65.00 006250

LBS LAKES BAY STH JWASSERMAN

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*** CHECK NOS. 006241-006296

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/17/26	00201	6/12/26 3717	202606 320-57200-34501	MONITORING JULY/AUG/SEPT	*	270.00	
				HEXAGONAL FIRE DETECTION LLC			270.00 006251
6/17/26	00186	6/17/26 06152026	202606 320-57200-52000	REIMB PETTY CASH 06/26	*	272.65	
				JENNIFER LORA			272.65 006252
6/17/26	00191	6/15/26 49266332	202606 320-57200-51000	SUPPLIES 06/26	*	41.98	
		6/15/26 49274276	202606 320-57200-52000	SUPPLIES 06/26	*	153.86	
				QUILL CORPORATION			195.84 006253
6/17/26	00157	6/09/26 3060926	202605 320-53800-46206	REMOVE/REPLACE TREE 5/26	*	8,600.00	
		6/15/26 3061526	202606 320-53800-46210	FUMIGATION 06/26	*	3,300.16	
		6/15/26 3061526-	202606 320-53800-46206	TREE CUT 06/26	*	3,100.00	
				TONY'S NURSERY & GARDEN			15,000.16 006254
6/24/26	00248	6/23/26 07082026	202607 320-57200-49400	SUMMER CAMP 07/08/26	*	1,100.00	
				BAKE IT ON WHEELS			1,100.00 006255
6/24/26	00093	6/18/26 28767	202606 320-57200-34503	SVCS 06/05-06/18/26	*	135.00	
				DELTA FIVE SECURITY			135.00 006256
6/24/26	00187	6/17/26 7083-1	202606 330-53800-46000	W VISITOR ARM 06/26	*	225.00	
		6/17/26 7085-1	202606 330-53800-46000	W VISITOR ENTERANCE IMPAC	*	142.50	
		6/17/26 7093-1	202606 330-53800-46000	E GATE STAYING OPEN 6/26	*	153.00	
		6/18/26 7100	202606 330-53800-34501	MONITORING 06/26	*	11,500.00	
		6/18/26 7101	202606 320-57200-34500	POOL VIDEO 06/26	*	1,225.00	
		6/18/26 7102	202606 330-53800-34504	GYM/ENTRANCE VIDEO 06/26	*	995.00	
		6/18/26 7103	202606 320-57200-34504	POOL MONITORING 06/26	*	720.00	
		6/23/26 7110-1	202606 330-53800-46000	MONDAY PMSA 06/26	*	110.00	

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 006241-006296

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/23/26 7116-1	202606 330-53800-46000		*	267.50	
		W VISITOR ENTERANCE 06/26					
		6/23/26 7117-1	202606 330-53800-46000		*	142.50	
		E VISITOR ENTERANCE IMPAC					
				DML SECURITY SYSTEMS			15,480.50 006257
6/24/26 00196		6/17/26 76760483	202606 320-57200-46000		*	483.00	
		MENS RESTROOM TILE REPAIR					
		6/22/26 76760484	202606 320-57200-46000		*	763.36	
		LANDSCAPING FLOOD LAMP					
				FCC CARPENTRY& GENERAL PAINTING LLC			1,246.36 006258
6/24/26 00002		6/16/26 93412657	202606 310-51300-42000		*	50.27	
		DELIVERY THRU 06/09/26					
				FEDEX			50.27 006259
6/24/26 00030		6/17/26 40143-05	202605 330-53800-43000		*	119.79	
		SVCS 05/26					
		6/17/26 53592-05	202605 320-57200-43000		*	2,430.28	
		SVCS 05/26					
				FLORIDA POWER & LIGHT COMPANY			2,550.07 006260
6/24/26 00213		6/18/26 43523236	202606 320-57200-51000		*	341.99	
		SUPPLIES 06/26					
				GREAT AMERICAN BUSINESS PRODUCTS			341.99 006261
6/24/26 00267		6/18/26 1053	202606 320-57200-49400		*	350.00	
		SUMMER REEL VIDEO 06/26					
				MAD FREDDY LLC			350.00 006262
6/24/26 00191		6/16/26 49280796	202606 320-57200-51000		*	14.18	
		SUPPLIES 06/26					
				QUILL CORPORATION			14.18 006263
6/24/26 00118		6/20/26 60667507	202606 320-57200-51000		*	74.37	
		SUPPLIES 06/26					
				STAPLES			74.37 006264
6/26/26 00262		6/25/26 0221	202606 320-53800-46801		*	9,200.00	
		TWO CATCH BASIN APRON TOP					
		6/25/26 0221	202606 320-53800-46801		V	9,200.00-	
		TWO CATCH BASIN APRON TOP					
				GARNET ENGINEERING&CONTRACTING LLC			.00 006265
6/26/26 00262		6/25/26 0221	202606 320-53800-46801		*	4,600.00	
		TWO CATCH BASIN APRON TOP					
				GARNET ENGINEERING&CONTRACTING LLC			4,600.00 006266
				LBS LAKES BAY STH JWASSERMAN			

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00002	6/23/26 93514600	202606 310-51300-42000	DELIVERY THRU 06/17/26	*	25.20	
				FEDEX			25.20 006267
6/30/26	00030	6/22/26 27426-05	202605 330-53800-43000	SVCS 05/26	*	34.12	
		6/22/26 37428-05	202605 330-53800-43000	SVCS 05/26	*	32.65	
				FLORIDA POWER & LIGHT COMPANY			66.77 006268
6/30/26	00143	6/25/26 42342785	202606 320-57200-42500	COPIER LEASE 06/26	*	137.28	
				GREATAMERICA FINANCIAL SVCS.			137.28 006269
6/30/26	00276	5/14/26 5317	202605 320-57200-49100	N COLLECTOR TANK REFURB	*	25,200.00	
				IVERO POOLS LLC			25,200.00 006270
6/30/26	00186	6/29/26 06292026	202606 320-57200-52000	REIMB BOOKS 06/26	*	784.70	
				JENNIFER LORA			784.70 006271
6/30/26	00282	7/17/26 072026	202607 320-57200-49400	EVENT 07/17/26	*	1,024.00	
				PAINTING WITH A TWIST			1,024.00 006272
6/30/26	00273	7/01/26 51	202607 320-57200-45300	POOL SVCS 07/26	*	3,500.00	
				PATAGONIA POOLS LLC			3,500.00 006273
7/06/26	00277	7/01/26 2192	202607 320-53800-46210	DEPOSIT BUFFER PLANTING	*	21,822.00	
				DAVIS ENVIRONMENTAL SOLUTIONS, LLC			21,822.00 006274
7/08/26	00219	7/01/26 582429	202607 320-57200-46004	MAINT 07/26	*	490.00	
				AIRSTRON, INC-DADE			490.00 006275
7/08/26	00240	7/01/26 2300	202607 320-57200-46002	JANITORIAL SVCS 07/26	*	5,050.00	
		7/01/26 2300	202607 330-53800-46001	JANITORIAL SVCS 07/26	*	50.00	
				ALL PROFESSIONAL CLEANING LLC			5,100.00 006276
7/08/26	00093	7/02/26 28864	202606 320-57200-34503	SECURITY SVCS 06/26	*	82.50	
				DELTA FIVE SECURITY			82.50 006277

LBS LAKES BAY STH JWASSERMAN

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*** CHECK NOS. 006241-006296

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/08/26	00187	6/29/26 7131-1	202606 330-53800-46000		*	142.50	
		6/29/26 7132-1	202606 330-53800-46000		*	252.50	
			E VISITOR ENTERANCE HIT				
				DML SECURITY SYSTEMS			395.00 006278
7/08/26	00027	7/01/26 6067	202607 320-53800-46800		*	800.00	
			LAKE MAINT 07/26				
		7/02/26 6093	202607 320-53800-46000		*	350.00	
			DEAD ANIMAL PICK UP 07/26				
				ECO BLUE AQUATICS SERVICES, INC.			1,150.00 006279
7/08/26	00002	6/30/26 93611400	202606 310-51300-42000		*	45.06	
			DELIVERY THRU 06/25/26				
				FEDEX			45.06 006280
7/08/26	00126	6/24/26 72651	202606 320-57200-46001		*	200.00	
			LEG PRESS 06/26				
		7/01/26 72668	202607 320-57200-46001		*	190.00	
			MAINT 07/26				
				THE FITNESS SOLUTION, INC.			390.00 006281
7/08/26	00016	7/01/26 20181407	202607 320-53800-34000		*	2,729.92	
			FIELD SVCS 07/26				
		7/01/26 20181408	202607 310-51300-34000		*	6,040.92	
			MGMT FEE 07/26				
		7/01/26 20181408	202607 310-51300-31300		*	458.33	
			DISSEMINATION AGENT SVCS				
		7/01/26 20181408	202607 310-51300-50000		*	300.00	
			WEBSITE ADMIN 07/26				
		7/01/26 20181408	202607 310-51300-51000		*	185.20	
			OFFICE SUPPLIES 07/26				
		7/01/26 20181408	202607 310-51300-42000		*	1,750.32	
			POSTAGE&DELIVERY 07/26				
		7/01/26 20181408	202607 310-51300-42500		*	492.00	
			COPIES 07/26				
				GOVERNMENTAL MANAGEMENT SERVICES -			11,956.69 006282
7/08/26	00191	6/29/26 49426518	202606 320-57200-52000		*	89.24	
			SUPPLIES 06/26				
		6/29/26 49432674	202606 320-57200-52000		*	13.98	
			SUPPLIES 06/26				
				QUILL CORPORATION			103.22 006283
7/08/26	00157	7/01/26 31070126	202607 320-53800-46200		*	15,500.10	
			LANDSCAPE MAINT 07/26				

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 006241-006296

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/01/26 3370126	202607 320-57200-46200		*	2,709.00	
		LANDSCAPE MAINT 07/26		TONY'S NURSERY & GARDEN			18,209.10 006284
7/15/26 00219		7/08/26 582930	202607 320-57200-46004		*	565.00	
		SVCS 07/26					
		7/08/26 582939	202607 320-57200-46004		*	244.48	
		SVCS 07/26					
		7/09/26 583016	202607 320-57200-46004		*	1,059.50	
		SVCS 07/26		AIRSTRON, INC-DADE			1,868.98 006285
7/15/26 00039		6/30/26 199497	202606 310-51300-31500		*	4,050.00	
		SVCS 06/26		BILLING COCHRAN PA			4,050.00 006286
7/15/26 00270		7/01/26 00100435	202607 320-57200-41000		*	115.06	
		SVCS 07/26		COMCAST			115.06 006287
7/15/26 00187		7/02/26 7134-1	202607 330-53800-46000		*	145.00	
		CLUBHOUSE BURGLAR ALARM					
		7/10/26 7135-1	202607 330-53800-46000		*	142.50	
		W ENTERANCE IMPACT 07/26					
		7/10/26 7142-1	202607 330-53800-46000		*	142.50	
		E RESIDENT ENTRANCE IMPAC					
		7/10/26 7150-1	202607 330-53800-46000		*	142.50	
		W RIGHT EXIT IMPACT 07/26		DML SECURITY SYSTEMS			572.50 006288
7/15/26 00196		7/13/26 76760480	202607 320-57200-46000		*	2,455.00	
		FINAL PAYMENT 07/26					
		7/14/26 76760485	202607 320-57200-46000		*	95.00	
		REPAIR CLEAN UP SIGN		FCC CARPENTRY& GENERAL PAINTING LLC			2,550.00 006289
7/15/26 00002		7/07/26 93698734	202606 310-51300-42000		*	55.84	
		DELIVERY THRU 06/30/26		FEDEX			55.84 006290
7/15/26 00104		7/01/26 11161848	202607 320-57200-34200		*	25,192.00	
		MGMT FEE 07/26					
		7/01/26 11161848	202607 330-53800-34000		*	2,000.00	
		MGMT FEE 07/26		FIRSTSERVICE RESIDENTIAL, INC.			27,192.00 006291

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 006241-006296

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

RUN 7/15/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/15/26	00213	7/08/26 43527313	202607 320-57200-51000 SUPPLIES 07/26		*	278.79	
GREAT AMERICAN BUSINESS PRODUCTS							278.79 006292
7/15/26	00186	7/15/26 072026	202606 320-57200-49300 REIMB HOLIDAY SUPPLIES		*	2,358.93	
JENNIFER LORA							2,358.93 006293
7/15/26	00168	7/08/26 6133	202607 320-57200-49400 MOVIE NIGHT 07/26		*	1,534.00	
		7/08/26 6134	202607 320-57200-49400 TODDLER PLAY DATE 07/26		*	2,875.00	
		7/08/26 6133	202607 320-57200-49400 MOVIE NIGHT 07/26		V	1,534.00-	
		7/08/26 6134	202607 320-57200-49400 TODDLER PLAY DATE 07/26		V	2,875.00-	
RECREA GROUP INC							.00 006294
7/15/26	00281	6/30/26 62075139	202606 320-57200-45301 BALANCE DUE 06/26		*	2,350.00	
REEF TROPICAL POOLS							2,350.00 006295
7/15/26	00168	7/08/26 6133	202607 320-57200-49400 MOVIE NIGHT 07/26		*	1,475.00	
		7/08/26 6134	202607 320-57200-49400 TODDLER PLAY DATE 07/26		*	2,875.00	
RECREA GROUP INC							4,350.00 006296
TOTAL FOR BANK A						185,925.90	
TOTAL FOR REGISTER						185,925.90	

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 800010-800010

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

RUN 7/09/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00061	5/16/26 0463346- SVCS 06/26	202606 330-53800-41005		*	151.40	
		5/21/26 0384237- SVCS 06/26	202606 320-57200-41000		*	433.32	
		6/01/26 6535605- SVCS 06/26	202606 330-53800-41005		*	275.82	
COMCAST - AUTOPAY							860.54 800010
-----							-----
TOTAL FOR BANK Z						860.54	
TOTAL FOR REGISTER						860.54	

LBS LAKES BAY STH JWASSERMAN

Lakes by the Bay South
Community Development District

Unaudited Financial Reporting
June 30, 2026



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4	<u>Debt Service Fund Series 2022</u>
5	<u>Debt Service Fund Series 2024</u>
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9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Lakes by the Bay South

Community Development District

Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
<u>Cash:</u>			
Operating Account	\$ 111,021	\$ -	\$ 111,021
Petty Cash	654	-	654
Due from General Fund	-	167,607	167,607
<u>Investments:</u>			
State Board of Administration - Surplus	866,804	-	866,804
State Board of Administration - Field Reserves	232,792	-	232,792
State Board of Administration - Clubhouse Reserves	194,064	-	194,064
BankUnited Money Market	1,076,246	-	1,076,246
<u>Series 2022</u>			
Interest	-	33	33
Revenue	-	436,588	436,588
Sinking	-	71	71
<u>Series 2024</u>			
Revenue	-	255,281	255,281
Deposits-Electric	6,000	-	6,000
Total Assets	\$ 2,487,581	\$ 859,580	\$ 3,347,161
Liabilities:			
Due to Debt Service	\$ 167,607	\$ -	\$ 167,607
Total Liabilities	\$ 167,606	\$ -	\$ 167,606
Fund Balance:			
Nonspendable:			
Deposits	\$ 6,000	\$ -	\$ 6,000
Restricted for:			
Debt Service	-	859,580	859,580
Unassigned	2,313,975	-	2,313,975
Total Fund Balances	\$ 2,319,975	\$ 859,580	\$ 3,179,555
Total Liabilities & Fund Balance	\$ 2,487,581	\$ 859,580	\$ 3,347,161

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,794,376	\$ 1,794,376	\$ 1,807,317	\$ 12,941
Interest Income	75,000	56,250	63,336	7,086
Clubhouse Income	30,000	22,500	30,279	7,779
Other Income	-	-	36,703	36,703
Total Revenues	\$ 1,899,376	\$ 1,873,126	\$ 1,937,636	\$ 64,510
Expenditures:				
General and Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,400	\$ 1,600
FICA Taxes	918	689	566	122
Engineering	16,000	12,000	3,541	8,459
Attorney	47,000	35,250	18,658	16,593
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	4,125	4,125	0
Trustee Fees	7,500	5,625	2,000	3,625
Management Fees	72,491	54,369	54,368	0
Website Maintenance	3,600	2,700	2,700	-
Postage and Delivery	1,500	1,125	1,165	(40)
Insurance General Liability	16,918	16,918	15,470	1,448
Printing and Binding	750	563	15	548
Legal Advertising	1,500	1,125	456	669
Other Current Charges	1,000	750	810	(60)
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 194,352	\$ 151,913	\$ 118,331	\$ 33,581
Operations and Maintenance				
Field Expenditures				
Field Management	\$ 32,759	\$ 24,570	\$ 24,569	\$ 0
Remote Gym and Entrance Road Video Surveillance (DML)	11,940	8,955	8,955	-
General Maintenance	23,084	17,313	14,481	2,832
Landscape Maintenance	186,001	139,501	139,501	(0)
Landscape - Extra to Contract	50,000	37,500	26,913	10,587
11940	-	-	38,502	(38,502)
Mulch	23,000	23,000	27,802	(4,802)
Tree Trimming	60,000	60,000	129,951	(69,951)
Lake Maintenance	9,600	7,200	7,354	(154)
Contingency	20,000	15,000	-	15,000
Pressure Washing	20,000	15,000	16,225	(1,225)
Culvert Cleaning/Inspection	20,000	20,000	51,550	(31,550)
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	\$ 454,594	\$ 604,757	\$ (150,162)

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
Security Gate Service Expenditures				
Security (DML)	\$ 138,000	\$ 103,500	\$ 103,500	\$ -
Security-Roving Guard	10,000	7,500	-	7,500
Enhanced Security	15,000	11,250	-	11,250
Transponders	8,500	6,375	-	6,375
Management Fees	24,000	18,000	18,000	-
Gate Access System Repairs and Maintenance	46,000	34,500	25,941	8,559
Guardhouse Repairs and Maintenance	5,000	3,750	2,585	1,165
Electric	4,000	3,000	2,214	786
Water	1,500	1,125	219	906
Internet Service	5,000	3,750	3,767	(17)
Janitorial Services	600	450	450	-
Subtotal Security Gate Service Expenditures	\$ 257,600	\$ 193,200	\$ 156,676	\$ 36,524
Clubhouse Expenditures				
Alarm Monitoring	\$ 1,200	\$ 900	\$ 1,105	\$ (205)
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	17,505	17,505	-
Security - Roving Guard	8,000	6,000	1,838	4,163
Air Conditioning Maint Contract and Repairs	10,000	7,500	11,577	(4,077)
Fitness Equipment Maintenance and Repairs	8,000	6,000	6,278	(278)
Electric	42,000	31,500	22,798	8,702
Property Insurance	53,968	53,968	50,824	3,144
Flood Insurance	19,039	19,039	18,760	279
Janitorial Maintenance	60,600	45,450	45,450	-
Janitorial Supplies	6,000	4,500	5,296	(796)
Landscape Maintenance	32,508	24,381	24,381	-
Landscape Replacement	10,000	7,500	-	7,500
Office Equipment Maintenance	2,000	1,500	1,246	254
Management Fees	302,304	226,728	226,728	-
Office Supplies/Clubhouse Supplies	7,500	5,625	3,818	1,807
Pest Control	1,000	750	585	165
Pool and Spa Maintenance	39,000	29,250	31,500	(2,250)
Pool Repairs	20,000	15,000	39,249	(24,249)
Repairs and Maintenance	60,000	45,000	21,663	23,337
Special Events	60,000	45,000	61,500	(16,500)
Cable/Internet	6,300	4,725	4,627	98
Trash Collection	1,500	1,500	1,442	58
Water and Sewer	25,000	18,750	27,666	(8,916)
Window Cleaning/Pressure Cleaning	3,500	2,625	2,053	572
Holiday Decorations	31,724	31,724	28,025	3,699
Contingency	10,000	10,000	57,000	(47,000)
Capital Reserves	60,000	45,000	-	45,000
Subtotal Clubhouse Expenditures	\$ 904,483	\$ 707,420	\$ 712,913	\$ (5,493)
Total Operations and Maintenance	\$ 1,705,023	\$ 1,355,214	\$ 1,474,346	\$ (119,131)
Total Expenditures	\$ 1,899,376	\$ 1,507,127	\$ 1,592,677	\$ (85,550)
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 365,999	\$ 344,959	\$ (21,040)
Fund Balance - Beginning			\$ 1,975,016	
Fund Balance - Ending			\$ 2,319,975	

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,382,295	\$ 1,382,295	\$ 1,392,264	\$ 9,969
Interest Income	-	-	23,502	23,502
Total Revenues	\$ 1,382,295	\$ 1,382,295	\$ 1,415,766	\$ 33,471
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)	\$ 21,873	\$ 33,471
Net Change in Fund Balance	\$ (11,598)	\$ (11,598)	\$ 21,873	\$ 33,471
Fund Balance - Beginning			\$ 508,260	
Fund Balance - Ending			\$ 530,133	

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 06/30/26	Through 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,097,122	\$ 1,097,122	\$ 1,105,034	\$ 7,912
Interest Income	1,000	750	17,212	16,462
Total Revenues	\$ 1,098,122	\$ 1,097,872	\$ 1,122,247	\$ 24,375
Expenditures:				
Interest - 11/1	\$ 197,500	\$ 197,500	\$ 197,500	\$ -
Interest - 5/1	197,500	197,500	197,500	-
Principal - 5/1	710,000	710,000	710,000	-
Total Expenditures	\$ 1,105,000	\$ 1,105,000	\$ 1,105,000	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (6,878)	\$ (7,128)	\$ 17,247	\$ 24,375
Net Change in Fund Balance	\$ (6,878)	\$ (7,128)	\$ 17,247	\$ 24,375
Fund Balance - Beginning			\$ 312,199	
Fund Balance - Ending			\$ 329,446	

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 243,763	\$ 1,341,608	\$ 52,375	\$ 21,895	\$ 26,378	\$ 58,815	\$ 18,555	\$ 43,928	\$ -	\$ -	\$ -	\$ 1,807,317
Interest Income	5,897	4,722	5,643	8,475	7,618	8,444	7,772	7,647	7,118	-	-	-	63,336
Clubhouse Income	-	14,690	-	-	5,006	715	-	3,125	6,743	-	-	-	30,279
Other Income	1,200	600	-	-	1,894	30,178	-	858	1,973	-	-	-	36,703
Total Revenues	\$ 7,097	\$ 263,775	\$ 1,347,250	\$ 60,850	\$ 36,413	\$ 65,715	\$ 66,588	\$ 30,185	\$ 59,762	\$ -	\$ -	\$ -	\$ 1,937,636
<u>Expenditures:</u>													
<u>General and Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 2,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 7,400
FICA Taxes	77	138	-	61	-	61	-	153	77	-	-	-	566
Engineering	2,124	-	-	-	439	506	68	405	-	-	-	-	3,541
Attorney	3,665	2,640	500	3,383	2,365	688	2,833	2,585	-	-	-	-	18,658
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	-	-	-	4,125
Trustee Fees	-	-	-	-	-	-	-	2,000	-	-	-	-	2,000
Management Fees	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	-	-	-	54,368
Website Maintenance	300	300	300	300	300	300	300	300	300	-	-	-	2,700
Postage and Delivery	177	104	79	90	115	198	171	108	124	-	-	-	1,165
Insurance General Liability	15,470	-	-	-	-	-	-	-	-	-	-	-	15,470
Printing and Binding	4	-	-	-	4	4	-	3	-	-	-	-	15
Legal Advertising	-	-	-	-	-	-	-	456	-	-	-	-	456
Other Current Charges	100	142	55	50	50	71	136	90	117	-	-	-	810
Office Supplies	-	-	-	-	-	-	-	-	33	-	-	-	33
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,140	\$ 11,623	\$ 7,433	\$ 11,183	\$ 9,771	\$ 13,426	\$ 10,006	\$ 14,599	\$ 8,149	\$ -	\$ -	\$ -	\$ 118,331

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ -	\$ -	\$ -	\$ 24,569
Remote Gym and Entrance Road Video Surveillance (DM	995	995	995	995	995	995	995	995	995	-	-	-	8,955
General Maintenance	954	-	-	988	3,625	3,630	4,934	350	-	-	-	-	14,481
Landscape Maintenance	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	-	-	-	139,501
Landscape - Extra to Contract	-	9,263	3,300	-	-	-	5,950	5,300	3,100	-	-	-	26,913
11940	-	-	-	-	10,200	18,402	3,300	3,300	3,300	-	-	-	38,502
Mulch	-	27,802	-	-	-	-	-	-	-	-	-	-	27,802
Tree Trimming	58,075	-	71,876	-	-	-	-	-	-	-	-	-	129,951
Lake Maintenance	800	800	954	800	800	800	800	800	800	-	-	-	7,354
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	16,225	-	-	-	-	-	-	-	-	-	-	16,225
Culvert Cleaning/Inspection	2,150	-	-	-	18,500	-	14,800	11,500	4,600	-	-	-	51,550
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	16,301	-	8,151	7,741	-	-	-	-	-	-	-	-	32,193
Cleaning Reserve Area	954	75,606	10,200	-	-	-	-	-	-	-	-	-	86,761
Subtotal Field Expenditures	\$ 98,460	\$ 148,921	\$ 113,707	\$ 28,753	\$ 52,350	\$ 42,056	\$ 49,009	\$ 40,475	\$ 31,025	\$ -	\$ -	\$ -	\$ 604,757
Security Gate Service Expenditures													
Security (DML)	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ -	\$ 103,500
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	-	-	-	18,000
Gate Access System Repairs and Maintenance	1,963	2,149	3,892	2,801	3,707	3,129	2,094	4,232	1,976	-	-	-	25,941
Guardhouse Repairs and Maintenance	-	-	-	-	-	-	2,585	-	-	-	-	-	2,585
Electric	266	277	271	207	266	275	324	327	-	-	-	-	2,214
Water	34	35	39	36	-	-	75	-	-	-	-	-	219
Internet Service	397	397	417	422	427	427	427	425	426	-	-	-	3,767
Janitorial Services	50	50	50	50	50	50	50	50	50	-	-	-	450
Subtotal Security Gate Service Expenditures	\$ 16,211	\$ 16,408	\$ 18,168	\$ 17,017	\$ 17,951	\$ 17,381	\$ 19,055	\$ 18,534	\$ 15,951	\$ -	\$ -	\$ -	\$ 156,676

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	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	-	-	-	17,505
Security - Roving Guard	-	555	150	-	-	270	195	300	368	-	-	-	1,838
Air Conditioning Maint Contract and Repairs	606	1,140	490	1,344	646	3,397	1,791	1,672	490	-	-	-	11,577
Fitness Equipment Maintenance and Repairs	513	905	190	1,079	968	647	190	1,195	590	-	-	-	6,278
Electric	2,784	2,050	3,024	3,240	2,568	3,235	3,467	2,430	-	-	-	-	22,798
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	-	-	-	45,450
Janitorial Supplies	758	334	106	800	358	254	1,293	579	815	-	-	-	5,296
Landscape Maintenance	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	-	-	-	24,381
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Equipment Maintenance	137	148	137	137	137	137	137	137	137	-	-	-	1,246
Management Fees	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	-	-	-	226,728
Office Supplies/Clubhouse Supplies	138	135	365	686	495	508	177	-	1,314	-	-	-	3,818
Pest Control	65	65	65	65	65	65	65	65	65	-	-	-	585
Pool and Spa Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	-	-	-	31,500
Pool Repairs	16,048	6,625	3,576	3,210	-	-	180	5,986	3,624	-	-	-	39,249
Repairs and Maintenance	2,204	851	2,211	1,824	2,369	2,141	2,351	2,383	5,330	-	-	-	21,663
Special Events	14,141	10,979	8,915	5,547	12,020	390	1,259	3,950	4,300	-	-	-	61,500
Cable/Internet	417	376	652	440	433	664	548	548	548	-	-	-	4,627
Trash Collection	-	-	1,442	-	-	-	-	-	-	-	-	-	1,442
Water and Sewer	21,674	-	-	-	5,992	-	-	-	-	-	-	-	27,666
Window Cleaning/Pressure Cleaning	-	-	1,076	-	489	489	-	-	-	-	-	-	2,053
Holiday Decorations	14,620	-	6,756	6,649	-	-	-	-	-	-	-	-	28,025
Contingency	-	31,800	-	-	-	-	-	25,200	-	-	-	-	57,000
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Clubhouse Expenditures	\$ 182,356	\$ 94,358	\$ 67,550	\$ 63,688	\$ 64,961	\$ 50,593	\$ 50,319	\$ 82,843	\$ 56,247	\$ -	\$ -	\$ -	\$ 712,913
Total Operations & Maintenance	\$ 297,027	\$ 259,686	\$ 199,425	\$ 109,458	\$ 135,262	\$ 110,031	\$ 118,383	\$ 141,852	\$ 103,223	\$ -	\$ -	\$ -	\$ 1,474,346
Total Expenditures	\$ 329,167	\$ 271,309	\$ 206,858	\$ 120,641	\$ 145,033	\$ 123,457	\$ 128,389	\$ 156,451	\$ 111,372	\$ -	\$ -	\$ -	\$ 1,592,677
Excess (Deficiency) of Revenues over Expenditures	\$ (322,070)	\$ (7,534)	\$ 1,140,392	\$ (59,791)	\$ (108,620)	\$ (57,742)	\$ (61,801)	\$ (126,266)	\$ (51,610)	\$ -	\$ -	\$ -	\$ 344,959
Net Change in Fund Balance	\$ (322,070)	\$ (7,534)	\$ 1,140,392	\$ (59,791)	\$ (108,620)	\$ (57,742)	\$ (61,801)	\$ (126,266)	\$ (51,610)	\$ -	\$ -	\$ -	\$ 344,959

Lakes by the Bay South

Community Development District

Long Term Debt Report

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

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

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

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

ON ROLL ASSESSMENTS

Allocation in %	41.99%	32.34%	25.67%	100.00%
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Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2022 Debt Service	2024 Debt Service	Total
11/10/25	10/1/25-10/31/25	\$ 16,137.17	\$ 640.24	\$ 154.96	\$ 104.35	\$ 15,446.32	\$ 6,485.22	\$ 4,995.88	\$ 3,965.21	\$ 15,446.31
11/17/25	11/1/25-11/10/25	254,383.66	10,175.32	2,442.09	-	241,766.25	101,506.92	78,195.71	62,063.62	241,766.25
11/25/25	6/1/25-10/31/25	41,552.96	1,996.20	395.57	-	39,161.19	16,442.05	12,666.11	10,053.04	39,161.20
11/28/25	11/11/25-11/20/25	299,046.96	11,961.83	2,870.85	-	284,214.28	119,328.96	91,924.90	72,960.42	284,214.28
12/05/25	11/21/25-11/30/25	3,138,063.58	125,518.87	30,125.45	83.04	2,982,502.30	1,252,220.35	964,646.20	765,635.75	2,982,502.30
12/24/25	12/1/25-12/15/25	223,360.55	8,309.51	2,150.50	-	212,900.54	89,387.49	68,859.53	54,653.53	212,900.55
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
TOTAL		\$ 4,501,191.97	\$ 164,144.06	\$ 43,372.32	\$ 10,940.13	\$ 4,304,615.72	\$ 1,807,317.10	\$ 1,392,264.21	\$ 1,105,034.43	\$ 4,304,615.74

100.05%	Percent Collected
\$ (2,461.75)	Balance Remaining to Collect