



***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

May 26, 2026



Lakes by the Bay South

Community Development District

Agenda

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

Tuesday
May 26, 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 April 28, 2026 Meeting – **Page 4**
3. Ratification of:
 - A. Agreement for Polling Place Authorization with Office of the Supervisors of Elections – **Page 33**
 - B. Addendum to Facilities Services Contract with FirstService Residential Property Management, Inc. – **Page 36**
 - C. Estimate #32054 with The Fitness Solution, Inc. – **Page 40**
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club Manager – Monthly Report – **Page 41**
 - D. Gate Updates
 - E. Field Manager – Monthly Report – **Page 68**
 - F. CDD Manager

5. Financial Reports

A. Approval of Check Register – **Page 81**

B. Approval of Unaudited Financials – **Page 90**

6. Supervisors Requests and Audience Comments

7. 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, April 28, 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 (via telecommunications)

Also present were:

Juliana Duque	District Manager
Scott Cochran	District Counsel
Jennifer Lora	FirstService Residential
Janine Ferreiro	FirstService Residential
Jesus Lorenzo	GMS
Terry	GMS (via telecommunications)
Angel Camacho	District Engineer (via telecommunications)
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the February 24, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the February 24, 2026 meeting. Please let me know if there is any additions, corrections, or deletions. If there none a motion to approve them will take place.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, the minutes of the February 24, 2026 meeting with were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

A. Resident Questions and Suggestions

Ms. Duque: Consideration of Resolution No. 2026-03, approving the proposed Fiscal Year 2027 Budget and setting the public hearing. Before we move to the Resolution, we will first review the proposed budget. The total General Fund budget increases from \$1,899,376 in Fiscal Year 2026 to \$2,161,006 for Fiscal Year 2027, representing an increase of approximately \$261,630, or about 14%. This increase is primarily driven by higher operations and maintenance costs, including landscaping, field maintenance, South Florida Water Management District buffer compliance, tree maintenance, and contributions to reserves. There is also an increase related to clubhouse operations and reserves, which we will review in more detail shortly. For the record, I would like to note that Dottie has joined the meeting. There are modest increases in management and administrative expenses, mainly associated with management fees and insurance. On the revenue side, the General Fund increase is entirely attributed to higher non-ad valorem assessments needed to support the increased operating costs and reserve funding. Interest income and clubhouse revenue assumptions remain unchanged. Additionally, unlike the prior year, no carryforward balance is being utilized. General and administrative expenses remain relatively flat overall, decreasing slightly from \$194,000 to \$189,000. While management fees and insurance have increased, these are offset by reductions in other line items for the upcoming fiscal year. Supervisor fees remain unchanged, and engineering services are budgeted at the same level. Legal expenses decrease from \$47,000 to \$38,000. Although hourly rates are increasing effective October 2026, the budget assumes lower overall usage, resulting in a net

reduction. Management fees have increased, and liability insurance shows a slight increase from \$16,918 to \$17,017.

Ms. Duque: Dottie, do you have a question?

Ms. Morales: No.

Ms. Duque: Under field and landscape, expenses increase significantly from \$543,000 to \$750,000. This represents the primary driver of the overall budget increase. The rise is largely attributable to costs associated with South Florida Water Management District requirements, with the maintenance line item increasing to reflect regulatory compliance and to provide greater transparency regarding the actual cost of maintaining the buffer areas. Additionally, \$85,000 has been allocated to field reserves to proactively plan for future capital repairs, rather than continuing to address these needs on a reactive basis as has been necessary in recent years. There are also smaller adjustments within this category. Mulch expenses increase from \$23,000 to \$28,000 due to higher material and labor costs. Cleaning of the reserve areas increases from \$48,000 to \$80,000, consistent with recent expenditure trends. Current expenditures in this area are approximately \$88,657.

Ms. Harris: When you say cleaning do you mean the porter?

Ms. Duque: This is related to buffer area cleaning. Landscape extras also remain unchanged. As you can see, both the base contract and additional services remain consistent with the prior year. Moving to security-related services, expenses have decreased slightly from approximately \$258,000 to \$249,000. We are maintaining 24/7 coverage at the same level, but have reduced the budget for the roving guard and enhanced security based on recent usage trends. Gate system maintenance and utility costs remain unchanged. A few specific adjustments to note: the roving guard budget has been reduced from \$10,000 to \$6,000, while the primary guard service contract with DML remains unchanged. Turning to clubhouse costs, expenses increase from approximately \$904,000 to \$973,000. The primary drivers are higher costs for clubhouse management, pool repairs, events, and contingency. Most notably, clubhouse reserves have been increased from \$60,000 to \$100,000 to better prepare for significant capital expenditures in the coming years. As the Board is aware, this discussion relates to the operations and maintenance (O&M) portion of the budget, which is the first component of the

assessments. The second component is the debt service budget. The District currently has the 2022 and 2024 bond series, each with an established amortization schedule reflected in your budget. The per-unit debt assessments remain unchanged, as they are fixed. Minor variations you may see are related only to the structuring of principal and updated interest assumptions within the schedule. Overall, the total proposed assessment increase is \$120 per unit annually across all neighborhoods. This increase is driven by higher O&M and clubhouse costs, as well as the need to build adequate reserves, while the debt service portion for the 2022 and 2024 bonds remains unchanged. For Fiscal Year 2026, the total per-unit assessment was \$2,048.78, as shown in the debt assessment table. For Fiscal Year 2027, the total per-unit assessment is \$2,168.78, reflecting the \$120 annual increase. At this time, I would be happy to address any questions from the Board.

Ms. Harris: A couple of things. Number one is there any way as we send this out because the biggest thing is located under landscape management and landscape replacement and that is not really accurate. Can we do a line item that shows?

Ms. Duque: Let me pull up that page. I'll show it to you now

Ms. Harris: When we are sending this out that is what they are going to see.

Ms. Jo: Which page are you looking at Juliana?

Ms. Duque: Michele is referring to page 27. Under the field section, you should compare the first column to the last column. The first column reflects the adopted Fiscal Year 2026 budget, and the last column reflects the proposed Fiscal Year 2027 budget. For landscape maintenance, both columns show \$186,000.01, indicating no change. The landscape extras contract also remains unchanged at \$50,000 in both the adopted 2026 budget and the proposed 2027 budget. The key difference is the line item for South Florida Water Management District buffer area maintenance. This line item shows \$0 in the Fiscal Year 2026 adopted budget, as it was not previously included. In the proposed Fiscal Year 2027 budget, it is shown at \$68,400.

Ms. Harris: Right it is right here on this one page and people have to dig through to get to my point.

Ms. Duque: The notice that will be mailed to all residents will outline the increase in O&M assessments and explain the reasons for that increase. For the record, I want to

clarify that the increase is not related to the landscape contract, but rather to the additional items we have discussed. If you look further down under field expenditures, you will see the reserves line item. This was previously \$0, and due to recent expenses, we have now allocated \$85,000. All of these details will be clearly explained in the mailed notice.

Ms. Harris: I would also like to see it in another place not just in that two spots. They are going to look for it. I am going to look for it. If I didn't have you sitting here telling me what to look for I would be going OMG they are adding more landscape. We don't need more landscape. You know what I am saying. Everywhere that they can possibly look they can see that it is not. Maggie understands what I am saying, she is shaking her head.

Ms. Duque: If you turn to page 31, Michele, I understand your point, but I'm not able to make those types of changes directly within the budget document itself. What I can do is include additional explanation in the mailed notice, possibly referencing specific line items and the corresponding budget pages to provide more clarity. We can also consider having Michele work with me on drafting that portion of the letter, along with review by District Counsel, to ensure we meet any specific requirements under Chapter 190. The notice will include GMS contact information so residents can reach out with questions, and we can walk them through the details as needed. It is somewhat difficult to fully capture that level of explanation within the budget format itself. For additional context, page 31 provides a narrative description of each line item.

Ms. Harris: I see it, but what I am saying is people aren't to read the whole budget.

Ms. Duque: If the Board is agreeable, I can work with Michele to ensure that point is clearly reflected in the letter.

Ms. Jo: Yes. I understand what you mean because people will not read the budget. People might not understand how to read the budget. As long as we mention something in the letter that we will explain the increase I think we should be ok.

Ms. Coon: Residents need a Cliff's Note version. They don't come to these meeting.

Ms. Duque: Would you like me to highlight those increased line items in yellow when we post the budget on the website?

Ms. Coon: Yes. The increase they need to understand why.

Ms. Duque: That will be addressed in the letter. We are increasing the O&M assessments, and it is our responsibility not only to mail notice to the residents but also to clearly explain the reason for the increase. Michele's concern is that, when residents review the budget, they may not immediately see or understand the source of the increase without that additional explanation.

Ms. Harris: Even if we just put an asterisk there and then they will look for what the asterisk is for.

Ms. Duque: We can certainly do that as well. I can flag those specific line items and include a footnote in the budget. That is something we can implement.

Ms. Jo: My question is when people why wasn't that before why are we having that expense now what is going to be the explanation?

Ms. Harris: Because South Florida Water Management decided it was our job.

Ms. Jo: Those are the things, I don't know how you feel about explaining that as well because will go why do we have it now? Did we have it before?

Ms. Duque: We could also address this in the letter by explaining that, under the current permit, it is the CDD's responsibility to maintain the area. I would suggest that the Board appoint someone to work with me so we can ensure all of these points are clearly included, and that we obtain approval from District Counsel as well.

Ms. Harris: That part is very simple it is just a bullet points. This was an area that was left unattended. The District thought South Florida Management was doing it and South Florida Management decided it wasn't going to do it and that the District needed to do it. We had to find out whose land it was. It is very logical the steps we did as a Board to get there so we could just label it in bullet points and go back through a synopsis of all the minutes we have that talked about who we got to this point. Everything we did to get to this point is in the minutes.

Ms. Jo: Short and concise because if it is too much information people will not read it.

Mr. Cochran: The notice that goes out there is certain information by law that has to be in there. It is a legal type document. It is going to have other things that are there. We can try the best we can to make it as easy to digest as possible but given the nature

of what it is and statutory requirements. There is certain information that has to be in there so it can't be shortened or made more concise. We can try to work together.

Ms. Harris: May be an extra fluff page to it?

Mr. Cochran: I would have to see it. You are saying to do a separate page? I will look into it. An alternative could be a separate less formal thing that just goes to the HOA's or something and they distribute it, something like that.

Ms. Duque: That can also be done.

Mr. Cochran: That could be another method then you a supplement what is in the notice in a more streamlined version. That is not an official notice that is just extra courtesy.

Ms. Jo: I think it is better if you attach then together.

Ms. Harris: Legally we may not be able to.

Ms. Jo: If we can.

Ms. Duque: I believe Scott and I understand the Board's concern. There are adjustments we can make to the budget presentation, such as adding footnotes, to help residents better understand what they are reading. We can then draft the letter, work with Michele to incorporate these points, and provide it to District Counsel for review before proceeding.

Ms. Harris: We can then put a very simple for more detailed explanation please attend the Board meeting.

Ms. Duque: For the record, residents are always welcome to contact my office. This is not the only District experiencing an increase; in fact, most of my Districts are seeing similar adjustments, many of which are unrelated to South Florida Water Management District requirements. When letters or inquiries are received by my office, we have a responsibility to bring them back to the Board, include them in the agenda backup, and ensure they are part of the official record. Any information regarding the increase, as approved by the Board, is then communicated to the residents who reached out.

Mr. Cochran: I can also say from past experience one of the biggest sources of confusion in my experience whenever there is an increase they are familiar with their HOA dues right, which is monthly and think \$120 a month is what they think. They don't

understand it is an annual increase. It is \$120 for the whole year, \$10 a month. I am just saying for the Board members you will have people showing up saying I can't believe this is going up this much a month. It is not.

Ms. Harris: You are right.

Ms. Jo: It is a minimal amount.

Ms. Harris: Can we put that in there \$10 a month, but since it is annual it is \$120 a year?

Ms. Duque: We will have residents in attendance at the meeting; that is part of the normal process.

Ms. Harris: We haven't increased as long as I have been here.

Ms. Duque: Our main concern, and the reason we are not using carryforward, is ensuring that the District maintains adequate reserves. We were fortunate to have those reserve funds available, which allowed us to move forward with the recent projects.

Ms. Harris: Which one of our home budgets hasn't increased with the price of gas which means our food. We went to Publix the other and just bought a few things and it was \$140.

Ms. Jo: HOA fees have increased also.

Ms. Harris: We didn't have any pushback I was surprised. We went up a lot.

Ms. Duque: Did your assessments increase significantly?

Ms. Harris: Yes.

Ms. Duque: It helps that we have 2,295 units, so the \$120 increase is spread across all of them.

Ms. Harris: I have broken it down to daily and they still say yes but. Hopefully we are wrong and they are just going to say ok another increase with today's market.

Ms. Duque: Today, we are only approving the proposed budget for transmittal and setting the date and time of the public hearing for its final adoption. The District is required to adopt a proposed budget by June 15th and to submit it to the Clerk of the Miami-Dade County Board of County Commissioners. Sixty days after that submittal, the District must hold a public hearing to receive any public comments or testimony regarding the proposed operations and maintenance budget. Following that hearing, the Board may adopt the O&M budget and impose the assessments necessary to fund it. The public hearing details

will be set forth in a resolution. Sixty days from today is June 27th, and our next meeting date of June 23rd does not allow sufficient time to meet that requirement. The following regular meeting is on July 28th, so, if the Board is in agreement, we can schedule the public hearing for July 28th at the same time and location.

Ms. Harris: That works for me.

Ms. Duque: Maggie and Tim you are also good?

Ms. Jo: Works for me.

Ms. Duque: Dottie are you also good for July 28th?

Ms. Morales: Yes, thank you.

Ms. Duque: Ok, then I will need a motion to adopt Resolution #2026-03.

On MOTION by Ms. Coon seconded by Mr. Moon with all in favor, Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing Date of July 28, 2026 at 9:30 a.m. at the Isles at Bayshore Club, 21864 SW 93rd Path, Cutler Bay, Florida was approved.

Ms. Duque: Now let's move on to a resident letter regarding questions and suggestions about District projects. As you can see, we received correspondence from a resident within the District addressing the gate system, unused budget line items, and speed humps. First, I would like to thank the resident for taking the time to review the District's records and submit these questions. ant to clarify that including a dollar amount for a particular line item in the budget does not mean the Board intends to fully expend that amount each year, nor does it guarantee that residents will receive that exact level of service regardless of actual needs. The budget is a planning tool that establishes not-to-exceed funding levels to address anticipated requirements over the fiscal year. *Ms. Duque was inaudible at this time.* It is not a requirement that every budgeted amount be fully spent. Actual expenditures are always subject to Board direction. When funds are not used in a particular fiscal year, they become carryforward for the following year. In the security and gate services portion of the budget, such as the roving guard and transponders, which we already discussed, these line items give the Board flexibility to respond to conditions that may arise during the year. For example, if a special project is

needed for the gates, if there is an issue with older transponders, or if the system were to fail and require replacement, those funds are available to address it. If any of those circumstances occur, it is entirely appropriate that those line items be utilized *Ms. Duque was inaudible at this time*. It is not a service failure per se, but rather an example of exercising fiscal restraint. If the funds are not needed, we will not spend them, but that does not mean they must be used. There was also a question regarding the monthly \$11,500 payment under the DML agreement and what it covers. The Board is very familiar with the scope of that contract, which provides a bundled package of services. *Ms. Duque was inaudible at this time*. the software and database, administration. We also have cloud control programming, credentials, the remote *Ms. Duque was inaudible at this time* It also includes the field services provided by DML and all of the support required for the existing system. The cloud-based entry platform was upgraded in January 2025 and now operates the access system, but it does not replace the underlying control infrastructure or eliminate the need for ongoing support. The District remains responsible for that infrastructure and must continue to fund those services. The letter correctly notes that the gates are associated with the dormant special taxing district. However, when this District assumed responsibility for their operation and maintenance, the Board accepted the obligation to keep them in proper working order for the community. They cannot simply remain in dormant status without any maintenance, which is why these costs appear in the budget. Regardless of the historical background, we are now responsible for maintaining those gates. The letter also raises questions about whether contracts have been evaluated. DML's contract was reviewed at the time it was implemented and again when the cloud-based upgrade was completed. The Board retains the ability to revise the scope of work and to renew or not renew the agreement, at its discretion. If the Board wishes, staff can bring back alternative vendors or proposals, but that is a policy decision for the Board. The key point is that due diligence was performed when the current arrangement was put in place. There is also a suggestion to install speed humps to reduce gate strikes as a way to save money. As we have discussed in many prior meetings, the District is not responsible for the roads; they do not belong to the CDD. Any such traffic-calming project would need to be evaluated for emergency access and approved by Miami-Dade County and the Town of Cutler Bay, so those decisions are outside the

District's control. Finally, the letter raises questions about the management contract renewal and competitive bidding. The resident is correct that the CDD is not legally required to conduct a competitive bid for this type of professional services contract. However, the Board has, in prior years, considered proposals and options, and as far as I am aware has consistently renewed based on performance. FirstService Residential has served the District and the clubhouse for many years, and the decision to renew and approve their fees has been based on the level of service provided. The Board has previously expressed that it has been very satisfied with FirstService Residential's services. Ultimately, it is the Board's decision, based on its experience and the information presented, whether to continue with the current provider or consider alternatives *Ms. Duque was inaudible at this time*. I want to clarify for the record at today's meeting that the Board's continued use of FirstService Residential for management services has been based on its performance and the needs of the clubhouse, with fees adjusted over time in the same way as any other service contract. There was also a question regarding responsiveness related to the South Florida Water Management District buffer area. If you look back at prior meetings, the Board discussed the need to create a specific line item in the budget for that work, and that conversation occurred even before this particular inquiry was submitted to the District. If the Board wishes, it can certainly direct staff to conduct a benchmarking or competitive process in advance of the next renewal cycle; that is entirely within the Board's discretion. From what I understand, and based on letters and feedback we have received from many residents, the community has generally been very satisfied with the services provided by FirstService Residential. The letter also raises a concern about a possible conflict of interest involving vendors, management, and notary services. With respect to Ivero Pools and other clubhouse vendors, it is correct that the clubhouse manager, who is an employee of the management company, typically coordinates vendor quotes and interactions. That is part of her role as property manager. As the Board knows, even though she coordinates those operational details, the Supervisors have routinely appointed a Board member, often Ana, to work directly with those vendors and report back to the Board. It is important to emphasize that the actual approval of vendors and expenditures is not made by Jennifer; it is made by this Board of Supervisors at a public meeting, based on written proposals and staff

recommendations. The fact that staff, including Jennifer, requests quotes does not give her authority to commit District funds on her own. All engagements come to the Board for discussion and approval. In emergency situations requiring immediate action, those items are elevated to Ana or the Chair, and then brought back to the Board at the next meeting for ratification. That is the established process for emergency work. The resident also mentioned a concern about notary issues. It is correct that the clubhouse manager has notarized certain vendor affidavits, including Anti-Trafficking forms. Under Florida law, as I understand it, the key standard is that a notary must be disinterested in the transaction and may not have a direct financial interest in it. Jennifer does not have a financial interest in those vendors; she is simply administering the oath, which does not in itself create a financial conflict. If the Board prefers, going forward we can certainly require vendors to have their documents notarized by someone else, and we will adjust our procedures accordingly. Would the Board like staff to bring back a simple policy update on notarization practices for consideration at a future meeting?

Mr. Cochran: I think it is more a matter of convenience. They are here performing services, and they need a notary and the club manager is a notary. It is not like she is notarizing her own agreement or her agreement with her employer. It is a party that doesn't have a financial interest.

Ms. Duque: Now, I will address the comments regarding capital reserves and the use of contingency in the budget. The budget includes a capital reserve line as a planned transfer or allocation under routine operating expenses. Seeing zero spent on that specific line in the operating statement does not mean the District has no reserves; it simply means those funds are either being accumulated in designated reserve accounts or have not yet been transferred from operating to reserve. The absence of an expenditure on that line does not indicate the absence of reserves; that is just how the accounting is reflected. Emergency repairs charged to contingency or to specific operating line items are handled in accordance with standard governmental accounting practices. Those expenses are not automatically drawn directly from the reserve line item. The purpose of the reserve line item is to build balances over time to fund planned capital projects, not to reimburse every unexpected repair in real time. This approach is widely used in governmental budgeting and accounting. The letter also mentions the stress on operating

line items and the need for planning, which, as the Board knows, is exactly why staff recommended increasing the clubhouse reserve contribution from \$60,000 to \$100,000 in the budget discussion, and why we added a new field reserve funding line. The funding to address the District's current and future needs is incorporated into the budget. Toward the end of the letter, the resident suggests that the District should perform a reserve study. In Florida, the statutory reserve study requirements apply directly to homeowners' associations, not to community development districts, which are governed under a different chapter of state law. While the formal HOA-style reserve study is not mandated for a CDD, the underlying concept is a sound best practice, and the Board can certainly consider commissioning a professional reserve study if it wishes. The District does, in fact, have reserves in place; that is one of the reasons assessments have remained unchanged for many years. If the Board chooses, it can at any time engage a qualified professional to prepare a 20- to 30-year reserve study, but you are not legally required to do so as a CDD rather than an HOA. Does the Board have any questions on any of these points?

Ms. Harris: A couple of things. Number one as far as the gate is concerned we went over to the new system the day I took the oath of office. We have cut down by going with DML. We went through a lot of different companies and DML was the best. It is still the least expensive. We did all this, he or she did not look through all the minutes or read all the minutes because we did all that. Speed humps, boy oh boy, Juliana and I went to Cutler Bay and asked for them, and we were told no they are not allowed to be on a divided highway which is what we have for a road that we don't own. Believe me if we could speed humps there this Board would do it in a heartbeat. Management contract we worked hard on getting this. I am the one who was in charge of it and I am working directly with the Vice President of FSR. FSR happens to be the best one out there. There is a lot of funny things going on with different management companies. They are honest. They are there. We have done the dur process and there is really not any better company out there. Again with the vendor and Jennifer signing it is a convenience because every contract is run through Scott and they are just signing that. Half of this stuff is just crazy but my last comment I will give is that there is no name on this. There is no email on it. I

personally have a hard time. They put a line in here in the interest of transparency well it is not very transparent if you don't put your name on it.

Ms. Coon: So there is no way for us to directly respond to this person?

Ms. Harris: Correct.

Ms. Coon: So they just have to read the minutes.

Ms. Harris: Or attend the meeting. This is from a Bayshore resident. I would ask in the future I am happy to answer any questions because this Board has been above honest like I said I am finishing my 8th year now. We haven't had an increase. We have done everything in our power to keep costs low. I think we are in a better place than when I took over 7 years ago because this Board was kind of messy. We had four hour meetings because there was a lot of in fighting. I ask in the interest of transparency you put your name on it. That is all I have to say.

Ms. Duque: Thank you, Michele. Do I have any other comments from the Board ?

Mr. Moon: No.

Ms. Duque: Ok. I would again like to emphasize, for the record, that while I as District Manager, along with the clubhouse manager, District Counsel, and other contractors, provide recommendations and handle the day-to-day operations of the District, all major financial and policy decisions are made by the Board of Supervisors at duly noticed public meetings. These decisions are not made by Jennifer or any other individual staff member

Ms. Harris: Let's not forget we are not an HOA we are a CDD which means we are a government entity which means we are governed by the Florida Sunshine Laws. Members of this Board cannot discuss anything outside of these meetings and we don't so there is no backroom deals. As far as getting a reserve study they are quite expensive. Anyone who sits on an HOA knows just how expensive they are and right now we are trying to keep our expenses as low as possible. We could always do it in the future but for right now we are in good shape.

Ms. Duque: Ok. Thank you everyone.

FOURTH ORDER OF BUSINESS

Discussion of Procedures for General Election

Ms. Duque: The next item is a discussion of the procedures for the upcoming general election. I would like to remind the Board that Seats 3, 4, and 5 will be on the ballot, each for a four-year term. The qualifying period with the Miami-Dade County Supervisor of Elections runs from noon on June 8, 2026, through noon on June 12, 2026, and candidates must be qualified electors residing within the District. If anyone has questions about the process, they may contact our office, and we will be happy to provide additional information. Are there any questions from the Board? If not, we will proceed to the next item.

FIFTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025

Ms. Duque: The next item is the ratification of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. This has already been executed. Today, we are asking the Board to formally ratify the engagement. A motion will take place.

On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, Ratification of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Duque: The next item is the acceptance of audit for fiscal year ending in September 30, 2025. The audit has been completed and provided to the Board. There are no new findings that require any corrective action. The auditor issues their opinion that District financial statement presents fairly in all material respect to financials position and results of operation for fiscal year 2025 in conformance with US generally accepted accounting principles. We received what is called a clean opinion. There is no new material witnessed or significant deficiencies. Once again there is no finding requiring corrective action.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, Acceptance of Audit for Fiscal Year Ending in September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS Discussion of:

A. SFWMD Buffer Maintenance Area

B. Fee Increase Under the Preventive Maintenance Agreement with The Fitness Solution, Inc.

C. Polling Place Agreement

Ms. Duque: Let's move on to the discussion of the South Florida Water Management District buffer maintenance area. As discussed at prior meetings, the District is subject to permit obligations for restoration, planting, monitoring, exotic species control, and ongoing maintenance of the buffer. We have been working with Davis Environmental Solutions, the firm currently assisting the District with this process. The buffer area, as previously noted, lies on private homeowner property but is regulated under and tied to the Environmental Resource Permit, or ERP. We are required to restore and maintain that buffer using native plant material, which is reflected in the first document before you. Davis Environmental Solutions submitted a proposal for the required restoration planting and for a monitoring plan under the South Florida Water Management District permit. The proposal has two primary components: monitoring and exotic species maintenance. This proposal has already been presented to the Board, and the Board agreed to move forward, and it has been submitted to the South Florida Water Management District; as of today, we have not yet received comments and are still awaiting their response. The monitoring component is approximately \$6,800 and covers a three-year monitoring period and the initial inspection shortly after planting. Each monitoring event requires a report to the South Florida Water Management District within 30 days, including documentation such as survey work, planting details, exotic species coverage, tree health, photo documentation, and observations consistent with the ERP conditions. The exotic species maintenance component is approximately \$24,000 and provides ongoing treatment and removal of invasive vegetation to ensure continued compliance with the ERP specifications. The plan calls for a required treatment in year one and semi-annual treatments in years two and three, at about \$3,000 per treatment. To be clear, the South

Florida Water Management District buffer work is not optional; as Michele noted, it is a permit requirement. That is why we established a dedicated buffer maintenance line item in the proposed Fiscal Year 2027 budget. *Ms. Duque was inaudible at this time.* Now, based on the payments already made and the services provided, that buffer maintenance line item has been set at \$68,400, which covers the plantings and the higher reserve-area cleaning costs required under the ERP. This was one of the primary drivers of the overall budget increase, especially in a year when we are not relying on carryforward funds. At this point, the proposal is being coordinated with the District Engineer and the South Florida Water Management District, and we are still awaiting their formal response. The documents you have in your packet are essentially the full submittal that Davis provided to the South Florida Water Management District, and we need their approval before proceeding. Once we receive that approval, we will bring the final documents back to the Board so we can formally enter into the agreement with Davis Environmental. Our portion of the submittal process is complete; we are simply waiting on the Water Management District. Are there any questions from the Board on this item? There is no need for a new motion at this time, as the Board previously approved moving forward with the proposal, and only minor document changes have been made. The next item is the fee increase under the preventive maintenance agreement with The Fitness Solutions. Under the existing contract, Fitness Solutions provides 12 months of preventive maintenance services. They have notified us that, going forward, they are requesting an increase to the annual amount in connection with the renewal of the agreement. We will work with Scott to prepare the appropriate amendment. The proposed Fiscal Year 2027 clubhouse budget already assumes a higher allocation for fitness equipment maintenance and repair, so this adjustment is accounted for. Jen, would you like to add anything? Hearing none, I would ask for a motion from the Board to approve the fee increase and authorize the amendment to the existing contract.

Ms. Harris: Is this the best ever that you have used Jen?

Ms. Lora: It is the one that the clubhouse has been using since before I was here and they are responsive.

On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, the fee increase under the Preventive Maintenance Agreement with The Fitness Solution, Inc. was approved.

Ms. Duque: The next item is the polling place agreement. This agreement allows the use of the clubhouse as a polling place for public elections, and there are specified terms, including dates. *Ms. Duque was inaudible at this time.* Right now, we are asking the Board to review and, if acceptable, then authorize the execution of this agreement.

Mr. Cochran: The only one change at the very beginning it identified Isles of Bayshore Clubhouse as the owner/assignee that should be the Lakes By the Bay South Community Development District. Allow us to substitute that, that would be the only change that I would request.

Ms. Duque: Thank you Scott.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the Polling Place Agreement with the requested change by Mr. Cochran was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: Just a few items. One was leftover from the last meeting, but the question was whether the swim lessons whether they need an amendment to that agreement. I don't think so. I went over the agreement, and it seems to renew automatically so I think you guys are good on that. Just replied to FSR this morning regarding the addendum to the club management agreement. It was something that the Board had already approved at a previous meeting. There was just some minor changes that we requested that FSR incorporated. That is finalized and ready for signatures as of this morning. Then I am still meaning to get back to you on the parent agreements. I will do that today. I apologize it has been taking me so long to do that.

Ms. Harris: Which agreement?

Ms. Duque: The UM.

Ms. Harris: Oh.

Ms. Duque: Thank you, Scott.

B. Engineer**1) Drain Repairs at 9462 SW 218th Lane****2) Urgent Safety Hazard – Damaged Storm Drain at 9556 SW 222nd LN
Cutler Bay 33190**

Ms. Duque: Under the engineer's report, we received two drainage repair items, both within The Breakers, where we are already working on concrete apron repairs. One of these is at 9462 SW 218th Lane and involves drainage and ponding concerns at the driveway. The District engineer inspected the location after the homeowner reported that water remains in front of the driveway for several days after it rains and does not drain properly. Photos provided show standing water at the curb and concerns that the drain may be higher than the roadway. The engineer's written observations are included in your backup. There are two distinct issues. First, related to the driveway: the driveway has a notch at the corner adjacent to the catch basin, so the paver surface no longer slopes correctly toward the drain. To correct this, the pavers in the affected corner should be lifted and reset to restore proper slope toward the inlet. This paver area is on private property and is not the District's responsibility. Second, related to the catch basin and concrete apron: the apron appears to have been slightly lifted by a nearby tree, by about one-half inch. The engineer believes this condition is still within tolerance for proper drainage to the inlet, so it is not the primary cause of the problem. The main issue is the paver grading on private property. Although it is not strictly necessary for drain performance, the apron could be demolished and reconstructed if the Board wished to eliminate any potential concern entirely. Practically speaking, however, the source of the problem is the paver area. It is up to the Board whether to direct the engineer to take any further action or to advise the homeowner that they should correct their driveway grading to restore proper flow.

Ms. Harris: We can tell the resident they need to fix the pavers.

Ms. Duque: Ok. The second request concerns a damaged storm drain at 9556 SW 222nd Lane. I referred this location to the District engineer, who identified cracks not only at this inlet top but also at several other nearby inlets. Photos of these conditions are included in your agenda package. The resident has reported this as an urgent safety concern due to the raised, cracked surface. The District engineer and staff recommend proceeding with repairs at this location. While some of the other inlets exhibit only minor

cracking that does not yet present a tripping hazard, the engineer notes that, given the existing cracking, it is prudent to address those at the same time. We obtained a proposal from Garnet covering this location and four additional inlet tops, for a total of five locations, in the amount of \$23,000. *Ms. Duque was inaudible at this time* from the Town of Cutler Bay. We have been in close communication with the inspector, and they have been extremely helpful with permitting, coordinating, and inspecting the work already underway. They have also confirmed that no new permit is required for this additional work and that it can be covered under the existing permit. Because we want to keep the contractor mobilized and avoid demobilizing and remobilizing the crew, my recommendation to the Board is to move forward with this proposal.

Ms. Jo: Why are we having these cracks? What is causing them? Tree uprooting? Cars parking on the top of them?

Ms. Duque: It could be a number of factors, Ana,. any one of those, or a combination of them, could be contributing to the issue.

Ms. Harris: What if just do the one that needs to be done?

Ms. Duque: What the engineer explained, Michele, is that even though the other locations do not currently present a hazard, they are already cracked, and those cracks can continue to worsen or cause additional lifting over time. That can lead to further damage to the structure, increasing repair costs in the future, and could eventually create a tripping hazard.

Ms. Jo: So it is \$23,000? So that is \$4,500 each one.

Ms. Duque: That is the cost we have been paying for pretty much all of the repairs.

Ms. Harris: What does the Board want to do?

Ms. Jo: This company they have been doing our repairs.

Ms. Duque: Yes.

Ms. Jo: Did we get estimates from other companies?

Ms. Duque: Yes. Just as a reminder, this work has been coordinated directly with our District Engineer, who has been leading the project because it is part of the District's stormwater management system.

Ms. Harris: Can we fix it and send a letter out to the property managers that they need to stop parking on these drains? Put them on notice basically.

Mr. Moon: Is there a way we can enforce that parking situation?

Ms. Jo: You can always send a letter.

Ms. Duque: It all depends on the rules and regulations of each HOA, but the CDD doesn't have those powers.

Mr. Moon: Not enforcing through the CDD.

Ms. Harris: We can ask the property managers to let them know and ask her to let their Board know that we would like them to put some type of restriction on it.

Ms. Duque: Scott, can we request that?

Mr. Cochran: Just so I am clear we are talking about this is Districts? And people are parking on it and around the drains. The District can adopt parking rules but to do that you have to go through the formal rule making process and you address parking only on District property. If this is your property and it is my understanding based on what your saying that we could say you can't park on the drainage. If you document somebody doing that and prove that it is caused damage. You can ask people not to park on it without rules but in order to take any kind of action or recoup any, we can't do fines or penalties or that kind of thing. Kind of like the gate hits it is just if there is actual damage you can charge for that and some component of administrative costs to kind of cover it make the District whole. The other thing you can do, there is other tools. Usually the main one is towing. To do that a lot of times what the District would do is enter into a separate agreement with the Association that has jurisdiction so they would be enforcing it. The District doesn't have people on site monitoring things. That is how you could handle that. Aside from that I don't know what the Town of Cutler Bay, the Town of Cutler Bay might have ordinances that deal with where people are and aren't allowed to park including stormwater drainage or things like that. If there is an existing ordinance that deals with it then you can ask the town to enforce that if you see people parking on it. The only other option I can think of which would be an Association issue is if there is something in the Association documents like the declarations that are recorded that govern that kind of thing then the HOA can use those tools. The District to do anything it would just be we can research it if you want and see what the town has as far as parking ordinances to see if there anything that speak to it. If so we can ask law enforcement to enforce it. Other than that we would have to go through a rule-making process. Short of doing those things

like it was talked about you could send a letter or ask the Associations to send letters out saying the District requests to please not park on the drains because if you do it damages them which will ultimately require us to spend your money to fix them. That kind of thing.

Ms. Harris: Yes, true. Ok. We can just ask.

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

Ms. Jo: So we are going to fix this. It hurts but I guess we need to fix it.

Ms. Duque: If we proceed with this repair, we will have completed the work in The Breakers, and the intention is to continue addressing similar repairs throughout the community, moving on to the next neighborhood as the year progresses.

On MOTION by Mr. Moon seconded by Ms. Coon with all in favor, a proposal in the amount of \$23,000 with Garnet Engineering to fix damaged stormwater drains in five locations was approved.

C. Club Manager

1) Club Report

2) Discussion of:

a. Increased Fees for Janitorial Services

b. Handicap Ramp Request

c. Underground/Concealed Leak Credit Request

Ms. Lora: Our Easter event drew 264 attendees, and we handed out 6,500 easter eggs the distributed between the children that attended. All our April programing is at capacity. We had our Bingo Night, and we have an upcoming Mother's Day workshop this Saturday. I reached out to multiple local markets and confirmed that vendor insurance is not required for participating for vendor markets. Requirements may vary by jurisdiction. For example the City of Homestead requires the vendors to a valid business tax documentation while the City of Doral Police requires a full background check for a vendor, so it depends on where the market is. If you would like to just not have a vendor's market in the community and leave it at that but it is a Board's decision if you want to or just require a waiver like we discussed at the last meeting.

Mr. Moon: So there is no city mandate specifically for Cutler Bay?

Ms. Lora: Cutler Bay doesn't require anything. Homestead does. Palmetto Bay has a market that nobody requires anything there, even just a vendor form.

Ms. Harris: So do you all want the street vendor markets?

Mr. Moon: No.

Ms. Coon: Will holding this cost us money? Do we need to put anything out?

Ms. Lora: No because they pay \$50 per table and that goes into the party rental income and from there we pay the permit that they charge us to host it here.

Mr. Moon: No.

Ms. Harris: I am not wild about it. Too many people can trip and fall. I don't know. I am just not wild on it.

Mr. Moon: The liability is not worth the risk.

Ms. Harris: Ana?

Ms. Jo: I know that a lot of people come but in this case if we are talking about liability we need to protect the CDD. That is our first priority. So unfortunately no more.

Ms. Lora: No worries. We will have other events during the year. Year to date we have collected \$3,275 in private rental revenue. Parties are a little bit slow. We are not having as many reservations as we did in prior years. We received the insurance reimbursement of \$29,078 for the last lightning strike incident that we had in the clubhouse. Michele signed the documentation and I don't know if your office received the check or not yet.

Ms. Duque: No, not yet.

Ms. Lora: I will follow up by email with them to see what the status of the payment is. Operations and maintenance, all our contractor services are as scheduled. We completed facilities improvements which included exterior paint touchups of the guardhouses. Also here at the clubhouse. The collection tank refurbishment was completed. We also completed projects for the exterior here at the clubhouse with FCC including touchups to the banding and the different trims around the exterior of the pool. He also completed repairs for the median in between the exit and entrance gates. We had cracks on the cement and he repainted those. I included in the package certain items to be declared as excess property when we cleaned out the shed. We have in there an old cooler, a foam-a-lot that broke in the kid's playroom, a portion of a tunnel, a mop bucket, a helium tank, and old fence sample, expired paint for the interior of the clubhouse and the a blue chair that was replaced in the lobby.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, a motion declaring the following as excess property from the shed including an old cooler, broken toy in kids playroom, a portion of a tunnel, an old mop bucket, a helium tank, old fence sample, expired paint and lobby blue chair, metal fence, and broken pool cart to be disposed of was approved.

Ms. Lora: We had multiple service calls for AC units during the month of March and April. The fan and condenser unit was damaged. It was on a Saturday and we had a party. I reached out to Juliana and Michele, and they approved an emergency repairs. They took the components from the main room and put it in in the Egret room. The next day, on Monday, they were able to complete the repairs for both units. You have the invoices there that were previously approved. There was an issue also with the drainage on one of the units. I spoke to the porter to make sure when he does his rounds that if he sees mulch on the outside drainage to make sure he clears it and it doesn't block the flow of water. *Ms. Lora was inaudible at this time.*

D. Gate Updates

Ms. Lora: We had the routine gate maintenance completed. There was a control box and a gear box that was replaced at one of the gates. We recovered \$567.50 from gate hits from reimbursements. There was issue with the podcast modem that went offline that caused some of the transponders that were recently programmed to malfunction but that was corrected by Kevin. We contacted Comcast. The modem is back online. I have also received contact from several homeowners requesting information. One was asking if there was any way that we could relocate the handicap parking spot to be closer to the entrance of the clubhouse because it is a little bit far to walk in. They would like it to be moved in front of the building.

Ms. Harris: We are legal with how we are right now?

Mr. Cochran: I don't know. When we had the consultant that did the ADA inspection did he include the parking area on that? I am not sure.

Ms. Harris: I think it would be a whole redo of the entire clubhouse. I would rather say I am so sorry.

Mr. Cochran: I would have to look into, but my understanding is typically as long as there is an appropriate and they usually do it as some type of ratio depending on how many parking spots there are a certain percentage or certain number have to be able for handicap spots and there has to be access. There has to be ramp like if there is an elevated curb.

Ms. Harris: We have the ramp.

Mr. Cochran: I don't know beyond that I don't know if there is regulations as far as how close it has to be. I don't know that there are. I would have to research or get some kind of consultant to look into it. Like I can't remember if he might have included the parking area. I don't know if he included that in his scope when he was doing the inspection.

Ms. Lora: He mentioned something about the striping and the painting of the actual stalls. We do have 57 spots and 2 handicap parking, and the ramp is directly behind the two spots that we have there. I will pull the document up and forward it to you.

Ms. Harris: They can't park in the circle because we are not allowed. I would say we are terribly sorry, but we can't do it.

Ms. Lora: There was another resident who reached out to us asking that she was going to come today to attend the meeting and propose her idea to the Board. She would like to see if the kiddie pool could be transformed into a splash pad sometime in the future.

Ms. Harris: Not in today's budget.

Ms. Lora: Then there was another person who asked questions about the gates and the functioning of the gates and we answered that. The last email that we received was from a member from The Shores III. He was issued in error an access card, but it was rescinded it and we explained him the reasons why he wasn't able to have access to the clubhouse unless he became an annual member. After that staff was retrained. As far as security goes we had an incident with a resident from the Trellis. Their family received a suspension letter for a period of one year. He was visiting the clubhouse to get information about an issue that he has ongoing with some drainage in his community and also because they hit the gate and they received a letter to reimburse. When he behaved in a threatening manner. He was very aggressive in his behavior. He mentioned weapons and police. A police report was filed and everything and a suspension letter was issued.

Ms. Harris: Have you heard from him?

Ms. Duque: No.

Ms. Lora: They have not come back to the clubhouse.

Ms. Harris: Ok.

Ms. Lora: There was another email that we received from a Board member from the Breakers she is requesting that we change the hours of cleaning for the gym because they are not convenient at the moment for her usage of the gym. I remember when we set these hours we found the hours that we had less foot traffic. She would like for us to clean the gym either after the clubhouse is closed after 8:00 pm or before we open at 6:30 in the morning.

Ms. Harris: No.

Mr. Moon: No.

Ms. Lora: There is also a piece of equipment that she would like to add which is a pull up bar, but we already have a pull up bar.

Ms. Harris: No money, no fun.

Ms. Lora: That is it. I don't know if anybody has any questions?

Ms. Jo: No.

Ms. Duque: Jen you already talked about the handicap ramp request.

Ms. Lora: Yes.

Ms. Duque: There is also an increase in the janitorial service fees. An email regarding the proposed janitorial rate adjustment for the clubhouse is attached to your agenda for reference.

Ms. Harris: Do you know how much they wanted to increase it by?

Ms. Duque: I wanted to give the exact number to the Board.

Ms. Harris: Do we have a choice?

Ms. Duque: You can say no.

Ms. Harris: Are we budgeted?

Ms. Duque: In terms of the budget, we have already accounted for all of those increases, so we are fine from a funding standpoint. It is now simply a matter of whether the Board wishes to move forward with them.

Ms. Harris: A 4% increase guys. What do you think?

Ms. Jo: 4% is not that much.

Ms. Lora: They do provide an excellent service.

Ms. Harris: It has been two years already.

Ms. Lora: Yes.

Ms. Duque: The new price will be \$5,600. It will be \$67,200 per year.

Ms. Harris: What do we pay now? Never mind. Can we have a motion to allow it or is there any discussion from the Board?

Mr. Moon: 4% seems reasonable.

On MOTION by Mr. Moon seconded by Ms. Coon with all in a favor, a 4% increase at \$67,200 per year for Janitorial Services for the clubhouse was approved.

Ms. Lora: Since we are having the public hearing on the 28th of July for the budget can we do the ruling process changes there as well?

Ms. Duque: Yes we can.

Ms. Jo: Are we completed with the changes?

Ms. Lora: I received feedback already from Ana and Maggie. I sent you and Scott a list or summary of what the changes are.

Ms. Duque: Would you like us to add those items to the next meeting agenda? What I am suggesting is that, since the public hearing will be held in July, we can incorporate any comments on the rules at the next meeting so that we have a finalized set of rules in place.

Mr. Cochran: Yes. I have what Jennifer sent most recently, and I think I have some notes prior to that. I guess it just direction from the Board. We can either collect additional things and present them next month or I can take what I have already been provided and do a redline with that. We can include that in the agenda for the next meeting and talk about that and get your feedback from that. Then once we have that we can do that advertisement for the public hearing in July.

Ms. Duque: For that, we only need more or less 35 days.

Mr. Cochran: We need to do two notices that have to be seven days apart. It lengthens the process a little bit but yes it would be doable. If we can nail down what we want to do at the May meeting and advertise it for July.

Ms. Duque: Correct.

Ms. Harris: I say redline it and go with what we have so far.

Ms. Duque: Ok, so we have direction from the Board. Thank you, Jen.

E. Field Manager- Monthly Report

Mr. Lorenzo: There was some irrigation repairs which you will see on page 172. You will see pictures in the next report. You saw that the annuals were replaced. The lakes are doing well. The columns were painted at both entrances and exits. That has been done by FCC. You will see pictures there before and after. The gym equipment was touched up, and a couple of the stations were removed. There is some minor repairs still pending. That should be done soon. You will see some of the wooden barrier or logs that put in when they did the outdoor gym have been replaced. Some of them were corroded and damaged. You will see that on page 179 of your agenda packages. You will see some electrical repairs that were completed by Reivil. You will see that on page 180. Some signs that were installed behind the Reserves along with some other replacements at the linear park and a vandalized post. You will see on page 182 some of the tickets that were filed with FPL for repair. They should have already been completed. I have no other comments besides from whatever Juliana has been discussing in regard to the South Florida Water Management. The good news is the Reserves is done as far as the invasive removals. We are in compliance with them as far as that. Now all we have to do is obtain approval for the replanting.

Ms. Harris: Anyone have anything else for Jesus? Wonderful.

F. CDD Manager

Ms. Duque: I need to make a clarification for the record. Earlier, we stated that the janitorial services increase was 4%, but the actual increase is 9.8%

Ms. Harris: No. That is a no-go.

Ms. Harris: So it is a \$500 increase a month.

Ms. Duque: Correct. The Board may choose to limit the janitorial increase to 4% instead of 9.8%, if that is the level the Board is comfortable approving.

Ms. Harris: If they don't like it they can come back to us next month and we will go from there.

Ms. Duque: I want to clarify and apologize for the confusion. I will go back to the vendor and let them know that the Board is approving only a 4% increase.

Ms. Harris: And see what they say.

Ms. Duque: Nevertheless, this will apply to the Fiscal Year 2027 budget, so we still have time for the vendor to respond before the next meeting. I have already covered quite a bit, and I do not have anything further to report at this time

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

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

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Do I have any audience comments? Motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary/Secretary

Chairman/Vice Chairman

AGREEMENT

Office of the Supervisor of Elections and Owner/Designee, **Lakes by the Bay South CDD**, located at **21864 SW 93 Path, Cutler Bay, FL 33190**, agree to the following:

Owner's Obligation

Owner and/or his/her assignees, heirs or successors will permit Office of the Supervisor of Elections to use approximately **667**. square feet of space in the **Lakes by the Bay South CDD** (the "Property") located at **21864 SW 93 Path, Cutler Bay, FL 33190**, for any federal, state, county, municipal or district election.

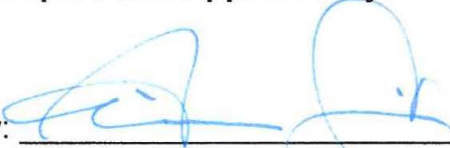
Office of the Supervisor of Elections Obligation

The Office of the Supervisor of Elections does hereby agree to indemnify and hold harmless, from any and all personal injury or property damage claims, liabilities, losses, and causes of action which may arise solely as a result of election operations conducted on the Property. This agreement is subject to the provisions of Section 768.28 Florida Statutes, such that the Office of the Supervisor of Elections shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of \$200,000, or any claim or judgments or portions thereof, which, when totaled with all other occurrence, exceeds the sum of \$300,000 from any and all personal injury or property damage claims, liabilities, losses and causes of action which may arise solely as a result of election operations conducted on the Property. However, nothing herein shall be deemed to indemnify Owner from any liability or claim arising out of the negligent performance or failure of performance of the Owner or any unrelated third party.

Termination or Modification of Agreement

This agreement may be terminated by either party, after discussion with the other, by providing 45 days prior written notice. This agreement may be modified, in writing, by mutual agreement of the parties.

Accepted and Approved By:

By: 
Alina Garcia, Supervisor of Elections

4/14/24
Date

By: 
Signature: Property Owner/Designee

5/1/2026
Date

Michele R. Harris
Type or Print Name

Lakes by the Bay South CDD
21864 SW 93 Path, Cutler Bay, FL 33190

cc: Baunie McConnell, Director of Miami-Dade County Risk Management Division,
People and Internal Operations Department



Office of the Supervisor of Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-VOTE (8683) TTY 305-499-8480

votemiamidade.gov

Isles at Bayshore Clubhouse
Jennifer Lora
21864 SW 93 Path
Cutler Bay, FL 33190

POLLING PLACE AUTHORIZATION

August 18, 2026, Primary Election
November 3, 2026, General Election

An election is scheduled for the following date(s):

We will need access to your facility at **12:00 pm on Monday, August 17, 2026 and Monday November 2, 2026**, to set up and activate the voting equipment, and again at **5:30 am on Tuesday, August 18, 2026 and Tuesday November 3, 2026**, to begin Election Day preparations.

To confirm the availability of your facility on these dates, and to update any pertinent information we currently have on file, please complete and sign the authorization form below. Please return it no later than **May 8, 2026**. You may email us at pollplaces@votemiamidade.gov or fax it to **305-499-8373**. If, for any reason, your facility is not available on the above-listed dates, please contact the Polling Place Manager at 305-499-8460 as soon as possible.

Thank you for your continued support of the electoral process. The use of your facility as a polling place is a great contribution to the success of elections in Miami-Dade.

Sincerely,



Erika Sierra-Trujillo
Deputy Supervisor of Elections, Operations

RETURN TO THE OFFICE OF THE SUPERVISOR OF ELECTIONS Please use the spaces provided to make corrections

AUTHORIZATION BE SURE TO SIGN AND DATE

I hereby authorize the use of this facility as a polling place for the following election(s):

August 18, 2026, Primary Election
November 3, 2026, General Election

REQUIRED INFORMATION

[Handwritten Signature]

PRECINCT

862, 863

POLLING LOCATION

Isles at Bayshore Clubhouse
21864 SW 93 Path
Cutler Bay, FL 33190

HOURS OF OPERATION

Monday - Friday: 6:30 AM - 8 PM; Sat-Sun: 8 AM - 8 PM

FACILITY OPENED BY

Jennifer Lora

305-742-5812 786-242-5655

CONTACT INFORMATION

Jennifer Lora

305-742-5812 786-242-5655

jennifer.lora@fsresidential.com

EQUIPMENT DELIVERY AREA

Egret Room



ADDENDUM TO FACILITIES SERVICES CONTRACT

5/1/2026

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

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

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

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

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

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

"Any additional hours or staff, including, but not limited to staff needed to work for employees who take provided personal time off ("**PTO**"), vacation or holiday time, or bonuses requested by District will be paid for at the individual's compensation plus labor rate as stipulated in Schedule I."
5. Paragraph 8 of the Contract, entitled *Notices*, is hereby modified to provide that notices to FirstService will be addressed to the attention of the Legal Department at FirstService Residential Property Management, Inc., 1601 SW 80th Terrace, Suite 300, Plantation, FL 33324; and notices copied to District Counsel will be sent to Billing Cochran, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, FL 33301, Attention: Michael J. Pawelcheck, Esq.
6. Paragraph 17 of the Contract, entitled *Scrutinized Company Certification*, is hereby deleted and replaced with the following:

"17. 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 Contract, 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 Contract:
 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 Contract 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 Contract 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.”

7. Schedule I of the Contract is hereby deleted and replaced as attached hereto, and by reference hereof, made a part of this Addendum.
8. Paragraph 11 of the Contract, entitled *Disclosure*, is hereby deleted and replaced with the following:

“11. **DISCLOSURE.**

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

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

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

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

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

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

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT



Signature

Michele Harris

Printed Name

Authorized Signer

Printed Title

FIRSTSERVICE RESIDENTIAL PROPERTY MANAGEMENT, INC.



Signature

Stephanie Parker

Printed Name

President, Condo/HOA

Printed Title

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

MANAGEMENT FEE

Includes supervising regional director

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

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

ON-SITE STAFF (IF APPLICABLE)

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

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

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

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

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

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



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Office: 9545054178

Estimate

Date	Estimate #
5/13/26	32054

Name / Address		Ship To		
Isles at Bayshore 5385 N. Nob Hill Road Sunrise, FL 33351		Isles at Bayshore Club 21864 SW 93 Path Cutler Bay FL 33190		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	Jennifer.Lora@fsresidential.com	786-319-5269		Net 30
Item	Description	Qty	Cost	Total
Parts	Parts- Star Trac treadmill 9-3613-KUNP0 SN#TR3613L23210131- need new motor control board and running belt. MCB is under warranty. Running belt is out of warranty. This estimate is for running belt only. 130-1911	1	362.09	362.09
Installation-...	Installation of Parts		300.00	300.00
Shipping & ...	Shipping & Handling charges for parts		48.98	48.98
			Subtotal	\$711.07
			Sales Tax (0.0%)	\$0.00
			Total	\$711.07

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.

TheFloridaFitnessSolution.com



MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: Isles at Bayshore Clubhouse

MANAGER NAME: Jennifer Lora

MONTH OF: May 2026

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

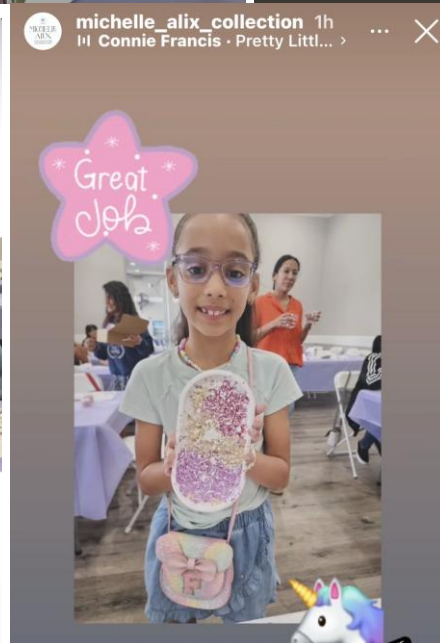
Method of distribution: Fax (F), E-mail (E), Mail (M), Hand Delivered (H)

Social and Event Updates

Crafts distribution for the month of May began the last week of April. Father's Day (June) crafts will be distributed on the first week of June. Sign ups for the July-September trimester are ongoing.

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

On May 2nd, we hosted a Mother's Day Soap workshop with 40 members in attendance. Members had the opportunity to make two rose shaped soaps with the scent of their choice and a tray to display them. Refreshments were offered to members that attended courtesy of FirstService Residential.



We are currently planning and working on the logistics for our annual summer pool party (June 6th 1-3PM) Event is currently at capacity with 151 club members and their families in attendance. Members will receive a meal ticket each for two hotdogs and their choice of chips and dessert. Refreshments will be provided by Isles at Bayshore Master Association.

We have received estimates from three companies to bid to be the new vendor for our community paint nights. Estimates from Recrea's vendor, Colors Be Fun (\$50.00 P/P); Painting with a Twist (\$32 P/P 1.5-hour class or \$43 P/P 2-hour class) and Lunituni (\$35.00 P/P) are attached for the board's reference and selection.

Upcoming events:

June

Crafts distribution: Week of May 29th

Welcome Summer Pool Party: June 6th 1-3PM (at capacity)

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

July

Summer paint night 7/17 TBD pending vendor selection

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

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

August

Crafts distribution 8/7 Back to school themed

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

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

Party Rentals:

YTD 2026, we have collected \$4,512.74 in additional clubhouse income. This includes previous markets, funds left from 2025 and this year's private party rental fees.

Clubhouse activity by month 2026:

Month	Meetings	Private parties	Clubhouse events	Classes
January	2	2	4	5
February	4	1	4	4
March	1	4	2	4
April	2	5	3	4
May	2	3	2	4
June	1	5	2	4
July	1	1	3	4
August				
September				
October				
November				
December				
YTD Totals	13	21	20	29

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:** Agreement has been signed and designation letter has been forwarded to the Department of elections. 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:** Management has observed that the current gym access system has become increasingly slow and inefficient, often taking time to load and switch between member profiles during the check-in process. DML Security Systems was contacted to troubleshoot the issue, and after further review, it was determined that the existing software has been discontinued and is no longer supported by the manufacturer. Given the age and limitations of the current platform, Management is seeking Board direction on proactively upgrading the system before a complete failure occurs, which could significantly impact daily clubhouse and gym operations. DML has provided us with two estimates to replace the current system. Below is a comparison of both options for board's review. Option #2 is the recommended one by DML.

**Lakes by the Bay South CDD (Isles)
Gym Access Control Upgrade Comparison – May 2026**

Feature	Option 1 – Facial Recognition	Option 2 – Mobile Credential / Smartphone Access
Access Method	Facial recognition reader	Mobile phone/app-based access
Equipment Included	2 facial recognition readers (gym entrance + front desk enrollment station)	1 mobile credential access reader/controller
Resident Access	Touchless facial recognition	Smartphone/mobile app credentials
Administration	Local user enrollment and management	Cloud-based remote management
Audit / Access Logs	Yes	Yes
Credential Management	Facial enrollment at front desk	Mobile credential assignment/removal
Recurring Costs	None	\$250/month subscription after first 3 months
Subscription Included	N/A	First quarter (3 months) included
Mobile Device Required	No	Yes
Physical Cards/Fobs Needed	No	No
Remote Management	Limited/local management	Full remote administrative control
System Type	Standalone local system	Cloud/mobile-based platform
Scalability	Limited to facial recognition platform	Expandable to additional credential types
Key Advantages	No recurring fees, touchless access, simple standalone system	Remote management, flexible cloud platform, unlimited mobile credentials
Potential Considerations	Requires facial enrollment of residents	Ongoing monthly subscription cost
Installation Scope	Complete turnkey installation	Complete turnkey installation
One-Time Installation Cost	\$9,845.00	\$8,681.00
Ongoing Costs	None	\$250/month after first 3 months
Estimated Annual Cost After Year 1	\$0 recurring	Approximately \$3,000 annually recurring
Recommended For	Communities seeking no ongoing fees and simple management	Communities prioritizing convenience and remote administration

D) Pool items

- **Estimates for tank valve repairs:** Ivero pools conducted an inspection of the valves that are housed in the collection tanks. These valves have not been changed throughout the life of the pool and are getting stuck, making the emptying of the collection tanks difficult to clean the filter elements. The company that produces the repair kits/replacement valves is based out of Jacksonville, FL. At the time of this

report, the estimate from Ivero pools is not available and will be forwarded for approval once vendor has it ready.

- **Estimates for jacuzzi repairs:** I had a conversation with Rolando from Ivero and requested that the proposed jacuzzi repair estimate be revised and broken down on an “apples-to-apples” basis to allow for a clearer comparison of costs and scope between proposals. I also requested that the estimate for the required step reconstruction be separated from any equipment-related repairs or replacement costs. As of the date of this report, the revised estimate has not yet been provided.

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.

- **Entrance and exit gate concrete median repairs/paint:** project has been completed.
- **Trash bin exchange:** All bins have been replaced.

F) Gates and Security Updates

- **Gates:**
- Routine gate service was completed per the maintenance contract. Camera lenses are cleaned every Monday to ensure visibility.
- Letters were sent to individuals that have hit the gates. A total of \$561.38 has been collected as reimbursements from gate hit incidents. A third reimbursement is pending, driver deferred to processing payment via U-Haul’s insurance and will mail payment himself.
- **Security Incidents and Actions:**
- On Monday 5/11 a female member approached the front desk with a medical emergency. Front Desk team leader Marketa Bakker rendered aid to her and called 911. Member received medical attention and was not transported to the hospital and left once a ride was available to her.

DML - Lakes by the Bay South CDD (isles) - Facial Reader Access Gym (Standalone) 5.2026

From Kevin Wimberly <kevin@dml-security.com>

Date Fri 5/15/2026 12:17 PM

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

 1 attachment (144 KB)

DML Proposal #12625 Lakes by the Bay South CDD (isles) - Facial Reader Access Gym (Standalone) 5.2026.pdf;

**Lakes by the Bay South CDD (Isles) – Gym Access Control Upgrade (Standalone)
Option 1 – Facial Recognition Access System**

May 2026

Project Overview

At the request of Management, DML Security Systems has been asked to review and provide recommendations for upgrading the existing gym access software/system at the clubhouse.

After evaluating the current setup, DML recommends transitioning the gym to a true access control platform rather than continuing with the existing dated software, which currently relies primarily on visual verification via stored images.

Implementing a dedicated access control system will provide significantly improved security, accountability, and management oversight by allowing controlled access and proper auditing of individuals entering and exiting the gym facility.

DML is providing two separate proposal options for Management review:

Option 1 – Facial Recognition Access Control (this proposal)

Option 2 – Mobile Credential / Smartphone-Based Access Control

Both solutions provide modern access management capabilities; however, this proposal outlines the facial recognition option.

Option 1 – Facial Recognition Access Control Solution

This proposal consists of a standalone facial recognition access control system for the gym facility.

The system will provide secure access for authorized residents while maintaining detailed access event history and user accountability.

Scope of Work

DML will provide, install, configure, and test a complete turnkey facial recognition access system including:

Gym Entry Access

Qty. 1 – Facial Recognition Reader (Gym Entry Door)

Installed at the interior gym entrance door to provide controlled access for approved residents.

Functions include:

- Facial recognition access
- Fast touchless authentication
- Event auditing / access logs
- Resident-specific credential management
- Standalone operation
- Enrollment Station

Qty. 1 – Secondary Facial Recognition Reader (Front Desk / Clubhouse)

Installed at the front desk area and intended primarily for:

- Resident facial enrollment
- Credential administration
- User management
- System administration functions

This allows Management or authorized staff to conveniently enroll and manage users without requiring enrollment directly at the gym door.

System Benefits

This solution provides:

- Controlled gym access
- Detailed access auditing
- Resident accountability
- Touchless authentication
- Fast user verification
- Modern replacement for outdated image-based verification
- No dependency on mobile devices
- Local credential management
- Recurring Fees

None

This facial recognition solution is a one-time installation with no recurring licensing or subscription fees.

Installation / Turnkey Scope

This proposal includes:

- All equipment
- Materials
- Installation labor
- System programming
- Configuration
- Testing
- User setup / enrollment configuration
- Final commissioning

This is a complete turnkey solution.

Active Service Agreement Discounts

As this property maintains an active service agreement, applicable discounts have been applied and are reflected within the proposal pricing for Management review.

Summary

Option 1 provides a modern standalone facial recognition access control platform for the gym, replacing the current dated verification method with a significantly more secure, manageable, and auditable solution.

Kevin

Have a great day,



Kevin Wimberly
Owner / Operator
DML Security Systems

State of Florida License #EG13000588

Direct: 305.801.9197

KEVIN@DML-SECURITY.COM

"Specializing in yesterday, today and tomorrow's technology"

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PROPOSAL

DATE: **05/15/2026**
 EXP. DATE: **06/14/2026**
 PROPOSAL # 12625

DML Security Systems
 18495 South Dixie Hwy #264
 Cutler Bay, FL 33157
 Phone: (786) 899-2256
 Email: kevin@dml-security.com

BILL TO:

First Service Residential
 5701 North Pine Island Road
 Tamarac, FL 33321, United States

SERVICE TO:

Lakes by the Bay South CDD (CH / GYM)
 21864 Southwest 93rd Path Cutler Bay,
 FL 33190, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
ADI-HX-K1T671M	FACE RECOGNITION TERMINAL	2.00	\$1,625.00	Item	\$3,250.00	N
ADI- HX-K2602G	Hikvision -G Double-Door IP Access Controller, Tamper-Proof Switch, 4 Card Readers, White	1.00	\$1,050.00	Item	\$1,050.00	N
ADI-AX-400ULACM	12/ 24 DC UL PS W/ ACM8 Access Control Power Supply	1.00	\$325.00	Item	\$325.00	N
ADI-0L-EN40012RH	TRINE: ELECTRIC STRIKE, RIGHT / LEFT 12VDC	1.00	\$395.00	Item	\$395.00	N
DML-DOOR-HANDLE-CLOSET	Commercial Indoor / Outdoor rated door handle / lock (closet door type free egress / lockable outside)	1.00	\$350.00	Item	\$350.00	N
ADI-WG-22061101	22/6 STR OAS CMR/FT4 1M BX WHT	1.00	\$265.00	Item	\$265.00	N
ADI-0E-CAT6RBL	(BLUE CAT6) 23/ 4 C6 CMR/ FT4 BLUE 1M RL/ BOX	1.00	\$165.00	Item	\$165.00	N
Materials	Conduit, J-Boxes, Fittings, Connectors, Etc	1.00	\$225.00	Item	\$225.00	N
Trip Charge	Travel: Includes gas, tolls, and parking	5.00	\$35.00	Item	\$175.00	N
DML-SERVER-SERVICE	IT Service for Server's & Advanced Networking (Programming / Database Creation / Assistance / Training	1.00	\$1,750.00	Item	\$1,750.00	N
Install	Install, Configure, and Program the above	1.00	\$4,250.00	Item	\$4,250.00	N
DML-PMSA-DC	Equipment Discount: Per an active preventative maintenance or service agreement	0.20	\$-6,025.00	Item	\$-1,205.00	N



PROPOSAL

DATE: **05/15/2026**
 EXP. DATE: **06/14/2026**
 PROPOSAL # 12625

DML-PMSA-DCT	Trip Charge Discount: Per an active preventative maintenance or service agreement	0.50	\$-175.00	Item	\$-87.50	N
DML-PMSA-DCL	Labor or Service Discount: Per an active preventative maintenance or service agreement	0.25	\$-4,250.00	Item	\$-1,062.50	N

SUBTOTAL	\$9,845.00
TAX RATE*	
TAX	\$0.00
OTHER	-
TOTAL	\$9,845.00



PROPOSAL

DATE: 05/15/2026
EXP. DATE: 06/14/2026
PROPOSAL # 12625

MEMO

Lakes by the Bay South CDD (Isles) – Gym Access Control Upgrade (Standalone)
Option 1 – Facial Recognition Access System

May 2026

Project Overview

At the request of Management, DML Security Systems has been asked to review and provide recommendations for upgrading the existing gym access software/system at the clubhouse.

After evaluating the current setup, DML recommends transitioning the gym to a true access control platform rather than continuing with the existing dated software, which currently relies primarily on visual verification via stored images.

Implementing a dedicated access control system will provide significantly improved security, accountability, and management oversight by allowing controlled access and proper auditing of individuals entering and exiting the gym facility.

DML is providing two separate proposal options for Management review:

Option 1 – Facial Recognition Access Control (this proposal)
Option 2 – Mobile Credential / Smartphone-Based Access Control

Both solutions provide modern access management capabilities; however, this proposal outlines the facial recognition option.

Option 1 – Facial Recognition Access Control Solution

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The system will provide secure access for authorized residents while maintaining detailed access event history and user accountability.

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Functions include:

- Facial recognition access
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- Event auditing / access logs
- Resident-specific credential management
- Standalone operation
- Enrollment Station



PROPOSAL

DATE: 05/15/2026
EXP. DATE: 06/14/2026
PROPOSAL # 12625

Qty. 1 – Secondary Facial Recognition Reader (Front Desk / Clubhouse)

Installed at the front desk area and intended primarily for:

- Resident facial enrollment
- Credential administration
- User management
- System administration functions

This allows Management or authorized staff to conveniently enroll and manage users without requiring enrollment directly at the gym door.

System Benefits

This solution provides:

- Controlled gym access
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- Modern replacement for outdated image-based verification
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- Local credential management
- Recurring Fees

None

This facial recognition solution is a one-time installation with no recurring licensing or subscription fees.

Installation / Turnkey Scope

This proposal includes:

- All equipment
- Materials
- Installation labor
- System programming
- Configuration
- Testing
- User setup / enrollment configuration
- Final commissioning

This is a complete turnkey solution.

Active Service Agreement Discounts

As this property maintains an active service agreement, applicable discounts have been applied and are reflected within the proposal pricing for Management review.

Summary

Option 1 provides a modern standalone facial recognition access control platform for the gym, replacing the current dated verification method with a significantly more secure, manageable, and auditable solution.



SECURITY SYSTEMS

PROPOSAL

DATE: 05/15/2026
 EXP. DATE: 06/14/2026
 PROPOSAL # 12625

TERMS & CONDITIONS

TERMS OF PAYMENT:

Deposits are refundable with a 20% restocking fee for any equipment, parts, or material purchased.

Payment Schedule:

50% deposit of total price is due upon signing contract.

25% of total price is due upon arriving to install and before installation.

25% of total price is due when installation is complete.

For installations where DML Security Systems has obtained a permit, customer may request to hold a 10% retainer until the final inspection is complete and closed.

Final payment is due upon DML Security Systems completing installation.

A minimum charge of \$25.00 or 3% per month (whichever is greater) will be applied to accounts not paid within 30 days after the completion of any invoiced work. All materials shall remain the property of DML Security Systems until all related invoices are paid in full. The customer agrees to pay all applicable interest and any costs incurred in the collection of this debt. Non-payment may result in a lien being placed on the customer's property.

CONTRACT ACCEPTANCE: Customer may review these items with a representative from DML Security Systems prior to accepting this contract. By the customer making the first payment, the customer agrees to accept this contract and the aforementioned contract items and terms stated above. Please review the terms and conditions noted on this contract.

This proposal is valid for 30 days from the date sent by DML Security Systems. Thank you for your business!

By making first payment of this contract, the customer agrees to the services and conditions outlined in this contract. Please sign the contract.

Printed Name /Title: _____

Signature: _____

Date: _____

WARRANTY:

Parts and Materials: 1 year warranty including any manufacturer's own coverage which may exceed the 1 year

Labor and Support Warranty is 90 days. All service calls, either onsite or remote after this period will be billed at our service rate unless a support package/service agreement is in place. On site service calls are subject to trip charges and a 2-hour minimum call.

Conditions Not Covered by Warranty: Damage resulting from accidents, acts of God, alteration, misuse, tampering or abuse

"Specializing in yesterday, today and tomorrow's technology"



DML - Lakes by the Bay South CDD (isles) - Liftmaster MyQ (Mobile APP) 5.2026

From Kevin Wimberly <kevin@dml-security.com>

Date Fri 5/15/2026 12:17 PM

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

 1 attachment (153 KB)

DML Proposal #12626 Lakes by the Bay South CDD (isles) - Liftmaster MyQ (Mobile APP) 5.2026.pdf;

***** Recommended Solution *****

Lakes by the Bay South CDD (Isles) – Gym Access Control Upgrade (Cloud Based / Mobile Access)

Option 2 – Mobile Credential / Smartphone-Based Access Control

May 2026

Project Overview

At the request of Management, DML Security Systems has been asked to review and provide recommendations for upgrading the existing gym access software/system at the clubhouse.

After evaluating the current setup, DML recommends transitioning the gym to a true access control platform rather than continuing with the existing dated software, which currently relies primarily on visual verification via stored images.

Implementing a dedicated access control system will provide significantly improved security, accountability, and management oversight by allowing controlled access and proper auditing of individuals entering and exiting the gym facility.

DML is providing two separate proposal options for Management review:

Option 1 – Facial Recognition Access Control

Option 2 – Mobile Credential / Smartphone-Based Access Control (this proposal)

Both solutions provide modern access management capabilities; however, this proposal outlines the mobile credential option.

Option 2 – Mobile Credential Access Control Solution

This proposal consists of a standalone access control system utilizing mobile phone credentials for gym access.

Under this option, authorized residents will gain access to the gym facility using their personal mobile devices via secure app-based credentials, eliminating the need for physical credentials while still providing full administrative control and audit capabilities.

As with Option 1, a dedicated access control reader/controller will be installed at the interior gym entrance to secure and control

access.

Scope of Work

DML will provide, install, configure, and test a complete turnkey mobile credential access control system including:

Gym Entry Access

Qty. 1 – Access Control Reader / Mobile Credential Entry Device (Gym Entry Door)

Installed at the interior gym entrance door to provide controlled access for authorized residents.

Functions include:

Mobile phone/app-based access credentials

Secure authorized user access

Event logging / audit trails

Resident credential management

Remote access administration

Standalone operation

System Benefits

This solution provides:

Controlled gym access

Detailed access auditing

Resident accountability

Mobile credential convenience

No physical cards/fobs required

Real-time credential management

Remote administrative control

Modern replacement for outdated image-based verification

Management will retain full administrative control of the platform, including:

Adding/removing users

Managing permissions

Viewing access events

Running audit/activity reports

Administrative account management

Subscription / Recurring Service

Unlike Option 1, this mobile credential solution does require an active cloud/mobile subscription service.

Typically, LiftMaster audits a property and structures pricing based on the total number of residential units within the community.

However, due to DML Security Systems' longstanding relationship with LiftMaster and direct coordination with manufacturer representatives, a preferred pricing arrangement has been secured specifically for this property.

Special Pricing Secured

Unlimited Mobile Credentials / Access:

Flat Rate: \$250.00 per month

Included Subscription Service

This proposal includes Qty. 1 Quarter (three months) of mobile access subscription service paid in advance as part of the initial installation.

Included at startup:

- Unlimited resident mobile credentials
- Full management administrative access
- Audit/event reporting
- Cloud credential management
- Mobile application access
- Manufacturer platform support

After the initial prepaid quarter, ongoing service will continue at:

\$250.00 per month
(Unlimited Mobile Access – Preferred Property Pricing)

This pricing allows:

- Unlimited resident mobile access credentials
- Full management administrative access
- Audit reporting
- Cloud credential management
- Platform support access
- Installation / Turnkey Scope

This proposal includes:

- All equipment
- Materials
- Installation labor
- Programming
- Configuration
- Testing
- Management setup
- Administrative training
- Final commissioning

This is a complete turnkey installation.

Compatibility / Alternate Access

While this proposal is based around mobile credential access, the system remains expandable and compatible with alternate credential types should future needs require accommodations.

Active Service Agreement Discounts

As this property maintains an active service agreement, applicable discounts have been applied and are reflected within the proposal pricing for Management review.

Summary

Option 2 provides a modern smartphone-based access control solution for the gym facility, offering convenience, full audit capability, and centralized management control.

While this option includes recurring subscription costs, it provides a flexible and scalable access platform with unlimited resident mobile credential access under DML's negotiated pricing structure.

Kevin

Have a great day,



Kevin Wimberly
Owner / Operator
DML Security Systems

State of Florida License #EG13000588

Direct: 305.801.9197

KEVIN@DML-SECURITY.COM

"Specializing in yesterday, today and tomorrow's technology"

This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this documents in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this document in error, please notify us by mail.



PROPOSAL

DATE: **05/15/2026**
 EXP. DATE: **06/14/2026**
 PROPOSAL # 12626

DML Security Systems
 18495 South Dixie Hwy #264
 Cutler Bay, FL 33157
 Phone: (786) 899-2256
 Email: kevin@dml-security.com

BILL TO:

First Service Residential
 5701 North Pine Island Road
 Tamarac, FL 33321, United States

SERVICE TO:

Lakes by the Bay South CDD (CH / GYM)
 21864 Southwest 93rd Path Cutler Bay, FL
 33190, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
CP-CAP2D	CAP2D: Connected Access Portal-2 Dr Controller LiftMaster-Cloud Based, Credentialed Access Control, 12VDC, 1.5A minimum	1.00	\$1,425.00	Item	\$1,425.00	N
CP-SRDRKP	Smart Reader, Keypad Power Supply Voltage: 5-16 VDC (Power supply not included), Current: 145 mA average, 195 mA peak, Tech: Prox: 125 KHz - Standard 26 bit, 30 bit, 37 bit Smart: 13.56 MHz - 32 bit Mi-Fare,	1.00	\$395.00	Item	\$395.00	N
ADI-AX-400ULACM	12/ 24 DC UL PS W/ ACM8 Access Control Power Supply	1.00	\$325.00	Item	\$325.00	N
ADI-0L-EN40012RH	TRINE: ELECTRIC STRIKE, RIGHT / LEFT 12VDC	1.00	\$395.00	Item	\$395.00	N
DML-DOOR-HANDLE-CLOSET	Commercial Indoor / Outdoor rated door handle / lock (closet door type free egress / lockable outside)	1.00	\$350.00	Item	\$350.00	N
ADI-WG-22061101	22/6 STR OAS CMR/FT4 1M BX WHT	1.00	\$265.00	Item	\$265.00	N
ADI-0E-CAT6RBL	(BLUE CAT6) 23/ 4 C6 CMR/ FT4 BLUE 1M RL/ BOX	1.00	\$165.00	Item	\$165.00	N
NOTES	The Below: This proposal includes Qty. 1 Quarter (three months) of mobile access subscription service paid in advance as part of the initial installation.	1.00	\$0.00	Item	\$0.00	N



PROPOSAL

DATE: 05/15/2026
 EXP. DATE: 06/14/2026
 PROPOSAL # 12626

DML-CAPXL-APP	Community by myQ App** Allows residents to visually identify guests before granting/denying access using smartphone (per license / household)	3.00	\$250.00	Item	\$750.00	N
Materials	Conduit, J-Boxes, Fittings, Connectors, Etc	1.00	\$250.00	Item	\$250.00	N
Trip Charge	Travel: Includes gas, tolls, and parking	5.00	\$35.00	Item	\$175.00	N
DML-SERVER-SERVICE	IT Service for Server's & Advanced Networking (Programming / Database Creation / Assistance / Training	1.00	\$1,750.00	Item	\$1,750.00	N
Install	Install, Configure, and Program the above	1.00	\$4,250.00	Item	\$4,250.00	N
DML-PMSA-DC	Equipment Discount: Per an active preventative maintenance or service agreement	0.20	\$-3,320.00	Item	\$-664.00	N
DML-PMSA-DCT	Trip Charge Discount: Per an active preventative maintenance or service agreement	0.50	\$-175.00	Item	\$-87.50	N
DML-PMSA-DCL	Labor or Service Discount: Per an active preventative maintenance or service agreement	0.25	\$-4,250.00	Item	\$-1,062.50	N

SUBTOTAL **\$8,681.00**
 TAX RATE*
 TAX **\$0.00**
 OTHER -
TOTAL \$8,681.00



PROPOSAL

DATE: 05/15/2026
EXP. DATE: 06/14/2026
PROPOSAL # 12626

MEMO

Lakes by the Bay South CDD (Isles) – Gym Access Control Upgrade
(Cloud Based / Mobile Access)
Option 2 – Mobile Credential / Smartphone-Based Access Control
May 2026

Project Overview

At the request of Management, DML Security Systems has been asked to review and provide recommendations for upgrading the existing gym access software/system at the clubhouse.

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Implementing a dedicated access control system will provide significantly improved security, accountability, and management oversight by allowing controlled access and proper auditing of individuals entering and exiting the gym facility.

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Both solutions provide modern access management capabilities; however, this proposal outlines the mobile credential option.

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Under this option, authorized residents will gain access to the gym facility using their personal mobile devices via secure app-based credentials, eliminating the need for physical credentials while still providing full administrative control and audit capabilities.

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Scope of Work

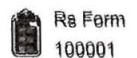
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Functions include:





SECURITY SYSTEMS

PROPOSAL

DATE: 05/15/2026
 EXP. DATE: 06/14/2026
 PROPOSAL # 12626

Mobile phone/app-based access credentials
 Secure authorized user access
 Event logging / audit trails
 Resident credential management
 Remote access administration
 Standalone operation
 System Benefits

This solution provides:

- Controlled gym access
- Detailed access auditing
- Resident accountability
- Mobile credential convenience
- No physical cards/fobs required
- Real-time credential management
- Remote administrative control
- Modern replacement for outdated image-based verification

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- Adding/removing users
- Managing permissions
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SECURITY SYSTEMS

PROPOSAL

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SECURITY SYSTEMS

PROPOSAL

DATE: 05/15/2026
 EXP. DATE: 06/14/2026
 PROPOSAL # 12626

TERMS & CONDITIONS

TERMS OF PAYMENT:
 Deposits are refundable with a 20% restocking fee for any equipment, parts, or material purchased.
 Payment Schedule:
 50% deposit of total price is due upon signing contract.
 25% of total price is due upon arriving to install and before installation.
 25% of total price is due when installation is complete.
 For installations where DML Security Systems has obtained a permit, customer may request to hold a 10% retainer until the final inspection is complete and closed.
 Final payment is due upon DML Security Systems completing installation.
 A minimum charge of \$25.00 or 3% per month (whichever is greater) will be applied to accounts not paid within 30 days after the completion of any invoiced work. All materials shall remain the property of DML Security Systems until all related invoices are paid in full. The customer agrees to pay all applicable interest and any costs incurred in the collection of this debt. Non-payment may result in a lien being placed on the customer's property.
CONTRACT ACCEPTANCE: Customer may review these items with a representative from DML Security Systems prior to accepting this contract. By the customer making the first payment, the customer agrees to accept this contract and the aforementioned contract items and terms stated above. Please review the terms and conditions noted on this contract.

This proposal is valid for 30 days from the date sent by DML Security Systems. Thank you for your business!
 By making first payment of this contract, the customer agrees to the services and conditions outlined in this contract. Please sign the contract.

Printed Name /Title: _____

Signature: _____

Date: _____

WARRANTY:
 Parts and Materials: 1 year warranty including any manufacturer's own coverage which may exceed the 1 year
 Labor and Support Warranty is 90 days. All service calls, either onsite or remote after this period will be billed at our service rate unless a support package/service agreement is in place. On site service calls are subject to trip charges and a 2-hour minimum call.

Conditions Not Covered by Warranty: Damage resulting from accidents, acts of God, alteration, misuse, tampering or abuse
 "Specializing in yesterday, today and tomorrow's technology"



1 May 2025
Invoice No. 262-001

Billed to:

Recre USA

Description	Qty	Amount
Guided canvas painting activity includes brushes, canvases, easels, paints, and an assistant. 2-hour duration.	35 ppl	\$1,750
\$100 per additional hour		
\$50 per additional participants		
	Subtotal	\$1,750
	Total	\$1,750

Payment Information

zelle: (561) 562-0729

Andreina Solivan

tel: (561) 562-0729
colorstobefun@gmail.com

Re: Inquiry community paint night events

From Painting with a Twist Miami, FL - Kendall <studio373@paintingwithatwist.com>

Date Wed 5/6/2026 9:02 AM

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

Hi Jennifer,

Thanks for reaching out about your community paint nights.

We offer the following:

- 1.5-hour classes on an 11x14 canvas, \$32 per person.
- 2 hour classes on a 16x20 canvas, \$43 per person.
- Travel fee: \$155.

All classes include materials and an artist. You only need to provide the seating arrangement and access to water.

Please let me know if this is within your desired price range. Looking forward to hearing from you.

Regards,
Pedro

On Tue, May 5, 2026 at 2:17 PM Jennifer Lora <jennifer.lora@fsresidential.com> wrote:
Good afternoon

My name is Jennifer Lora, I am the clubhouse manager for Isles at Bayshore Clubhouse in Cutler Bay. We host community paint nights 3 times a year in our clubhouse. Our current vendor moved to central Florida and we are inquiring about pricing from your studio. Our paint nights are geared towards or clubhouse members aged 21+ and from 7-9PM. We are interested in an estimate from your studio for 35 people. The event would be onsite at our clubhouse located at 21864 SW 93rd Path Cutler Bay Fl 33190.

I look forward in hearing back from you

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



Residents get instant answers with HODA

ORDER FORM



Order date:

April / 15 / 2026

Order number: 2617

CUSTOMER INFORMATION :

Name: JENNIFER LORA

Address: Lakes by the Bay South CDD

Phone: +1 (954) 994-7440

21864 SW 93rd Path Cutler Bay, FL 33190

Email: jennifer.lora@fsresidential.com

NOTES :

ORDER DETAILS :

ITEM	DESCRIPTION	PARTICIPANTS	PRICE	AMOUNT
1	Art & crafts Workshop *Canvas Paint (Beach sunset vibes, Cherry blossom, lemons ... and more options)	35	\$35	\$1,225
<p>What's Included</p> <ul style="list-style-type: none"> All painting materials 2-3 professional staff members onsite Full setup and cleanup Pre-event coordination Karaoke *optional at no additional cost <p>Not Included</p> <ul style="list-style-type: none"> Alcoholic beverages Food or catering services <p>Event Flow</p> <ul style="list-style-type: none"> Setup: 30-45 minutes prior to event start Painting: 1.5-2 hours Cleanup: Immediately following the event 				

SUBTOTAL	\$1,225
TAX	\$85.75
TOTAL	\$1,310.75

Lunituni Order Policy

Order Confirmation

All orders must be confirmed with full details (items, quantity, customization if applicable). Once confirmed, orders cannot be changed without approval.

Payment Terms

Full payment is required to secure your order. Orders are not processed or reserved until payment is received.

Processing Time

A minimum of 3 weeks notice is required for most stations to ensure proper planning and the best quality of service. Please allow 10-15 business days for order preparation. Larger or custom orders may require additional time.

Custom Orders

Custom or personalized items are final sale. Please review all details carefully before confirming your order.

Shipping & Delivery

We offer shipping and local delivery. Delivery times may vary based on location. Lunituni is not responsible for delays caused by shipping carriers.

Returns & Refunds

Due to the nature of our products, all sales are final. No returns or refunds once the order has been processed or shipped.

Damaged Items

If your order arrives damaged, please contact us within 24 hours with photos so we can assist you.

Event & Workshop Bookings

A 50% non-refundable deposit is required to secure your event date.

Deposits are non-refundable but may be transferable depending on availability.

Changes & Cancellations

Orders cannot be canceled once they are in production. Any changes or rescheduling requests must be made at least 7 days in advance of your event date.

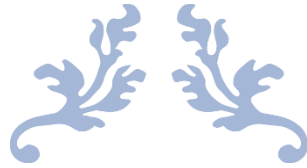
Liability

Lunituni is not responsible for misuse of products. Adult supervision is recommended for children during activities.

Payment method
Zelle: lunitunisales@gmail.com



THANK YOU FOR YOUR ORDER!



LAKES BY THE BAY SOUTH



FIELD REPORT



Meeting Date: May 26, 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 April 13th and 27th including but not limited to mowing, edging, trimming, weed control and pest control.
- The May landscaping services are scheduled for the 12th and 26th.
- The palm tree fertilization was completed.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

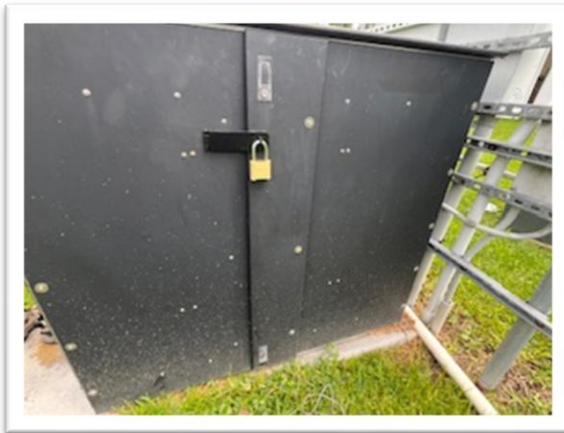
*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

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

- The irrigation system is in good working condition. TL is working on a quote for new hot stops for each pump station.
 - Pump #2; zone 6 wiring issue was tracked, and the repairs were completed.
 - Pump #3; zone 4 wiring issue was tracked, and the repairs were completed. The timer was replaced.
 - Pump #4; no repairs.
 - New rain sensors, latches and combination locks were installed at each station.

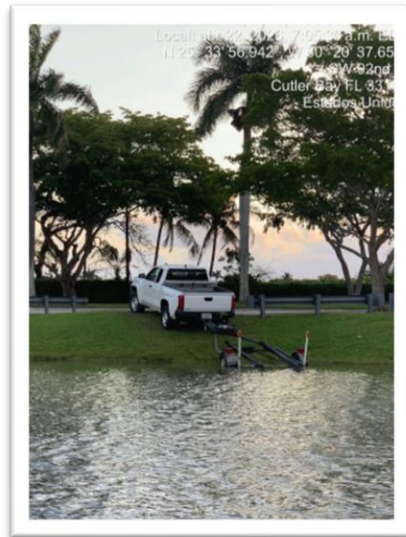


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

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

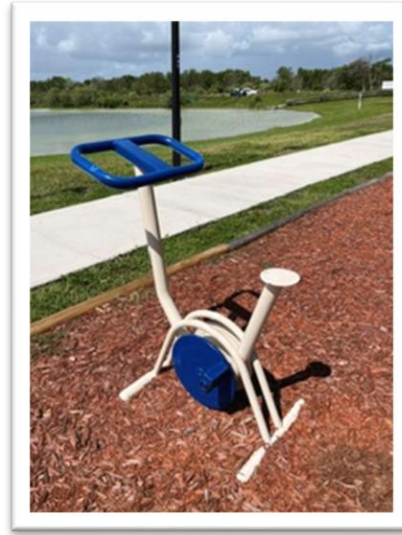


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

FIELD MAINTENANCE

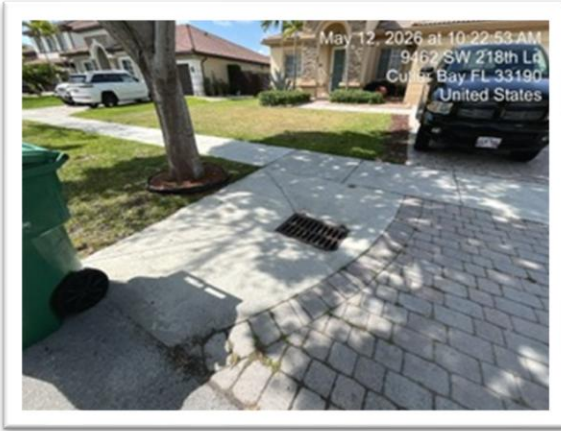
- The outdoor gym equipment is in good working order.
 - A new seat for the bicycle station has been ordered and is pending installation.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- The catch basin inlet repairs are nearing completion including some additional locations.





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





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

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

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


EXHIBITS

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



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: Lake By The Bay South CDD

DATE: 4/22/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>71.6</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.5</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.5</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


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

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



ECO-BLUE

AQUATIC SERVICES, INC.

 (305) 316-1817

 ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIOM

FISH: Bass Bream Catfish Tilapia Grass carp Mosquito fish

BIRDS: Duck Wood strok Shorebird Wading bird Songbird Gallinuele

REPTILES: Alligator Snake Turtle Lizard Amphibians Insects

NATIVE PLANTS NOTED

Cypress Wax myrtle FL pine Red maple Mangrove Pond apple Oak

Cocoplum Bulrush Blue flag iris Arrowhead Thalia Palm Pickerelweed

Spickerush Buttonbush Eelgrass Cordgrass Spatterdock Ferns Fakahatcheegrass

Baby tears Naiad Chara Duckweed Bacopa Pondweed Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

Melaleuca Pennywort Bischifia Shoebutton Sedge Australian pine

Brazilian peper Earleaf acacia Climbing fern Torpedogross

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts

Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.

Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
4/15/26	6151-6162	\$268,090.23
4/22/26	6163-6170	\$37,053.25
4/24/26	6171	\$1,443.00
4/29/26	6172-6177	\$2,536.74
5/6/26	6178-6190	\$66,425.53
5/11/26	6191	\$11,500.00
5/13/26	6192-6197	\$3,123.35
TOTAL		\$390,172.10

Date	Check Numbers	Amount
ACH		
4/20/26	800008	\$860.59
TOTAL		\$860.59

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00265	4/07/26	00004-04	202604	320	57200	49400		V CANDLE WORKSHOP 04/26	*	390.00	390.00	006151
MICHELLE ALIX													
4/15/26	00039	3/31/26	198095	202603	310	51300	31500		SVCS 03/26	*	687.50	687.50	006152
BILLING COCHRAN PA													
4/15/26	00093	4/09/26	28303	202604	320	57200	34503		SECURITY SVCS 04/26	*	90.00	90.00	006153
DELTA FIVE SECURITY													
4/15/26	00187	4/03/26	6902-1	202604	330	53800	46000		E ENTRANCE HIT 04/26	*	142.50		
		4/07/26	6903-1	202604	330	53800	46000		MONDAY PMSA 04/26	*	98.00		
		4/07/26	6909-1	202604	330	53800	46000		W VISITOR HIT 04/26	*	142.50		
		4/08/26	6912-1	202604	330	53800	46000		CLBHOUSE CAMERAS OFF 4/26	*	62.50		
		4/08/26	6918-1	202604	330	53800	46000		W LEFT EXIT HIT 04/26	*	142.50		
		4/09/26	6916-1	202604	330	53800	46000		GEARBOX REPLACED 4/26	*	923.14		
		4/10/26	5920-1	202604	330	53800	46000		W VISITOR ARM HIT 04/26	*	252.50		
		4/10/26	6921-1	202604	330	53800	46000		CLBHOUSE VIDEO EXPORT	*	62.50		
DML SECURITY SYSTEMS												1,826.14	006154
4/15/26	00196	4/13/26	76760456	202604	320	53800	46000		FINAL PAYMENT 04/26	*	987.50	987.50	006155
FCC CARPENTRY& GENERAL PAINTING LLC													
4/15/26	00126	4/10/26	71741	202604	320	57200	46001		PREVENTIVE MAINT 04/26	*	190.00	190.00	006156
THE FITNESS SOLUTION, INC.													
4/15/26	00238	4/15/26	04152026	202604	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	146,393.32	146,393.32	006157
LAKES BY THE BAY SOUTH CDD													
4/15/26	00259	4/15/26	04152026	202604	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	116,191.78	116,191.78	006158
LAKES BY THE BAY SOUTH CDD													
LBS LAKES BAY STH JWASSERMAN													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/15/26	00191	1/13/26 2613578	202601 320-57200-52000			*	29.99-		
		CREDIT 01/26							
		1/13/26 46931370	202601 320-57200-52000			*	41.98-		
		SUPPLIES 01/26							
		2/17/26 47826588	202602 320-57200-52000			*	221.09		
		SUPPLIES 02/26							
QUILL CORPORATION								149.12	006159
4/15/26	00118	4/11/26 60609631	202604 320-57200-52000			*	119.98		
		SUPPLIES 04/26							
		4/11/26 60696316	202604 320-57200-52000			*	42.98		
		SUPPLIES 04/26							
STAPLES								162.96	006160
4/20/26	00213	12/04/25 43476072	202512 320-57200-51000			*	313.99		
		SUPPLIES 12/25							
		1/14/26 43483481	202601 320-57200-51000			*	341.99		
		SUPPLIES 01/26							
		3/27/26 43501643	202603 320-57200-51000			*	365.93		
		SUPPLIES 03/26							
		12/04/25 43476072	202512 320-57200-51000			V	313.99-		
		SUPPLIES 12/25							
		1/14/26 43483481	202601 320-57200-51000			V	341.99-		
		SUPPLIES 01/26							
		3/27/26 43501643	202603 320-57200-51000			V	365.93-		
		SUPPLIES 03/26							
GREAT AMERICAN BUSINESS PRODUCTS								.00	006161
4/15/26	00213	12/04/25 43476072	202512 320-57200-51000			*	313.99		
		SUPPLIES 12/25							
		1/14/26 43483481	202601 320-57200-51000			*	341.99		
		SUPPLIES 01/26							
		3/27/26 43501643	202603 320-57200-51000			*	365.93		
		SUPPLIES 03/26							
GREAT AMERICAN BUSINESS PRODUCTS								1,021.91	006162
4/22/26	00219	4/06/26 574877	202604 320-57200-46004			*	350.00		
		SVCS 04/26							
		4/10/26 575358	202604 320-57200-46004			*	842.82		
		SVCS 04/26							
		4/10/26 575380	202604 320-57200-46004			*	108.20		
		SVCS 04/26							
AIRSTRON, INC-DADE								1,301.02	006163
4/22/26	00187	1/20/26 6660	202601 320-57200-34504			*	720.00		
		MONITORING 01/26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/20/26		6932-1	202604	330-53800-46000					W VISITOR HIT 04/26	*	267.50		
4/20/26		6940	202604	330-53800-34501					MONITORING 04/26	*	11,500.00		
4/20/26		6941	202604	320-57200-34500					POOL VIDEO 04/26	*	1,225.00		
4/20/26		6942	202604	330-53800-34504					GYM/ROAD VIDEO 04/26	*	995.00		
4/20/26		6943	202604	320-57200-34504					MONITORING SVCS 04/26	*	720.00		
DML SECURITY SYSTEMS											15,427.50	006164	
4/22/26	00196	4/16/26	76760460	202604	320-53800-46000				FINAL PAYMENT 04/26	*	2,316.00		
FCC CARPENTRY& GENERAL PAINTING LLC											2,316.00	006165	
4/22/26	00002	4/14/26	92551460	202604	310-51300-42000				DELIVERY THRU 04/09/26	*	23.24		
FEDEX											23.24	006166	
4/22/26	00030	4/13/26	40144-03	202603	330-53800-43000				SVCS 03/26	*	114.67		
		4/16/26	40143-02	202602	330-53800-43000				SVCS 02/26	*	90.20		
		4/16/26	40143-03	202603	330-53800-43000				SVCS 03/26	*	92.28		
		4/16/26	53592-02	202602	320-57200-43000				SVCS 02/26	*	2,567.64		
		4/16/26	53592-03	202603	320-57200-43000				SVCS 03/26	*	3,235.19		
FLORIDA POWER & LIGHT COMPANY											6,099.98	006167	
4/22/26	00186	4/22/26	042026	202604	320-57200-49300				SUPPLIES 04/26	*	2,617.88		
JENNIFER LORA											2,617.88	006168	
4/22/26	00118	4/18/26	60614192	202604	320-57200-51000				SUPPLIES 04/26	*	5.39		
		4/18/26	60614192	202604	320-57200-51000				SUPPLIES 04/26	*	12.08		
STAPLES											17.47	006169	
4/22/26	00157	4/17/26	3041726-	202604	320-53800-46210				FUMIGATION 04/26	*	3,300.16		
		4/17/26	3041726-	202604	320-53800-35001				REPAIRS 04/26	*	5,950.00		
TONY'S NURSERY & GARDEN											9,250.16	006170	
LBS LAKES BAY STH JWASSERMAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/24/26	00260	3/17/26	145121	202603	320-53800	46000		LIGHTING REPAIRS/REPLACE	*	1,443.00		
								REIVIL SERVICE AND REPAIR LLC			1,443.00	006171
4/29/26	00196	4/21/26	76760473	202604	320-53800	46000		REMOVE SIGN 04/26	*	145.00		
		4/27/26	76760467	202604	330-53800	46006		FINAL PAYMENT 04/26	*	920.00		
		4/27/26	76760469	202604	320-53800	46000		FINAL PAYMENT 04/26	*	962.42		
								FCC CARPENTRY& GENERAL PAINTING LLC			2,027.42	006172
4/29/26	00030	4/21/26	27426-04	202603	330-53800	43000		SVCS 03/26	*	34.94		
		4/21/26	37428-04	202603	330-53800	43000		SVCS 03/26	*	33.44		
								FLORIDA POWER & LIGHT COMPANY			68.38	006173
4/29/26	00055	4/22/26	01-58127	202604	320-57200	46003		SVCS 04/26	*	65.00		
								GLOBAL PEST CONTROL & LAWN CARE SVC			65.00	006174
4/29/26	00191	4/23/26	48672263	202604	320-57200	52000		SUPPLIES 04/26	*	89.98		
								QUILL CORPORATION			89.98	006175
4/29/26	00260	4/23/26	145123	202604	320-57200	45301		SVCS 04/26 OUTLET IN POOL	*	180.00		
								REIVIL SERVICE AND REPAIR LLC			180.00	006176
4/29/26	00118	4/25/26	60620570	202604	320-57200	52000		SUPPLIES 04/26	*	53.57		
		4/25/26	60620570	202604	320-57200	52000		SUPPLIES 04/26	*	52.39		
								STAPLES			105.96	006177
5/06/26	00219	5/01/26	577038	202605	320-57200	46004		PREVENTATIVE MAINT 05/26	*	490.00		
								AIRSTRON, INC-DADE			490.00	006178
5/06/26	00240	5/01/26	2282	202605	320-57200	46002		JANITORIAL SVCS 05/26	*	5,050.00		
		5/01/26	2282	202605	330-53800	46001		JANITORIAL SVCS 05/26	*	50.00		
								ALL PROFESSIONAL CLEANING LLC			5,100.00	006179

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/26	00093	4/23/26 28399	202604 320-57200-34503	DELTA FIVE SECURITY	*	105.00	105.00 006180
5/06/26	00027	5/01/26 5975	202605 320-53800-46800	ECO BLUE AQUATICS SERVICES, INC.	*	800.00	800.00 006181
5/06/26	00196	4/29/26 76760465	202604 330-53800-46006	FCC CARPENTRY& GENERAL PAINTING LLC	*	745.20	983.20 006182
		4/29/26 76760474	202604 320-57200-46000		*	238.00	
5/06/26	00104	5/01/26 11147470	202605 320-57200-34200	FIRSTSERVICE RESIDENTIAL, INC.	*	25,192.00	27,192.00 006183
		5/01/26 11147470	202605 330-53800-34000		*	2,000.00	
5/06/26	00016	5/01/26 20181403	202605 320-53800-34000	GOVERNMENTAL MANAGEMENT SERVICES -	*	2,729.92	9,558.99 006184
		5/01/26 20181404	202605 310-51300-34000		*	6,040.92	
		5/01/26 20181404	202605 310-51300-31300		*	458.33	
		5/01/26 20181404	202605 310-51300-50000		*	300.00	
		5/01/26 20181404	202605 310-51300-42000		*	.15	
		5/01/26 20181404	202605 310-51300-42500		*	26.22	
		5/01/26 20181404	202605 310-51300-42500		*	3.45	
5/06/26	00143	4/25/26 41844633	202604 320-57200-42500	GREATAMERICA FINANCIAL SVCS.	*	137.28	137.28 006185
5/06/26	00038	4/29/26 04292026	202604 310-51300-49000	MIAMI-DADE COUNTY ELECTIONS DEPT	*	60.00	60.00 006186
5/06/26	00085	4/23/26 47026011	202604 330-53800-43100	MIAMI-DADE WATER AND SEWER DEPT	*	36.20	36.20 006187

LBS LAKES BAY STH JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/26	00273	5/01/26 45	202604 320-57200-45300	PATAGONIA POOLS LLC	*	3,500.00	3,500.00 006188

5/06/26	00118	5/02/26 60630500	202604 320-57200-51000	STAPLES	*	253.76	253.76 006189

5/06/26	00157	5/01/26 31050126	202605 320-53800-46200	TONY'S NURSERY & GARDEN	*	15,500.10	18,209.10 006190
		5/01/26 33050126	202605 320-57200-46200		*	2,709.00	

5/11/26	00262	5/08/26 0207	202605 320-53800-46801	GARNET ENGINEERING&CONTRACTING LLC	*	11,500.00	11,500.00 006191

5/13/26	00270	5/01/26 00100401	202604 320-57200-41000	COMCAST	*	114.87	229.74 006192
		5/01/26 00100401	202605 320-57200-41000		*	114.87	

5/13/26	00116	5/11/26 2553090	202605 310-51300-32300	COMPUTERSHARE TRUST COMPANY, N.A.	*	2,000.00	2,000.00 006193

5/13/26	00093	5/07/26 28486	202605 320-57200-34503	DELTA FIVE SECURITY	*	300.00	300.00 006194

5/13/26	00187	5/07/26 6983-1	202605 330-53800-46000	DML SECURITY SYSTEMS	*	142.50	285.00 006195
		5/07/26 6984-1	202605 330-53800-46000		*	142.50	

5/13/26	00201	3/16/26 3080	202604 320-57200-34501	HEXAGONAL FIRE DETECTION LLC	*	270.00	270.00 006196

5/13/26	00085	5/06/26 48057014	202604 330-53800-43100	MIAMI-DADE WATER AND SEWER DEPT	*	38.61	38.61 006197

TOTAL FOR BANK A						390,172.10	
LBS LAKES BAY STH JWASSERMAN							

AP300R
*** CHECK NOS. 006151-006197

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

RUN 5/14/26

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER 390,172.10

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 800008-800008

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

RUN 5/14/26

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/20/26	00061	3/16/26 0463346- SVCS 04/26	202604 330-53800-41005		*	151.40	
		3/21/26 0384237- SVCS 04/26	202604 320-57200-41000		*	433.37	
		4/01/26 6535605- SVCS 04/26	202604 330-53800-41005		*	275.82	
-----							860.59 800008
COMCAST - AUTOPAY							

TOTAL FOR BANK Z						860.59	
TOTAL FOR REGISTER						860.59	

LBS LAKES BAY STH JWASSERMAN

Lakes by the Bay South
Community Development District

Unaudited Financial Reporting
April 30, 2026



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6-8	<hr/>	<u>Month to Month</u>
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Lakes by the Bay South

Community Development District

Balance Sheet

April 30, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	\$ 142,926	\$ -	\$ 142,926
Petty Cash	654	-	654
Due from General Fund	-	81,269	81,269
Investments:			
State Board of Administration - Surplus	960,881	-	960,881
State Board of Administration - Field Reserves	231,313	-	231,313
State Board of Administration - Clubhouse Reserves	192,831	-	192,831
BankUnited Money Market	1,070,317	-	1,070,317
Series 2022			
Interest	-	331,447	331,447
Revenue	-	431,351	431,351
Sinking	-	731,000	731,000
Series 2024			
Interest	-	111	111
Revenue	-	1,158,698	1,158,698
Deposits-Electric	6,000	-	6,000
Total Assets	\$ 2,604,922	\$ 2,733,958	\$ 5,338,880
Liabilities:			
Accounts Payable	\$ 1,968	\$ -	\$ 1,968
Due to Debt Service	81,269	-	81,269
Total Liabilities	\$ 83,238	\$ -	\$ 83,238
Fund Balance:			
Nonspendable:			
Deposits	\$ 6,000	\$ -	\$ 6,000
Restricted for:			
Debt Service	-	2,733,958	2,733,958
Unassigned	2,515,684	-	2,515,684
Total Fund Balances	\$ 2,521,684	\$ 2,733,958	\$ 5,255,643
Total Liabilities & Fund Balance	\$ 2,604,922	\$ 2,733,958	\$ 5,338,880

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 04/30/26	Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,794,376	\$ 1,794,376	\$ 1,744,834	\$ (49,542)
Interest Income	75,000	43,750	48,571	4,821
Clubhouse Income	30,000	17,500	20,411	2,911
Other Income	-	-	33,872	33,872
Total Revenues	\$ 1,899,376	\$ 1,855,626	\$ 1,847,688	\$ (7,938)
Expenditures:				
General and Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,400	\$ 2,600
FICA Taxes	918	536	337	199
Engineering	16,000	9,333	3,069	6,265
Attorney	47,000	27,417	13,240	14,177
Annual Audit	4,300	2,508	4,300	(1,792)
Assessment Roll Administration	2,000	2,000	2,000	-
Arbitrage Calculation	1,200	1,200	550	650
Dissemination Agent	5,500	3,208	3,208	0
Trustee Fees	7,500	4,375	-	4,375
Management Fees	72,491	42,287	42,286	0
Website Maintenance	3,600	2,100	2,100	-
Postage and Delivery	1,500	875	839	36
Insurance General Liability	16,918	16,918	15,470	1,448
Printing and Binding	750	438	11	426
Legal Advertising	1,500	875	-	875
Other Current Charges	1,000	583	604	(21)
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 194,352	\$ 121,828	\$ 92,589	\$ 29,238
Operations and Maintenance				
Field Expenditures				
Field Management	\$ 32,759	\$ 19,110	\$ 19,109	\$ 0
Remote Gym and Entrance Road Video Surveillance (DML)	14,700	8,575	6,965	1,610
General Maintenance	23,084	13,466	14,131	(665)
Landscape Maintenance	186,001	108,501	108,501	(0)
Landscape - Extra to Contract	50,000	29,167	18,513	10,653
SFWMD Buffer Area Maintenance	-	-	31,902	(31,902)
Mulch	23,000	23,000	27,802	(4,802)
Tree Trimming	60,000	60,000	129,951	(69,951)
Lake Maintenance	9,600	5,600	5,754	(154)
Contingency	20,000	11,667	-	11,667
Pressure Washing	20,000	11,667	16,225	(4,558)
Culvert Cleaning/Inspection	20,000	20,000	20,650	(650)
Holiday Decorations	38,276	38,276	32,193	6,083
Cleaning Reserve Area	48,280	48,280	86,761	(38,481)
Subtotal Field Expenditures	\$ 545,700	\$ 397,307	\$ 518,457	\$ (121,150)

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 04/30/26	Through 04/30/26	Variance
Security Gate Service Expenditures				
Security (DML)	\$ 138,000	\$ 80,500	\$ 80,500	\$ -
Security-Roving Guard	10,000	5,833	-	5,833
Enhanced Security	15,000	8,750	-	8,750
Transponders	8,500	4,958	-	4,958
Management Fees	24,000	14,000	14,000	-
Gate Access System Repairs and Maintenance	46,000	26,833	19,734	7,099
Guardhouse Repairs and Maintenance	5,000	2,917	2,585	331
Electric	4,000	2,333	1,562	771
Water	1,500	875	219	656
Internet Service	5,000	2,917	2,916	1
Janitorial Services	600	350	350	-
Subtotal Security Gate Service Expenditures	\$ 257,600	\$ 150,267	\$ 121,866	\$ 28,400
Clubhouse Expenditures				
Alarm Monitoring	\$ 1,200	\$ 700	\$ 835	\$ (135)
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	13,615	13,615	-
Security - Roving Guard	8,000	4,667	1,170	3,497
Air Conditioning Maint Contract and Repairs	10,000	5,833	9,415	(3,582)
Fitness Equipment Maintenance and Repairs	8,000	4,667	4,492	174
Electric	42,000	24,500	16,902	7,598
Property Insurance	53,968	53,968	50,824	3,144
Flood Insurance	19,039	19,039	18,760	279
Janitorial Maintenance	60,600	35,350	35,350	-
Janitorial Supplies	6,000	3,500	3,902	(402)
Landscape Maintenance	32,508	18,963	18,963	-
Landscape Replacement	10,000	5,833	-	5,833
Office Equipment Maintenance	2,000	1,167	971	195
Management Fees	302,304	176,344	176,344	-
Office Supplies/Clubhouse Supplies	7,500	4,375	2,327	2,048
Pest Control	1,000	583	455	128
Pool and Spa Maintenance	39,000	22,750	24,500	(1,750)
Pool Repairs	20,000	11,667	29,639	(17,972)
Repairs and Maintenance	60,000	35,000	12,586	22,414
Special Events	60,000	35,000	57,340	(22,340)
Cable/Internet	6,300	3,675	3,530	145
Trash Collection	1,500	1,500	1,442	58
Water and Sewer	25,000	14,583	27,666	(13,083)
Window Cleaning/Pressure Cleaning	3,500	2,042	2,053	(11)
Holiday Decorations	31,724	31,724	28,025	3,699
Contingency	10,000	10,000	31,800	(21,800)
Capital Reserves	60,000	35,000	-	35,000
Subtotal Clubhouse Expenditures	\$ 904,483	\$ 576,045	\$ 572,906	\$ 3,139
Total Operations and Maintenance	\$ 1,707,783	\$ 1,123,618	\$ 1,213,229	\$ (89,610)
Total Expenditures	\$ 1,902,136	\$ 1,245,446	\$ 1,305,818	\$ (60,372)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,760)	\$ 610,180	\$ 541,870	\$ (68,310)
Fund Balance - Beginning			\$ 1,979,814	
Fund Balance - Ending			\$ 2,521,685	

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 April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,382,295	\$ 1,382,295	\$ 1,344,131	\$ (38,164)
Interest Income	-	-	18,161	18,161
Total Revenues	\$ 1,382,295	\$ 1,382,295	\$ 1,362,292	\$ (20,003)
Expenditures:				
Interest - 11/1	\$ 331,447	\$ 331,447	\$ 331,447	\$ -
Interest - 5/1	331,447	-	-	-
Principal - 5/1	731,000	-	-	-
Total Expenditures	\$ 1,393,893	\$ 331,447	\$ 331,447	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (11,598)	\$ 1,050,849	\$ 1,030,845	\$ (20,003)
Net Change in Fund Balance	\$ (11,598)	\$ 1,050,849	\$ 1,030,845	\$ (20,003)
Fund Balance - Beginning			\$ 508,260	
Fund Balance - Ending			\$ 1,539,105	

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 April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,097,122	\$ 1,097,122	\$ 1,066,831	\$ (30,291)
Interest Income	1,000	583	13,322	12,738
Total Revenues	\$ 1,098,122	\$ 1,097,705	\$ 1,080,153	\$ (17,553)
Expenditures:				
Interest - 11/1	\$ 197,500	\$ 197,500	\$ 197,500	\$ -
Interest - 5/1	197,500	-	-	-
Principal - 5/1	710,000	-	-	-
Total Expenditures	\$ 1,105,000	\$ 197,500	\$ 197,500	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (6,878)	\$ 900,205	\$ 882,653	\$ (17,553)
Net Change in Fund Balance	\$ (6,878)	\$ 900,205	\$ 882,653	\$ (17,553)
Fund Balance - Beginning			\$ 312,199	
Fund Balance - Ending			\$ 1,194,852	

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 243,763	\$ 1,341,608	\$ 52,375	\$ 21,895	\$ 26,378	\$ 58,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,744,834
Interest Income	5,897	4,722	5,643	8,475	7,618	8,444	7,772	-	-	-	-	-	48,571
Clubhouse Income	-	14,690	-	-	5,006	715	-	-	-	-	-	-	20,411
Other Income	1,200	600	-	-	1,894	30,178	-	-	-	-	-	-	33,872
Total Revenues	\$ 7,097	\$ 263,775	\$ 1,347,250	\$ 60,850	\$ 36,413	\$ 65,715	\$ 66,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,847,688
Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
FICA Taxes	77	138	-	61	-	61	-	-	-	-	-	-	337
Engineering	2,124	-	-	-	439	506	-	-	-	-	-	-	3,069
Attorney	3,665	2,640	500	3,383	2,365	688	-	-	-	-	-	-	13,240
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	-	-	-	-	-	3,208
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,041	6,041	6,041	6,041	6,041	6,041	6,041	-	-	-	-	-	42,286
Website Maintenance	300	300	300	300	300	300	300	-	-	-	-	-	2,100
Postage and Delivery	177	104	79	90	115	198	77	-	-	-	-	-	839
Insurance General Liability	15,470	-	-	-	-	-	-	-	-	-	-	-	15,470
Printing and Binding	4	-	-	-	4	4	-	-	-	-	-	-	11
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	100	142	55	50	50	71	136	-	-	-	-	-	604
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,140	\$ 11,623	\$ 7,433	\$ 11,183	\$ 9,771	\$ 13,426	\$ 7,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,589

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,109
Remote Gym and Entrance Road Video Surveillance (DM)	995	995	995	995	995	995	995	-	-	-	-	-	6,965
General Maintenance	954	-	-	988	3,625	3,630	4,934	-	-	-	-	-	14,131
Landscape Maintenance	15,500	15,500	15,500	15,500	15,500	15,500	15,500	-	-	-	-	-	108,501
Landscape - Extra to Contract	-	9,263	3,300	-	-	-	5,950	-	-	-	-	-	18,513
SFWMD Buffer Area Maintenance	-	-	-	-	10,200	18,402	3,300	-	-	-	-	-	31,902
Mulch	-	27,802	-	-	-	-	-	-	-	-	-	-	27,802
Tree Trimming	58,075	-	71,876	-	-	-	-	-	-	-	-	-	129,951
Lake Maintenance	800	800	954	800	800	800	800	-	-	-	-	-	5,754
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	16,225	-	-	-	-	-	-	-	-	-	-	16,225
Culvert Cleaning/Inspection	2,150	-	-	-	18,500	-	-	-	-	-	-	-	20,650
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	\$ 34,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518,457
Security Gate Service Expenditures													
Security (DML)	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,500
Security-Roving Guard	-	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	14,000
Gate Access System Repairs and Maintenance	1,963	2,149	3,892	2,801	3,707	3,129	2,094	-	-	-	-	-	19,734
Guardhouse Repairs and Maintenance	-	-	-	-	-	-	2,585	-	-	-	-	-	2,585
Electric	266	277	271	207	266	275	-	-	-	-	-	-	1,562
Water	34	35	39	36	-	-	75	-	-	-	-	-	219
Internet Service	397	397	417	422	427	427	427	-	-	-	-	-	2,916
Janitorial Services	50	50	50	50	50	50	50	-	-	-	-	-	350
Subtotal Security Gate Service Expenditures	\$ 16,211	\$ 16,408	\$ 18,168	\$ 17,017	\$ 17,951	\$ 17,381	\$ 18,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,866

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Alarm Monitoring	\$ 270	\$ -	\$ -	\$ 270	\$ 25	\$ -	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 835
Pool Video and Clubhouse Exterior Camera Surveillance	1,945	1,945	1,945	1,945	1,945	1,945	1,945	-	-	-	-	-	13,615
Security - Roving Guard	-	555	150	-	-	270	195	-	-	-	-	-	1,170
Air Conditioning Maint Contract and Repairs	606	1,140	490	1,344	646	3,397	1,791	-	-	-	-	-	9,415
Fitness Equipment Maintenance and Repairs	513	905	190	1,079	968	647	190	-	-	-	-	-	4,492
Electric	2,784	2,050	3,024	3,240	2,568	3,235	-	-	-	-	-	-	16,902
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	-	-	-	-	-	35,350
Janitorial Supplies	758	334	106	800	358	254	1,293	-	-	-	-	-	3,902
Landscape Maintenance	2,709	2,709	2,709	2,709	2,709	2,709	2,709	-	-	-	-	-	18,963
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Equipment Maintenance	137	148	137	137	137	137	137	-	-	-	-	-	971
Management Fees	25,192	25,192	25,192	25,192	25,192	25,192	25,192	-	-	-	-	-	176,344
Office Supplies/Clubhouse Supplies	138	135	365	686	495	508	-	-	-	-	-	-	2,327
Pest Control	65	65	65	65	65	65	65	-	-	-	-	-	455
Pool and Spa Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	-	-	-	-	-	24,500
Pool Repairs	16,048	6,625	3,576	3,210	-	-	180	-	-	-	-	-	29,639
Repairs and Maintenance	2,204	851	2,211	1,824	2,369	2,141	986	-	-	-	-	-	12,586
Special Events	14,141	11,161	8,915	5,547	2,548	12,020	3,008	-	-	-	-	-	57,340
Cable/Internet	417	376	652	440	433	664	548	-	-	-	-	-	3,530
Trash Collection	-	-	1,442	-	-	-	-	-	-	-	-	-	1,442
Water and Sewer	21,674	-	-	-	5,992	-	-	-	-	-	-	-	27,666
Window Cleaning/Pressure Cleaning	-	-	1,076	-	489	489	-	-	-	-	-	-	2,053
Holiday Decorations	14,620	-	6,756	6,649	-	-	-	-	-	-	-	-	28,025
Contingency	-	31,800	-	-	-	-	-	-	-	-	-	-	31,800
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Clubhouse Expenditures	\$ 182,356	\$ 94,540	\$ 67,550	\$ 63,688	\$ 55,489	\$ 62,223	\$ 47,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 572,906
Total Operations & Maintenance	\$ 297,027	\$ 259,869	\$ 199,425	\$ 109,458	\$ 125,790	\$ 121,661	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,229
Total Expenditures	\$ 329,167	\$ 271,492	\$ 206,858	\$ 120,641	\$ 135,561	\$ 135,087	\$ 107,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305,818
Excess (Deficiency) of Revenues over Expenditures	\$ (322,070)	\$ (7,717)	\$ 1,140,392	\$ (59,791)	\$ (99,148)	\$ (69,372)	\$ (40,424)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541,871
Net Change in Fund Balance	\$ (322,070)	\$ (7,717)	\$ 1,140,392	\$ (59,791)	\$ (99,148)	\$ (69,372)	\$ (40,424)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541,871

Lakes by the Bay South

Community Development District

Long Term Debt Report

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

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

Total Current Bonds Outstanding		\$25,118,000
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Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

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

ON ROLL ASSESSMENTS

						Allocation in %				
						41.99%	32.34%	25.67%	100.00%	
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
TOTAL		\$ 4,356,848.44	\$ 164,144.06	\$ 41,928.88	\$ 5,020.02	\$ 4,155,795.52	\$ 1,744,834.10	\$ 1,344,130.52	\$ 1,066,830.92	\$ 4,155,795.54

96.85%	Percent Collected
\$ 141,881.78	Balance Remaining to Collect