



Baywinds
Community Development District

www.baywindscdd.com

Nicolas Roldan, Chairman

Larry Parks, Vice Chairman

Jennifer Desa, Assistant Secretary

Leonardo Nieves, Assistant Secretary

Erika Cepero, Assistant Secretary

July 2, 2026



Baywinds

Community Development District

Revised Meeting Agenda

Seat 1: Nicolas Roldan – C.	
Seat 3: Larry Parks – V.C	
Seat 4: Jennifer Desa – A.S.	
Seat 2: Leonardo Nieves – A.S.	
Seat 5: Erika Cepero – A.S.	

**Thursday
July 2, 2026
5:00 p.m.**

**Governmental Management Services – South Florida
2804 NE 8th Street (Suite #202) Homestead, Florida**

Join the meeting now

**Meeting ID: 215 985 351 477 9 and Passcode: Zu6ub7xE
1-872-240-4685 and Phone Conference ID: 117 753 939#**

1. Roll Call and Pledge of Allegiance
2. Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments*
3. Approval of the Minutes of the May 7, 2026 Meeting – **Page 3**
4. Discussion of Traffic Control Agreement with City of Homestead – **Page 11**
5. **Approval of Traffic Control Agreement with City of Homestead – Page 19**
6. Discussion of Landscaping Maintenance Services with Brightview Landscaping – **Page 26**
7. Staff Reports
 - A. Attorney – Memorandum – 2026 Legislative Update – **Page 57**
 - B. Engineer
 - C. Field Manager – Field Report – **Page 63**
 - D. CDD Manager
 - 1) Form 1 Financial Disclosure Due July 1, 2026 – **Page 77**
 - 2) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 3) Number of Registered Voters in the District – **2,330 – Page 78**
8. Financial Reports
 - A. Acceptance of Check Register – **Page 79**
 - B. Acceptance of Unaudited Financials – **Page 85**
9. Supervisors Requests
10. 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.baywindscdd.com>

**MINUTES OF MEETING
BAYWINDS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Baywinds Community Development District was held on Thursday, May 7, 2026 at 5:00 p.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida.

Present and constituting a quorum were:

Nicolas Roldan	Chairman
Larry Parks	Vice Chairman
Jennifer Desa	Assistant Secretary
Leonardo Nieves	Assistant Secretary
Erika Cepero	Assistant Secretary (by phone)

Also present were:

Liza Smoker	District Counsel
Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Quesada called the meeting to order, called the roll and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Audience Comments – As per District’s rules, each speaker had 3 minutes to provide comments

Mr. Quesada stated that no one from the general public was in attendance by phone or in person so there were no audience comments at this time.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 5, 2026 Meeting

Mr. Quesada presented the minutes from the March 5, 2026 meeting, asked for any comments or corrections, and upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Roldan seconded by Ms. Desa with all in favor, the Minutes of the March 5, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

Mr. Quesada presented item No. 4, the public hearing to adopt the fiscal year 2027 budget and stated this item was included in the agenda on page 10: He then gave a brief explanation stating this was the same budget that was proposed at a prior meeting and there was no increase to the assessments recommended, therefore, it is exactly the same as the previous year.

A. Motion to Open the Public Hearing

Mr. Quesada then asked for a motion to open the public hearing.

On MOTION by Mr. Roldan seconded by Mr. Nieves with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Quesada stated there was no one currently present in the audience for any public comment or discussion and asked if the Board had any comments or discussion on the proposed budget. *(The Board had no comment at this time)* Mr. Quesada then moved on to item C, consideration of resolution #2026-02, the annual appropriation resolution, gave a brief explanation of the resolution and then asked for any questions or comments. Upon hearing none, he asked for a motion to adopt the resolution.

On MOTION by Mr. Roldan seconded by Mr. Parks with all in favor, Resolution #2026-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Mr. Quesada presented resolution #2026-03 the levy of the Non-Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any comments or questions.

Mr. Roldan stated that Lee County was listed in the resolution which would probably need to be corrected to Miami-Dade County.

Mr. Quesada stated he also caught that typo and would have that adjusted to indicate Miami-Dade County, so the Board could accept the resolution in substantial final form with that correction. He then asked for a motion to adopt the resolution with the correction as stated.

On MOTION by Mr. Nieves seconded by Ms. Desa with all in favor, Resolution #2026-03 Levy of Non-Ad Valorem Assessments in substantial final form as amended was approved.

E. Motion to Close the Public Hearing

Mr. Quesada then asked for a motion to close the public hearing.

On MOTION by Ms. Cepero seconded by Mr. Nieves with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Discussion of Landscaping Maintenance Services

Mr. Quesada presented the discussion on landscaping maintenance services and stated this item was included in the agenda on page 37 but, he would like to move down to item No. 6 first, approval of the workshop summary notes and then come back to this item.

SIXTH ORDER OF BUSINESS

Approval of Workshop Minutes

Mr. Quesada presented the workshop minutes from the April 21, 2026 workshop meeting and indicated that was included in the agenda on page 44. He then stated he had an updated version of those workshop minutes which was sent to District counsel and also distributed to the Board members as well. He then asked for any comments or corrections, and upon hearing none, asked for a motion to approve the workshop minutes.

On MOTION by Mr. Parks seconded by Mr. Roldan with all in favor, accepting the workshop minutes from the April 21, 2026 workshop was approved.

FIFTH ORDER OF BUSINESS

Discussion of Landscaping Maintenance Services (Cont.)

Mr. Quesada moved back to item No. 5, discussion on landscaping maintenance services and again stated this item was included in the agenda on page 37. He also indicated he had put all the documentation together for the Board to review such as the third amendment to the agreement with Tony's Landscaping, along with the exhibit B-3 giving a breakdown of all the services, what they were, and what items were extra to the contract. Mr. Quesada then made a few additional comments relating to the breakdown of the expenses, and stated that Equator Landscaping revised their proposed numbers which was included on page 42. He also stated that both the BrightView and Equator proposals came in significantly less for landscaping services than what was spent in fiscal year 2025 with Tony's Landscaping. Mr. Quesada then asked for any discussion or direction from the Board on how they wished to proceed.

(At this point a discussion was held among the Board members, Mr. Quesada, Ms. Padilla, and Ms. Smoker relating to this item)(The Board agreed to terminate Tony's Landscaping per the contract and enter into a contract with BrightView Landscaping) (The Board also appointed Mr. Roldan to be the liaison on behalf of the District to meet with the District Manager and BrightView during the transition of services)

On MOTION by Mr. Roldan seconded by Mr. Nieves with all in favor, authorizing staff to send a termination notice to Tony's Landscaping per the existing agreement to terminate landscaping maintenance services as soon as possible was approved.

Mr. Quesada then asked if the Board wished to make a motion for another landscaping company to move forward with the landscaping maintenance services which would also be subject to that company providing an exhibit with a detailed scope of work.

On MOTION by Mr. Roldan seconded by Ms. Cepero with all in favor, authorizing staff to enter into an agreement with BrightView Landscaping for recurring maintenance services in the amount of \$106,451 annually subject to providing a detailed scope of work as an exhibit was approved.

Mr. Quesada asked if the Board wished to appoint anyone from the Board to be a liaison to work with him and BrightView Landscaping on the scope of work.

On MOTION by Mr. Nieves seconded by Ms. Cepero with all in favor, authorizing to appoint Nicolas Roldan to be landscape maintenance liaison on behalf of the District to work with the District Manager and BrightView on the scope of work during the maintenance services transition period was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Smoker stated she had nothing to report at this time.

B. Engineer

Mr. Quesada stated if there were no objections he would like to move down to the field report and then come back to the engineer.

Mr. Roldan requested before moving on to the field report, he would like Mr. Glynn to give a brief summary of his current duties and what he has accomplished for

the District since he is a wealth of knowledge and it would be benefit the Board to hear that.

Mr. Glynn then gave a brief description of his responsibilities relating to as field reporting, field services and horticulture consulting at this time.

(At this point a brief discussion was held among the Board members and Mr. Glynn relating to how frequently he visits the District and his overall responsibilities)

C. Field Manager – Field Report

Ms. Padilla gave a brief update relating some of the items on the field manager’s report, stating they would be changing out the banners soon, and the also that the bench was replaced. She also stated on page 51 of the agenda was a work order from BrightView because when they came and did the tree work, they noticed an irrigation break. She also made a few additional comments relating to her report at this time.

B. Engineer (Cont.)

Mr. Quesada stated a report relating to certain flooding areas in the District was requested by the Board at the last meeting, and the engineer had provided that report including lots of before and after documentation and photos. He also stated the engineer indicated there was a lot of sediment and debris getting into the storm drainage system which consisted of 20 catch basins and 32 pipelines, the majority of which are french drains. Mr. Quesada then indicated recommendation from the engineer would be to install baffles in the stormwater drain line between Fresno and Mendocino on Mediterranean Blvd.

(At this point a discussion was held among the Board members, Mr. Quesada and Ms. Smoker relating to this item)

Mr. Quesada then asked for any further comments or questions, and upon hearing none, asked for a motion to approve installing 6 baffles to be installed in the stormwater drain line not to exceed \$2,400.

On MOTION by Mr. Parks seconded by Ms. Cepero with all in favor, authorizing to install 6 baffles in the stormwater drain line between Fresno and Mendocino on Mediterranean Blvd. not to exceed \$2,400 was approved.

D. CDD Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada presented the proposed fiscal year 2027 meeting schedule which was included in the agenda on page 63 and gave a brief summary of the meeting dates. He then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

On MOTION by Ms. Desa seconded by Mr. Roldan with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Quesada then presented the Form 1 financial disclosure due by July 1, 2026 and stated if their finances have not changed and everything was identical there was a box to check on the form that would automatically populate the same information from the previous year. He also reminded the Board to complete their 4 hours of ethics training by December 31, 2026.

4) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Quesada presented the final approval of the FY2025-FY2026 report performance measures and standards and gave a brief explanation of the report stating the District had met all of their objectives for the year. He then asked for any questions or comments and upon hearing none, he asked for a motion to accept the report.

On MOTION by Mr. Roldan seconded by Ms. Cepero with all in favor, final approval of the FY2025-FY2026 report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

5) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Quesada then presented the FY2026-FY2027 performance measures and standards as required by Florida Statute 189.069 and gave a brief explanation of this

item. He then asked for any questions or comments and upon hearing none, asked for a motion to approve the performance measures and standards.

On MOTION by Mr. Parks seconded by Mr. Roldan with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada presented the check register and the unaudited financials and asked for any comments or questions. Upon not hearing any, he asked for a motion to accept the financial reports.

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Quesada asked for any Supervisor's requests, there were no requests at this time.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Quesada asked for a motion to adjourn the meeting.

On MOTION by Ms. Cepero seconded by Mr. Parks with all in favor the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman



TRAFFIC CONTROL JURISDICTION AGREEMENT

THIS AGREEMENT is made and entered into as of the 9 day of Sept. 2024, by and between the Baywinds Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "Owner") and the City of Homestead, Florida, a Florida municipal corporation (the "City").

RECITALS

A. Owner owns or controls fee simple title to all the private roadways within the area(s) identified on the attached Exhibit "A" (the "CDD Roads").

B. Owner desires the City to exercise traffic control jurisdiction over the CDD Roads, and City desires to exercise such traffic control jurisdiction, pursuant to Florida State Statutes 316.006 and 316.640(3) (a), Florida State Statutes.

NOW, THEREFORE, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City agree as follows:

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated herein by this reference.

2. **Traffic Control Jurisdiction Services.** The City agrees to exercise traffic control jurisdiction over the CDD Roads in accordance with the following terms and conditions.

a. City shall provide for Police Officers of its Police Department to patrol, by motor vehicle, the CDD Roads, in accordance with the schedule, manpower, and cost reimbursement indicated on Exhibits "A" and "B" attached hereto, subject to availability of police resources.

b. In exercising such traffic control jurisdiction, the City shall enforce the traffic laws generally applicable to streets and highways under the City's original jurisdiction which are similar in nature to the CDD Roads.

c. The City shall only enforce traffic violations arising from noncompliance with traffic control devices that conform to the requirements of the Florida Statutes, Department of Transportation Manual On Uniform Traffic Control Devices, and Miami-Dade County. In addition, the City shall only enforce speed limits on the CDD Roads that have been established in accordance with Sections 316.183 and 316.189, Florida Statutes.

d. The City's exercise of traffic control jurisdiction pursuant to this Agreement shall be in addition to the jurisdictional authority presently exercised by the City over the CDD Roads under law, and nothing herein shall be construed to limit or remove any such jurisdictional authority, the City agreeing to continue to provide such other police services as are otherwise provided under law.

e. In addition to exercising traffic control jurisdiction over the CDD Roads as indicated on Exhibit "A," the City shall be entitled to exercise traffic control jurisdiction, even when not requested by Owner.

f. Nothing in this Agreement shall require, authorize or permit the City to exercise any control or responsibility concerning the installation or maintenance of traffic control devices.

3. **Compensation.** The City shall be entitled to retain all revenues from traffic citations issued by the City for violations of traffic laws along the CDD Roads, in accordance with law. This shall not preclude the assessment of impact fees or other fees provided by law.

4. **Liability Not Increased.** Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the City than the City would ordinarily be subjected to when providing its normal police services as routinely provided throughout the City. No terms or conditions within this Agreement shall be considered a waiver of Sovereign Immunity, nor of the protections afforded the City and the Owner under Section 768.28, Florida Statutes.

5. **Term.** The term of this Agreement shall be one (1) year commencing on the date hereof and ending one (1) year following the date hereof, and shall thereafter automatically continue for successive one (1) year terms, unless terminated by either party upon written notice to the other party given at least thirty (30) days prior to the expiration of the then-applicable one (1) year term.

6. **Entire Agreement.** This Agreement constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof and may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought.

7. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation between the parties for any controversy arising from or related to this Agreement shall be in the 11th Judicial Circuit in and for Miami-Dade County, Florida. **The parties hereby waive any trial by jury in any such litigation.**

8. **Indemnification and Insurance.** **Owner agrees that the City shall not be liable to the Owner for any liability arising out of the performance of this Agreement.** Owner agrees to defend, indemnify and hold the City harmless from any claim, demand, suit, loss, cost, expense, or damage which may be asserted, claimed, or recovered against or from the City by reason of any property damage or bodily injury, including death, sustained by any person whomsoever, which said claim, demand, suit, loss, cost, expense, or damage arises out of or is incidental to or in any way connected with this Agreement, and regardless of whether such claim, demand, suit, loss, damage, cost, or expense is caused in whole or in part by City's negligence, or by the negligence of City's agents, servants, or employees. Owner hereby agrees to have and maintain in full force and effect at its own sole expense a Commercial General Liability ("CGL") policy with limits of not less than \$1,000,000 per occurrence/\$2,000,000 general aggregate.

Owner agrees the insurance obligations under this Agreement shall be all the insurance coverage and/or limits carried by or available to the Owner or the minimum insurance requirements and/or limits shown in this Agreement, whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the City. No representation is made that the minimum insurance requirements of this

Agreement are sufficient to cover obligations of the Owner under this Agreement. These minimum limits shall not be construed as to relieve Owner of liability in excess of such coverage, nor shall it preclude or otherwise limit the City from taking other action(s) as may be available under any other provision(s) of this Agreement or otherwise in law or equity. The CGL policy shall name the City and City's officers, agents, and employees as additional insured with respect to traffic control or enforcement of the CDD Roads and shall include the ISO CG 2010 Additional Insured Endorsement (or similar endorsement with coverage at least as broad as the ISO CG 2010). Further, the CGL shall be primary and non-contributory to any other insurance available to the City of Homestead with respect to claims covered under the policy and shall include a Transfer of Rights of Recovery Against Others to Us/Waiver of Subrogation Endorsement in favor of the City of Homestead, City's Officers, agents, and employees. Owner specifically waives any and all rights of recovery it may have against the City, independent of any waiver of rights of recovery by any insurer.

Owner shall provide written notice to the City of any cancellation or change in scope or amount of insurance coverage at least 30 days prior to such change(s) taking effect. Owner shall furnish City with a Certificate of Insurance evidencing minimum required insurance in compliance with the provisions of this section throughout the term of this Agreement.

-The remainder of this page has been intentionally left blank. Signature and Witness page

Immediately follows.-

EXECUTED as of the date above written in several counterparts, each of which shall be deemed an original, but all constituting one Agreement.


Signed, sealed and delivered
In the presence of:

OWNER:

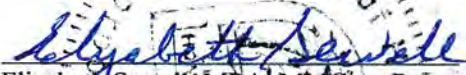
ATTEST:

BAYWINDS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes


Ben Quesada, Assistant Secretary

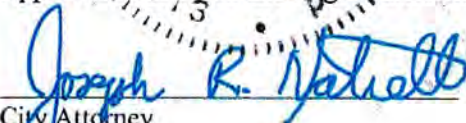
By: 
Nicolas Roldan, Chairman
Board of Supervisors

ATTEST:


Elizabeth Sewell, MPA, MMC
City Clerk

CITY OF HOMESTEAD, a Florida Municipal Corporation

Approved as to Form and Legal Sufficiency:


Joseph R. Yatchell
City Attorney

By: 
Dr. Nzeribe Ihekwebaba, PhD, PE, City Manager


Russell Chapman
Risk Approval

EXHIBIT "A"

Patrol

On a random basis each day, Homestead Police Officers in marked police vehicles or motorcycles will patrol the CDD roads of:

- Baywinds Community Development District

Whenever possible, traffic complaints made by occupants of the property will be responded to and handled as a call for service without charge to the Owner. Traffic complaints that require extended patrol, where the cost of service will be billed to the Owner, will only be conducted with prior approval of the Owner. When requested by the Owner to perform specific traffic enforcement duties, such as special events, the Owner will be billed in accordance with Exhibit "B."

EXHIBIT "B"

Compensation

The City will bill the Owner the current rate of \$55.00 per hour for each officer required to perform the requested traffic enforcement detail.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/30/2023

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

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


PRODUCER Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary FL 32746	CONTACT NAME: Susan Newport PHONE (A/C, No, Ext): (561) 717-2927 E-MAIL ADDRESS: snewport@egisadvisors.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED Baywinds Community Development District c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise FL 33351	INSURER A: Florida Insurance Alliance NAIC #: 11111	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** Master Liability **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	100123147	10/01/2023	10/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ Included MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 Employee Benefits Per \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			100123147	10/01/2023	10/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Public Officials Liability & EPLI			100123147	10/01/2023	10/01/2024	Per Claim \$1,000,000 Aggregate \$2,000,000 Deductible \$0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Homestead, City's Officers, agents, and employees are named as Additional Insured with respect to General Liability for Baywinds Community Development District for the traffic control and enforcement of its private roads. Further a Waiver of Subrogation is in favor of the Additional Insured and includes the required Primary and Non-Contributory wording. Note: The most we will pay is further limited by the limitation set forth in Section 768.28(5), Florida Statutes (2010) or equivalent limitations of successor law which are applicable at the time of loss. A minimum 30 days notice will be provided to the Certificate Holder for coverage cancellation.

CERTIFICATE HOLDER City of Homestead, a Florida Municipal Corporation 100 Civic Court Homestead FL 33030	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



TRAFFIC CONTROL JURISDICTION AGREEMENT

THIS AGREEMENT is made and entered into as of the _____ day of _____, by and between _____ a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “Owner”) and the City of Homestead, Florida, a Florida municipal corporation (the “City”).

RECITALS

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NOW, THEREFORE, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City agree as follows:

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a. City shall provide for Police Officers of its Police Department to patrol, by motor vehicle, the CDD Roads, in accordance with the schedule, manpower, and cost reimbursement indicated on Exhibits “A” and “B” attached hereto, subject to availability of police resources.

b. In exercising such traffic control jurisdiction, the City shall enforce the traffic laws generally applicable to streets and highways under the City's original jurisdiction which are similar in nature to the CDD Roads.

c. The City shall only enforce traffic violations arising from noncompliance with traffic control devices that conform to the requirements of the Florida Statutes, Department of Transportation Manual On Uniform Traffic Control Devices, and Miami-Dade County. In addition, the City shall only enforce speed limits on the CDD Roads that have been established in accordance with Sections 316.183 and 316.189, Florida Statutes.

d. The City's exercise of traffic control jurisdiction pursuant to this Agreement shall be in addition to the jurisdictional authority presently exercised by the City over the CDD Roads under law, and nothing herein shall be construed to limit or remove any such jurisdictional authority, the City agreeing to continue to provide such other police services as are otherwise provided under law.

e. In addition to exercising traffic control jurisdiction over the CDD Roads as indicated on Exhibit "A," the City shall be entitled to exercise traffic control jurisdiction, even when not requested by Owner.

f. Nothing in this Agreement shall require, authorize or permit the City to exercise any control or responsibility concerning the installation or maintenance of traffic control devices.

3. **Compensation.** The City shall be entitled to retain all revenues from traffic citations issued by the City for violations of traffic laws along the CDD Roads, in accordance with law. This shall not preclude the assessment of impact fees or other fees provided by law.

4. **Liability Not Increased.** Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the City than the City would ordinarily be subjected to when providing its normal police services as routinely provided throughout the City. No terms or conditions within this Agreement shall be considered a waiver of Sovereign Immunity, nor of the protections afforded the City under Section 768.28, Florida Statutes.

5. **Term.** The term of this Agreement shall be one (1) year commencing on the date hereof and ending one (1) year following the date hereof, and shall thereafter automatically continue for successive one (1) year terms, unless terminated by either party upon written notice to the other party given at least thirty (30) days prior to the expiration of the then-applicable one (1) year term.

6. **Entire Agreement.** This Agreement constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof and may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought.

7. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation between the parties for any controversy arising from or related to this Agreement shall be in the 11th Judicial Circuit in and for Miami-Dade County, Florida. **The parties hereby waive any trial by jury in any such litigation.**

8. **Indemnification and Insurance.** **Owner agrees that the City shall not be liable to the Owner for any liability arising out of the performance of this Agreement.** Owner agrees to defend, indemnify and hold the City harmless from any claim, demand, suit, loss, cost, expense, or damage which may be asserted, claimed, or recovered against or from the City by reason of any property damage or bodily injury, including death, sustained by any person whomsoever, which said claim, demand, suit, loss, cost, expense, or damage arises out of or is incidental to or in any way connected with this Agreement, and regardless of whether such claim, demand, suit, loss, damage, cost, or expense is caused in whole or in part by City's negligence, or by the negligence of City's agents, servants, or employees. Owner hereby agrees to have and maintain in full force and effect at its own sole expense a Commercial General Liability ("CGL") policy with limits of not less than \$1,000,000 per occurrence/\$2,000,000 general aggregate.

Owner agrees the insurance obligations under this Agreement shall be all the insurance coverage and/or limits carried by or available to the Owner or the minimum insurance requirements and/or limits shown in this Agreement, whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the City. No representation is made that the minimum insurance requirements of this

Agreement are sufficient to cover obligations of the Owner under this Agreement. These minimum limits shall not be construed as to relieve Owner of liability in excess of such coverage, nor shall it preclude or otherwise limit the City from taking other action(s) as may be available under any other provision(s) of this Agreement or otherwise in law or equity. The CGL policy shall name the City and City's officers, agents, and employees as additional insured with respect to traffic control or enforcement of the CDD Roads and shall include the ISO CG 2010 Additional Insured Endorsement (or similar endorsement with coverage at least as broad as the ISO CG 2010). Further, the CGL shall be primary and non-contributory to any other insurance available to the City of Homestead with respect to claims covered under the policy and shall include a Transfer of Rights of Recovery Against Others to Us/Waiver of Subrogation Endorsement in favor of the City of Homestead, City's Officers, agents, and employees. Owner specifically waives any and all rights of recovery it may have against the City, independent of any waiver of rights of recovery by any insurer.

Owner shall provide written notice to the City of any cancellation or change in scope or amount of insurance coverage at least 30 days prior to such change(s) taking effect. Owner shall furnish City with a Certificate of Insurance evidencing minimum required insurance in compliance with the provisions of this section throughout the term of this Agreement.

-The remainder of this page has been intentionally left blank. Signature and Witness page

Immediately follows.-

EXECUTED as of the date above written in several counterparts, each of which shall be deemed an original, but all constituting one Agreement.

Signed, sealed and delivered
In the presence of:

ATTEST:

ATTEST:

Elizabeth Sewell, MPA, MMC
City Clerk

Approved as to Form and Legal Sufficiency:

City Attorney

OWNER:

By: _____

CITY OF HOMESTEAD, a Florida Municipal Corporation

By: _____
Dr. Nzeribe Ihekwebaba, PhD, PE, City Manager

Risk Approval

EXHIBIT “A”

Patrol

On a random basis each day, Homestead Police Officers in marked police vehicles or motorcycles will patrol the CDD Roads of:

- Baywinds Community Development District

Whenever possible, traffic complaints made by occupants of the property will be responded to and handled as a call for service without charge to the Owner. Traffic complaints that require extended patrol, where the cost of service will be billed to the Owner, will only be conducted with prior approval of the Owner. When requested by the Owner to perform specific traffic enforcement duties, such as special events, the Owner will be billed in accordance with Exhibit “B.”

EXHIBIT “B”

Compensation

The City will bill the Owner the current rate of \$55.00 per hour for each officer, subject to a four-hour minimum per assignment. In addition, an agency fee of \$5.00 per hour will apply, along with a vehicle fee of \$10.00 per officer. A service fee of 6.5% will be applied to the subtotal.

Baywinds CDD- Landscape Maintenance Proposal

Ben Quesada
District Manager
Baywinds CDD
520 SE 37th Ave, Homestead, FL 33033

Landscape Proposal Submission
Presented by | BV Team
BrightView Landscape Services, Inc.





Dear Management,

Our team at BrightView would like to extend a sincere thanks for the opportunity to participate in this process. As a company that proudly employs over 500+ people in Miami-Dade County, most of them situated in Homestead. We are honored to be a part of this project and are excited about the possibilities to set the foundation of a proper landscape maintenance program.

For more than three decades, we have worked diligently to be responsible stewards of several South Florida's signature projects, providing consistent maintenance, support, and resources wherever needed.

Our commitment goes beyond our contractual obligations—we actively participate in community outreach initiatives. Supporting local charities and giving back to the community is embedded in our culture, and we remain steadfast in our efforts to help improve them.

With our deep understanding of quality work and a clear focus on the goals you've set, we have developed a comprehensive bid package for your review. Our objective is not just to meet expectations, but to exceed them—setting the foundation of Baywinds CDD to a shining example of excellence, comparable to the many other world-class properties we serve across South Florida. Our track record of delivering high-end work is unmatched.

We are truly excited about the opportunity to further grow a partnership. Thank you again for your trust and collaboration. We are ready and eager to help develop the landscape at Baywinds.

With gratitude and pride,
Your BrightView Team

A handwritten signature in blue ink, appearing to read "Charles Gonzalez".

Charles Gonzalez | Regional VP





Understanding Your RFP & Scope

BrightView has thoroughly reviewed the Request for Proposal for Baywinds CDD. We have conducted site inspections, identified the landscape palette, and determined both material and labor costs required to effectively manage your community for years to come. We will execute and exceed the maintenance requirements outlined in the Written Scope of Work.

We understand communication, service quality/consistency, and proactive recommendations are necessary to help this property thrive. We plan to accomplish this by using the processes and systems explained in this proposal.

Enclosed

The following pages will highlight our People, Plan and Process for conducting high quality landscape maintenance services for your property. We are optimistic that you will discover BrightView as the best qualified proposer to provide services for the Baywinds CDD.

Trusted Advisor

As a trusted advisor and pioneer in the landscape industry, many local and national service companies have adopted BrightView processes and procedures for conducting high quality landscape services. A company of innovative thinkers, BrightView is always on the cutting edge with technical expertise, efficiencies, equipment, customer centric strategies to deliver client results

Thank you

An opportunity to submit a landscape proposal for Baywinds. As the Nations largest commercial landscape service provider, BrightView was formed under the shared belief that caring for our team members and our clients should always be at the heart of what we do. We are confident that our knowledge and expertise in the green industry will be perceived as service excellence.

Portfolio of Work

BrightView is a responsible contractor & understands the intensity of management for service to Large Projects. As a company, our portfolio is diverse and not concentrated in one specific location or vertical of service. We utilize our “strong on strong” company strategy to provide the most efficient resources to support our customers.

Our Focus is the service obligation to you and not the overwhelming time and resources being deployed for service to many neighboring properties. Account Managers are assigned strategically to accommodate customer needs.





Homestead Office Location:

4155 E Mowry Dr. Homestead, FL 33033



Proximity of office to Baywinds CDD | 0.8 miles | 2 minute drive





Key Personnel Leadership



Charles Gonzalez, VP, General Manager
40 Years of Green Industry Experience
Lifelong Resident of South Florida

Charles will ensure Damian and his team are performing to property expectations. With Bi-Annual walks of the site, he will provide oversight so that BrightView is exceeding expectations and supporting all the property landscape needs.



Damian DeLaVega, Branch Manager
Damian currently manages the BrightView business that services throughout Homestead and has been involved in all aspects of BrightView service offerings during his 17 years.

Damian will ensure the Account Manager, and their team are performing to expectations. With regular walks of the sites, he will assist in quality site assessments that make your landscape site thrive. He has full autonomy to make all decisions to support this project.



Key Personnel Leadership



Christopher DiFilippi, Sr Account Manager Tree Care Services
Christopher.Difilippi@Brightview.com | 305.297.6168

Christopher DiFilippi manages Tree Care Operations and covers Miami Dade County. With over 7 years at BrightView and a Certified Arborist, Chris has extensive experience in Tree Care, Safety and Plant Health. He supports South Florida with a variety tree care services.



Carlos Victoria, Sr Irrigation Manager
Carlos.Victoria@Brightview.com | 305.505.0019

Carlos Victoria brings over 29 years of experience in construction and irrigation. 16 years with the BrightView family, Carlos serves as BrightView's South Florida Regional Irrigation Advisor, providing expert guidance to ensure irrigation systems throughout South Florida are efficient, sustainable, and expertly maintained

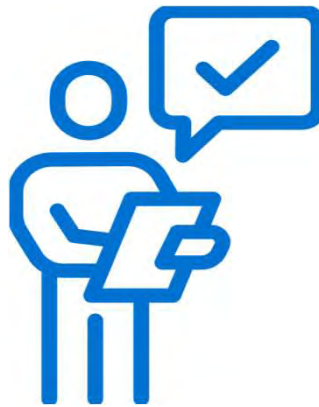


Ramiro Fernandez, Sr Enhancement Manager
Ramiro.Fernandez@Brightview.com | 786.417.5952

Ramiro Fernandez serves as the Enhancement Manager for BrightView's South Florida branches. With over 35 years in the industry—including 20 years at BrightView—Ramiro combines experience in maintenance and irrigation with a passion for landscape design, renovation, and installation. He supports South Florida with large scale enhancement projects



Operational Structure & Support



ACCOUNT MANAGER



Operations Manager



Crew Leaders (Mow, Detail, Irrigation, and Spray Technician)



Mow Team

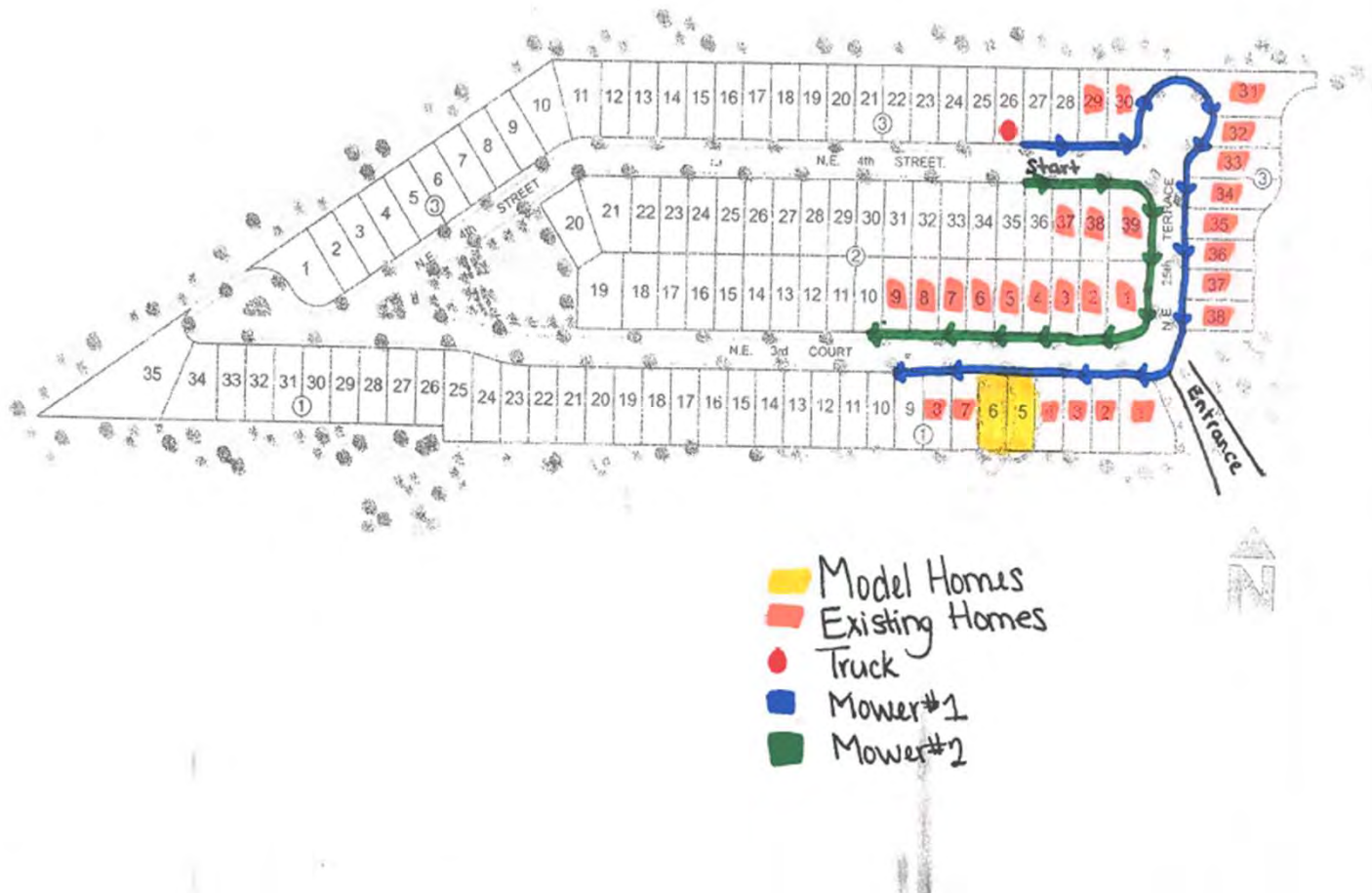


Detail Team



Operation Mapping and Property Plan

The account manager will provide the crew with a site map and operation plan to keep crews organized and working efficiently. This will include where to park the truck, refill gas, take water breaks, and a stopping point for each day. We will continue to improve and revise plan if needed to ensure the overall flow of property is efficient.



Irrigation Mapping and Property Plan

You will receive monthly wet check reports that will identify system issues, breaks, or suggestions for irrigation improvements throughout the CDD. A map of the system with timers and pumps marked will be provided to easily understand where the issue is and what homes are affected.

Irrigation zone map

BrightView 
Timer Map for :
Bay Harbor Islands
(305) 258-8011
Email: carlos.victoria@brightview.com
Date: 05/20/20









- | | |
|--|---|
| Timer 1: 21 zones (103 St & W Broadview) | Timer 8: 7 zones (South Passive Park) |
| Timer 2: 8 Zones (Bridge Waterway) | Timer 9: 2 Zones / No power (95 St. & W. Broadview) |
| Timer 3: 7 Zones (96 St & W Broadview) | Timer 10: 4 Zones (95 th St. Park) |
| Timer 4: 10 Zones (Causeway West) | Timer 11: 20 Zones (92 St. Park) |
| Timer 5: 15 Zones (Causeway Center) | Timer 12: 21 Zones (98 th St. Park) |
| Timer 6: 5 Zones (Causeway East) | Timer 13: 7 Zones (E. Kane Concourse) |
| Timer 7: 2 Zones / No power (95 St & E. Broadview) | Timer 14: 6 Zones / No power (W. Kane Concourse) |

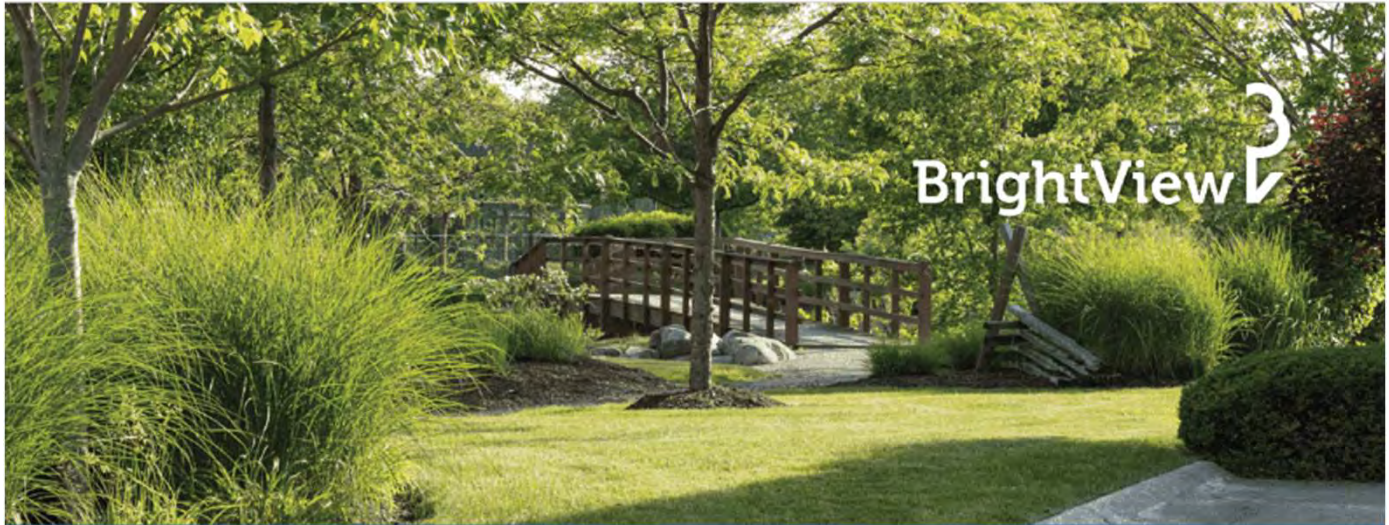


Our Quality Site Assessment (QSA) is a proprietary tool developed to help capture the quality of service and current state of your landscaping. This allows us to share our findings with you easily, regularly, and promptly. Once the assessment is completed the report is automatically emailed to you for real-time communication and complete transparency.

This report includes:

-  '360 degree' site inspections, performed with designated site contact
 -  Landscape observation images with notes
 -  Updates on items already discussed in prior meetings
 -  Recommendations on possible enhancements to your landscape
 -  Opportunity for site contact to strategically discuss short- and long-term plan for the site
 -  Electronically tracks carry-over items from past QSAs
- Results can be electronically sent to other stakeholders





Quality Site Assessment

Prepared for: Keys Cove II CDD

General Information

DATE: Wednesday, Jun 03, 2026
NEXT QSA DATE: Wednesday, Jun 10, 2026
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Zachary Chapel

Customer Focus Areas

Quality you can count on.

<p>7 Seven Standards of Excellence</p>	<p>1</p> <p>Site Cleanliness</p>	<p>2</p> <p>Weed Free</p>	<p>3</p> <p>Green Turf</p>
	<p>4</p> <p>Crisp Edges</p>	<p>5</p> <p>Spectacular Flowers</p>	<p>6</p> <p>Uniformly Mulched Beds</p>	7 Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Keys Cove II CDD

Maintenance Items



- 1** Remove leaves from around drainage and edge around drainage pipes during mow service to prevent flooding
- 2** Ensure back alleys are mowed completely. Remove suckers from trees and lift low hanging branches to up to 8 ft. Advise management of any bare areas or debris that needs to be addressed to prevent safety hazards
- 3** Remove debris while on property and notify management if illegal dumping is present
- 4** Ensure team members are using the correct mower for incline around lake and turf is being mowed at a proper height safely

QUALITY SITE ASSESSMENT

Keys Cove II CDD

Maintenance Items



- 5** Remove any piles of leaves to prevent nesting of animals. Spray weeds in mulch beds and mowing/trimming needed
- 6** Remove weeds in mulch beds and hedges each maintenance visit.
- 7** Edge mulch beds and spray/remove weeds in plant beds

QUALITY SITE ASSESSMENT

Keys Cove II CDD

Recommendations for Property Enhancements

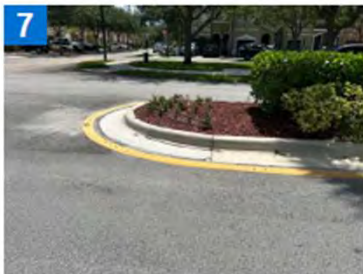


- 1** Advise management of dead tree and provide solutions for treatment or replacement
- 2** Lift low-hanging tree limb for safety of residents and crew members mowing lakes
- 3** Suggest treatment of growth regulator on bromeliads to stimulate blooming and prevent die back. Also check irrigation for proper coverage
- 4** 1. Palm pruning and strapping needed on Royal palms2. Ensure lighting is accessible and not being blocked by hedges3. Keep median hedge trimmed below 3 ft for traffic safety

QUALITY SITE ASSESSMENT

Keys Cove II CDD

Recommendations for Property Enhancements



5 Fill in ditch with dirt/soil and sod. Place cone on corner for now to prevent safety incident

6 Remove and replace trees causing damage to pavers. Include root barrier and tag trees that may become hazardous in the future

7 Replace flowers at main entrance and remove mulch to replace with potting soil for enhanced results



Skilled Team Members





Qualifications

- ATSSA Certified - Temporary Traffic Control Supervisor
- American Red Cross AED/CPR | First Aid
- American Red Cross AED/CPR | First Aid Instructor
- OSHA 10-30 Card – Construction Safety and Health
- FL Pesticide Applicator Certificate – Registered Tech
- BVLS – Excavation Safety – Competent Person Training
- BVLS – Forklift Safety – Trainer
- BVLS Fall Protection Training
- BVLS Fall Protection – Competent Person | Trainer
- Pesticide Applicator Certificate for Lawn and Ornamentals
- ISA Certified Arborist
- Certified Mangrove Trimmer
- ISA Certified Arborist
- Certified Tree Risk Assessor
- Florida Certified Horticulturist
- Florida Certified Pesticide Applicator
- Certified Irrigation Contractor and Certified Landscape Irrigation Auditor by the Irrigation Association which is a national certifying body for the irrigation industry.
- Average tenure of 15 years green industry experience
- Degreed Horticulturalist | Turf Managers
- Masters of Business Administration



American Red Cross
Training Services



FEMA





Code of Conduct

As a company, we exhibit leadership behaviors that guide our interactions and enable us to live our brand promise every day:

Instill Trust: We build relationships by following through on commitments and by showing consistency, credibility and transparency.

Drive Engagement: We empower others, invite input and share ownership/visibility. We create a positive and motivating work environment. We make people feel that their contributions are valued.

Value Differences: We seek to understand and are sensitive to cultural norms, expectations and ways of communicating. We promote a team environment and value, encourage and support differences.

Build Effective Teams: We define success in terms of the whole team by creating a feeling of belonging and strong team morale.

Ensure Accountability: We follow through on commitments, and we make sure others do the same. We take personal responsibility for decisions, actions and failures. We provide balanced feedback at critical times.

Focus on Clients: We identify opportunities and build and deliver solutions that benefit customers. We anticipate customer needs and serve as strategic partners, establishing long lasting relationships with key accounts.



Local Experience



30+ Years of Service

Client Name
Contract Term
Information

Keys Gate Community Association
1994 to Present
Full-Service Landscape Maintenance

Local Experience



20+ Years of Service

<p>Client Name Contract Value Information</p>	<p>South Dade Venture CDD 2006 to Present Full-Service Landscape Maintenance</p>
---	--

Local Experience



17+ Years of Service

Client Name Contract Term Information	East Dade Venture CDD 2009 to Present Full-Service Landscape Maintenance
---	--



Exciting Results From Current Customers

“ We have found BrightView to be responsive and responsible in addressing our landscaping. From what we have experienced, the company has all the resources to handle any size or complexity of project ”

600 Home Community HOA, 5 years of service

“ We have worked with BrightView for 9 years now and have received excellent service. I receive multiple compliments from our residents about the beauty of our landscape; our account manager is very pro-active and always available for any special requests we have. ”

430 Home Community HOA

“ Landscaping is a key element of our resort’s aesthetic and guest experience, and Brightview has continually met our high standards with professionalism and attention to detail. Their team has been responsive, proactive, and committed to maintaining the excellence we expect. ”

200+ Acre Resort

“ Brightview has been servicing our community since 2017, and we have been highly satisfied with their work from the start. Given their consistent performance and reliability, we have just chosen to renew our contract with them. ”

1700 Unit Association

“ BrightView has consistently displayed a high degree of quality, safety, and communication. They demonstrate and execute good judgment when dealing with problems. In addition to their accomplishments through the years, BrightView is always raising the bar as they set their sights to new endeavors in the green industry; our community shows a high level of satisfaction with their services. They are the leading company when it comes to complete landscape management. ”

1000+ Acre Community

BrightView is the nation’s leading commercial landscape company. We take pride in delivering consistently excellent results for clients across the country, throughout the lifecycle of their landscapes.



Leading the Future of Landscaping

At BrightView, we believe that every landscape has the power to inspire, wow or comfort, and we are here to unlock that potential



<https://youtu.be/n8XKsfwgCGg?si=7UH8tdYAfMgVYqBa>





Approach

Our approach is rooted in understanding your business and delivering on those expectations. Having a Plan, committed and trained People and communicating a service Process are the 3 components that will be used to carry out high quality services for your property

People

Having Experienced, Trained, and Certified personnel to carry out efficient, high-quality services. ¹ account manager that is always available to deliver your needs.

Planning

Mapping, Response and Reports that show our roadmap to carry out efficient, high-quality services

Process

Communicating and possessing the right tools that show our progress, and hold us accountable in carrying out our responsibilities through efficient, high-quality services



- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

- Initial site walk-through to discuss 30-60-90 day action plan
- Week 1 Alignment Check
- Week 2 Alignment Check
- 30 Day Alignment Check
- Create logistical maps / routes
- Receive first invoice

- Site walk of facility with your Client Service Team (Already established monthly site assessment)
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives



Standards of Excellence

The BrightView Standards of Excellence promote best practices in landscape maintenance and set a high bar for every property we serve. Our team members participate in strict quality standards and continuous improvement training to ensure you receive consistently excellent results, whether you have one site or many.

What are the 7 Standards of Excellence? Let's break it down:

1. Site Cleanliness

Whether its landscape clippings, litter, or debris from a storm, it has no place on your property. Our first standard of excellence requires consistent cleanliness to uphold your curb appeal.

2. Weed Free

Weeds don't just detract from the appearance of your landscape; they also divert resources from desirable plant material. This standard ensures a manicured landscape that reflects the pride you (and we) take in the maintenance of your property.

3. Green Turf

A healthy, lush lawn is incredibly inviting. Yet the inverse-- stressed, dried out turf-- is anything but. Not only does dead grass cause a mess as it tracks into surrounding buildings, but it can also make your turf more susceptible to diseases and pests that could cause larger problems down the line.

4. Crisp Edge Beds

More than just an issue of appearance, overgrown beds can cause visibility issues, harbor pests, and create safety problems.

Thoughtful pruning keeps plant material in check and within the intended bounds.

5. Spectacular Flowers

Bright bursts of color add contrast and draw attention to your property. We evaluate all displays for quality of design, execution and adherence to your brand standards.

6. Uniformly Mulched Beds

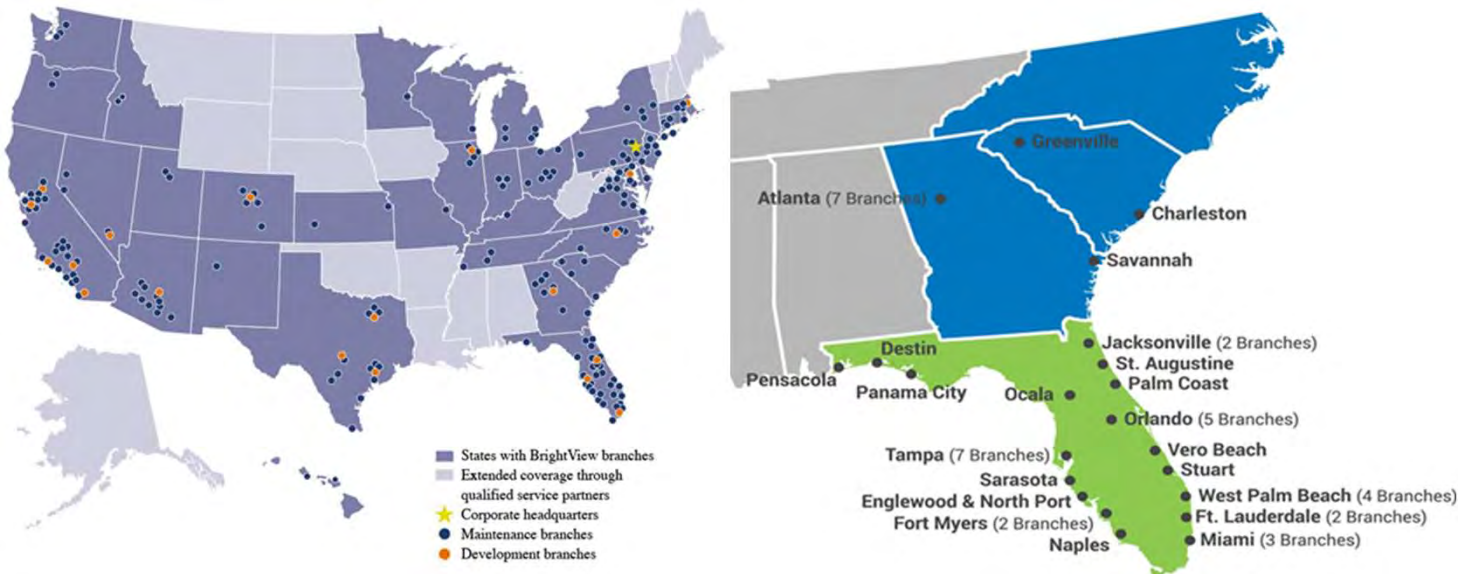
Mulch goes hand-in-hand with many of the other objectives above. It prevents weeds, provides a finished look to ornamental beds, and helps regulate soil temperature to maintain favorable growing conditions for those aforementioned "spectacular flowers."

7. Neatly Pruned Trees & Shrubs

This standard also relates to appearance and safety. Keeping trees and shrubs tidy is important for risk management. Not only is overgrowth unsightly, but it can block pathways, reduce visibility and create dangerous wind shear. What's more, dead or diseased branches could fall and injure a person or property, making regular pruning even more important.

Every property we serve is evaluated against these standards, providing clear expectations for our clients and a dependable, cohesive result. However, we don't just set the standards; we also have a process for ensuring we're meeting or exceeding them. That process is our Quality Site Assessments, a regular check-in to discuss our progress as well as your feedback and goals.

Emergency Response Planning



Let Us Help You Weather the Storm with Specialized Teams Across North America Have Peace of Mind with a Pre-Authorized Storm Clean-Up Plan

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- Vehicle access is cleared, allowing emergency personnel access
- Hazardous damaged limbs that remain in trees are trimmed and removed
- Debris from structural dwellings that may pose immediate risk is cleared
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed
- Plant material that may have a chance of surviving is replanted
- Final restoration of any remaining damages or losses resulting from the storm is performed

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties.

Let's take action to get you pre-approved to perform clean-up operations as detailed above,

At BrightView, we believe that communication is the most important aspect of growing a successful service partnership...and we utilize these tools to keep our customers informed on services that occur day in and day out

Routine	Daily	Weekly	Monthly
Turf	Inspect for irrigation issues Look for agronomic issues Remove debris/trash	Perform mow maintenance Inspect irrigation zones Perform IPM inspections	Submit schedules to management Adjust agronomic schedule if necessary
Plant Material	Weed beds Monitor agronomic issues Work through monthly detail schedule	Weed beds Monitor agronomic issues Work through monthly detail schedule	Complete trim cycle including detail of fountain areas Complete full bed weed
Other	Blow hardscapes and high traffic areas Work through irrigation inspection	Submit any reports when necessary Work through irrigation inspection	Perform routine QSA Submit schedules for next month's services

APRIL 2026 SERVICE CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
	Mow | Trim | Weed	Hardcut | Weed | Litter Leaf Removal				
12	13	14	15	16	17	18
	Mow | Trim | Weed	Hardcut | Weed | Litter Leaf Removal				
19	20	21	22	23	24	25
	Mow | Trim | Weed	Hardcut | Weed | Litter Leaf Removal | Apply Pre Emergent				
26	27	28	29	30		
	Mow | Trim | Weed	Hardcut | Weed | Litter Leaf Removal				

NOTES

First Month | Introduce Team | Startup Pictures | Startup QSA by end of month | adjustment to any service routes or mapping | understand property specifics

Envision the Possibilities for
Baywinds CDD



June 24, 2026

Dear Mr. Quesada and Baywinds Management team,

I would like to take a moment to express our sincere appreciation for choosing us as your landscape provider. We are excited about this opportunity and look forward to elevating this property to the next level.

During the contract process, we found that there were discrepancies on the scope / service pages. We discovered that one of our main services, the detailing of your plants and hedges, was not included in the pricing.

To be transparent and a good partner, we would like to offer you the first three months of detailing services, at no cost. The contract amount will then increase after the first three months.

We look forward to discussing the details at the board meeting and answering any questions.

Best Regards,



Damian de la Vega
Branch Manager
BrightView Landscape Services, Inc.

LANDSCAPE PERFORMANCE SCHEDULE & SCOPE OF WORK

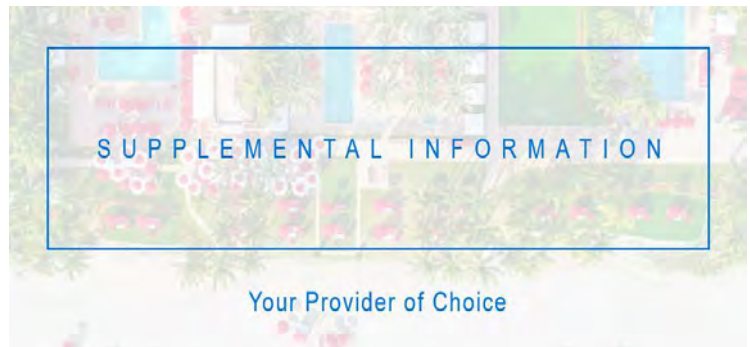
SERVICE | OPERATION	NOTES | COMMENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	ANNUAL PRICE
Route Crew - Certified Maintenance Technicians under the Supervision of a Horticulture Professional																
Mowing | Edging | String Trimming	Rotary mow	2	2	3	3	3	4	4	4	4	4	3	2	38	\$1,587.00	\$60,306.00
Blowing | Detail Tasks | Removing Debris	litter, leaf, green debris	2	2	3	3	3	4	4	4	4	4	3	2	38		
Shear & Prune Shrubs "selective"	Power & Hand Prune	1	1	1	1	1	1	1	1	1	1	1	1	12	\$3,750.00	\$45,000.00
Bed & Paver Weed Control w- PreM	manual & chemical	1	1	1	1	1	1	1	1	1	1	1	1	12		
Prune Small Palms and Ornamental Trees	up to 8' | # of units	1	1	1	1	1	1	1	1	1	1	1	1	12		
Supervise Crew w Operations Manager	Weekly or ea visit	2	2	2	2	3	4	4	4	4	3	2	2	34		
Manage Property & ProActive Communication	Horticulture Knowledge	4	4	4	5	4	5	4	5	4	5	4	4	52		
Porter Services (M / W / F)	4 hours a visit (12 a week)	4	4	4	5	4	5	4	5	4	5	4	4	52	\$360.00	\$18,720.00
Quarterly Inspection Report	Quality Site Assessment	1	1	1	1	1	1	1	1	1	1	1	1	12		
SERVICE COST CONSIDERATION															\$124,026.00	

All Irrigation Services performed by a certified technician under the Supervision of a State Certified Plumber																
Irrigation Inspection check & adjust		1	1	1	1	1	1	1	1	1	1	1	1	12	\$1,350.00	\$16,200.00
Irrigation Report of Findings | Observations		1	1	1	1	1	1	1	1	1	1	1	1	12	included	
Irrigation Technician HEADS / ABOVE GROUND REPAIRS (VALVES NOT INCLUDED)		1	1	1	1	1	1	1	1	1	1	1	1	12	included	
SERVICE COST CONSIDERATION															\$16,200.00	

All Ag Services provided by a State Certified Pest Applicator under the Supervision of a State Certified Operator -																	
Seasonal Turf Fertilization	Granular / Liquid App															1	
Palm/Tree and Shrub Fertilization	Granular / Liquid App					1										1	
IPM Program for palms and ornamentals	Liquid App for outbreaks	1		1		1		1		1			1				
OVER ALL	Monitor and apply as needed!	1		1		1		1		1			1		\$11,225.00	\$11,225.00	
SERVICE COST CONSIDERATION															\$11,225.00		

All Enhancement Services provided and Supervised by Licensed-Certified FNGLA Horticulturist & ISA Certified Arborist																	
Annual Flower Rotation removal & installation	Annual Changeout (1500 units per)															1	
Includes Soil & Warranty	1600 bags															1	
Application of Mulch in Plant Beds	No work within 10 feet of energized conductors. (ANSI Z-133)															1	
Palm Trimming over 8' removing fronds, fruits & seed pods | # of Palms	No work within 10 feet of energized conductors. (ANSI Z-133)															1	
Hardwood Tree Trimming over 8' | Lift & Thin Canopy for airflow																1	
SERVICE COST CONSIDERATION															\$78,363.00		

Base contract services:	
BASE CONTRACT VALUE	\$124,026.00
BASE MONTHLY VALUE	\$10,335.50
Specialty Services:	
WATER MANAGEMENT (included)	\$16,200.00
AGRONOMIC PROGRAM (included)	\$11,225.00
ANNUAL FLOWER CARE	\$14,523.00
MULCHING	\$16,390.00
TREE CARE	\$47,450.00
ALL INCLUSIVE PER CALENDAR	\$151,451.00
ALL INCLUSIVE MONTHLY	\$12,620.92



The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.

<p>Account Manager Operations Manager Crew Leader On-Site Team Roving Team Gardeners</p> 	<p>SUPPORT</p> <p>Branch Manager Assistant Branch Manager Enhancement Manager Irrigation Manager Agronomics Manager Arbor Manager Landscape Designer Estimator VP, GM</p>	<p>STANDARDS OF EXCELLENCE</p> <ul style="list-style-type: none"> Site Cleanliness Weed Free Green Turf Crisp Bed Edges Spectacular Flowers Uniformly Mulched Beds Neatly Pruned Trees and Shrubs
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MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

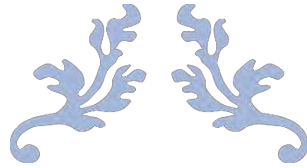
Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.



BAYWINDS CDD



FIELD REPORT

Meeting July 2, 2026



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

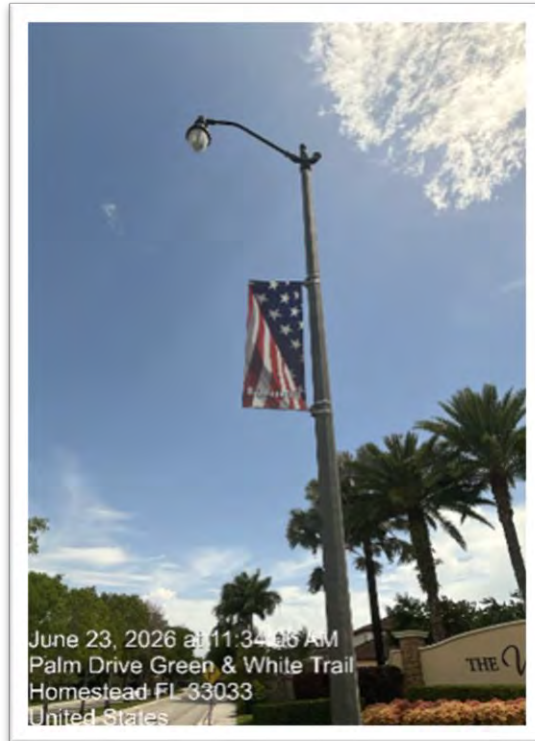
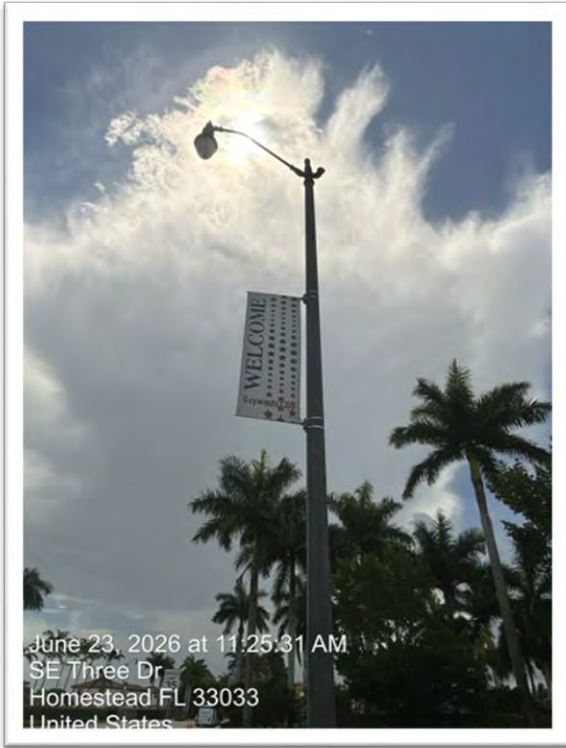
LANDSCAPING

- Landscape services provided by Brightview.



Holiday Banners

- Seasonal banners were installed.
- Damaged/missing Holiday Banners were reported.

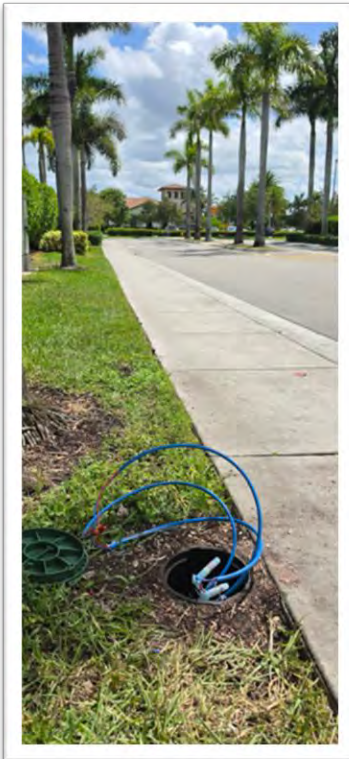
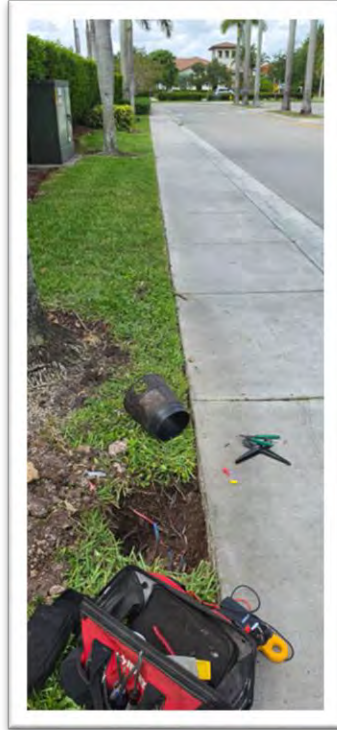
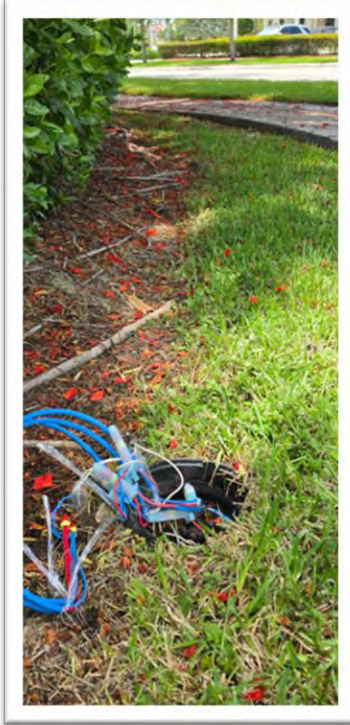
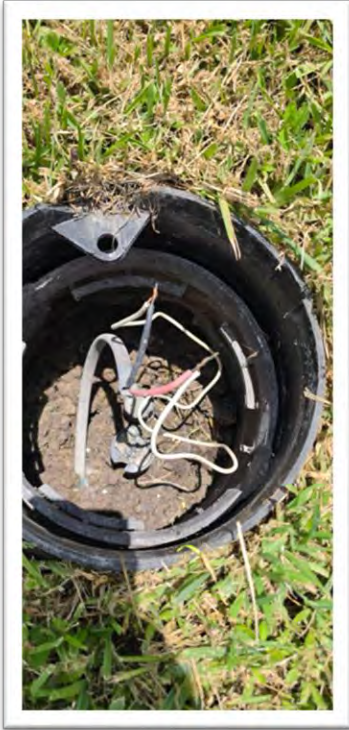


LAKES

- Lake management services provided by Eco-Blue Aquatics on May 26, 2026. Please see the lake inspection report attached as Exhibit A. June service reports were not available at the time of this report.



Irrigation





June 18, 2026
Page 1 of 2

Proposal for Extra Work at
Troubleshoot Irrigation not working - Baywinds

Property Name	Troubleshoot Irrigation not working - Baywinds	Contact	Property Manager
Property Address	Baywinds Cir Homestead, FL 33033	To	Baywinds
		Billing Address	GMS SF LLC 5701 N Pine Island Rd Ste 370 Tamarac, FL 33321
Project Name	Troubleshoot Irrigation not working - Baywinds		
Project Description	Irrigation repairs		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Time and materials to send 2 techs and troubleshoot irrigation wires. Controller showing fault in field not allowing zones to run. After problem is found a proposal and additional report will be provided of findings.	\$1,400.00	\$1,400.00

For internal use only

SO#	8945222		
JOB#	352100000		
Service Line	150	Total Price	\$1,400.00





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

Contract & Authorization For Extra Work

Date:	June 23, 2026	Time:	8:00am	INTERNAL USE ONLY
Job Name:	Baywinds	Client No.:	35380	
Job Address:	3777 SE 5 Ct	Branch / Job No.:	35380	
	Homestead, FL	Sales Order No.:		
Attention:				

Irrigation Wet Check Report

Scope of Work / Labor & Materials

	Rainbird Controller ESP - LXD - 15 HP Pump	
	Irrigation schedule: PRO A/ Mon Wed Fri and Sun @ 7:00pm	
	PRO B/ Tues Thurs Sat @ 7:00pm PRO C/ Everyday @ 2:00am	
	Zone1: Need to replace broken rotor.	\$55.00
	Zone2: Need to troubleshoot zone not coming on with timer. Need to trace valve/wires and troubleshoot.	\$385.00
	Zone3: Need to replace 2 broken spray heads	\$90.00
	Zone4: Need to repair broken lateral line.	\$250.00
	Need to replace one broken spray head + replace 5 clogged spray heads + 6 clogged nozzles.	\$300.00
	Zone5: Ok	
	Zone6: Need to replace 7 clogged nozzles and straighten 5 tilted spray heads.	\$100.00
	Zone7: Ok	
	Zone8: Need to replace 2 broken spray heads + 4 clogged spray heads + 7 clogged nozzles.	\$305.00
	Zone9: Ok	
	Zone10: Need to troubleshoot zone not coming on with timer. Need to trace valve/wires and troubleshoot.	\$385.00
	Zone11: Need to 5 clogged spray heads and 12 clogged nozzles.	\$285.00
	Zone12: Need to repair 2 broken lateral lines. Need to replace 4 clogged spray heads and 6 nozzles.	\$710.00
	Zone13: Need to replace 4 clogged spray heads	\$180.00
	Zone14: Need to replace one broken spray head.	\$45.00
	Zone15: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$495.00
	Zone16: Need to replace broken valve box 10"	\$75.00
	Zone17: Need to replace 3 broken spray heads + 5 leaking spray heads + 6 clogged nozzles.	\$390.00
	Zone18: Ok	
	Zone19: Need to replace 4 broken spray heads + 6 clogged spray heads + 6 clogged nozzles and straighten 4 tilted spray heads.	\$545.00
	Zone20: Ok	
	Zone21-22-39: n/a (no decoder)	
	Zone23: Need to replace 3 clogged spray heads and replace 7 clogged nozzles.	\$170.00
	Zone24: Need to replace 9 clogged spray heads and replace 10 clogged nozzles.	\$455.00
	Zone25: Need to replace 4 clogged nozzles.	\$20.00
	Zone26: Need to lift and straighten 4 spray heads.	\$65.00
	Zone27: Need to replace broken spray head + broken 10" valve box + 4 clogged nozzles.	\$140.00
	Zone28: Need to replace 20 clogged nozzles.	\$100.00
	Zone29: Need to replace 8 clogged nozzles.	\$40.00
	Zone30: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	
	Zone31: Need to replace 2 broken spray heads and 4 clogged nozzles.	\$110.00
	Zone32: Need to replace broken spray heads and 4 clogged nozzles.	\$65.00
	Zone33: Need to replace broken spray head + broken 10" valve box + straighten 4 spray heads.	\$185.00
	Zone34: Need to replace broken spray head and broken 10" valve box.	\$120.00
	Zone35: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$495.00
	Need to replace 3 broken 10" valve boxes	\$225.00
	Zone36: Need to replace 5 clogged nozzles.	\$25.00
	Zone37: Need to replace 8 clogged nozzles.	\$40.00
	Zone40: Need to replace broken 10" valve box.	\$75.00
	Zone41: Need to replace 3 leaking spray heads.	\$135.00
	Zone42: Need to straighten 4 risers for better coverage.	\$65.00

Continue to 2nd Page

THIS IS NOT AN INVOICE

Contract & Authorization For Extra Work

Date: June 23, 2026	Time: 8:00am	INTERNAL USE ONLY
Job Name: Baywinds	Client No: 35380	
Job Address: 3777 SE 5 Ct	Branch /Job No: 35380	
Attention:	Sales Order No:	

Irrigation Wet Check Report Page 2


Scope of Work / Labor & Materials

	Zone43: Need to repair broken lateral line.	\$250.00
	Zone44: Need to repair broken lateral line and 9 broken spray heads.	\$655.00
	Zone45: Need to replace 10 clogged nozzles and 8 broken spray heads.	\$410.00
	Zone46: Need to replace broken rotor and broken 10" valve box.	\$130.00
	Zone47: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$495.00
	Need to replace 10" broken valve box.	\$75.00
	Zone48: Ok	
	Zone49: Ok	
	Zone50: Need to straightened 4 tilted rotors for proper water distribution.	\$65.00
	Zone51: Need to straightened 4 tilted rotors for proper water distribution.	\$65.00
	Zone51: Need to straightened 5 tilted rotors for proper water distribution.	\$65.00
	Zone53: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$495.00
	Zone54: Need to straightened 3 tilted rotors for proper water distribution + broken valve box.	\$140.00
	Zone55: Ok	
	Zone56: Need to replace broken 10" valve box.	\$75.00
	Zone57: Need to straightened 4 tilted rotors for proper water distribution.	\$65.00
	Zone58: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$495.00
	Zone59: Ok	
	Zone60: Need to replace 3 broken risers and 4 leaking spray heads.	\$315.00
	Zone61: Need to replace 3 broken risers.	\$135.00
	Zone62: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$495.00
	Zone63: Need to replace 2 broken risers and 3 leaking spray heads.	\$225.00
	Zone64-66: n/a (no decoder)	
	Zone67: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$385.00
	Zone68: Need to repair broken lateral line and 8 clogged nozzles.	\$290.00
	Zone69: Need to replace 2 clogged nozzles.	\$10.00
	Zone70: Need to replace 6 clogged nozzles.	\$30.00
	Zone71: Not coming on. Need to replace bad decoder and bad solenoid to restore water.	\$495.00
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
Total Labor & Materials		\$12,985.00
This proposal is valid for 30 calendar days unless otherwise approved by Brightview Landscape Services		

THIS IS NOT AN INVOICE

EXHIBIT A

July Landscaping Service Estimate



June 22, 2020
Page 1 of 2

Proposal for Extra Work at Baywinds CDD Services

Property Name	Baywinds CDD Services	Contact	Ben Quesada
Property Address	3777 SE 5 CT Homestead, FL 33032	To	GMS South Florida
		Billing Address	5385 N. Nob Hill Road Sunrise, FL 33351
Project Name	Baywinds CDD Services		
Project Description	July Maintenance Service		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	Mow	\$1,587.00	\$4,761.00
1.00	EACH	Trim/Detail	\$3,750.00	\$3,750.00
5.00	WEEK	Porter Services	\$360.00	\$1,800.00
1.00	EACH	Irrigation Wet Check	\$1,350.00	\$1,350.00

<small>For internal use only</small>	
SO#	8947693
JOB#	352100000
Service Line	130
Total Price	\$11,661.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President.

EXHIBIT B

Lake Report



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

CUSTOMER: Baywinds CDD
DATE: 5/26/2026
WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O: <u>73.4</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN: <u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
PH READING: <u>6.6</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY: <u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL: <u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT

<input checked="" type="checkbox"/> ALGAE CONTROL	Numbers of lake worked
<input checked="" type="checkbox"/> GRASSES & EMERGENTS	1
<input type="checkbox"/> SUBMERSED AQUATICS	1
<input checked="" type="checkbox"/> FLOATING PLANTS	1
<input checked="" type="checkbox"/> DEBRIS	1

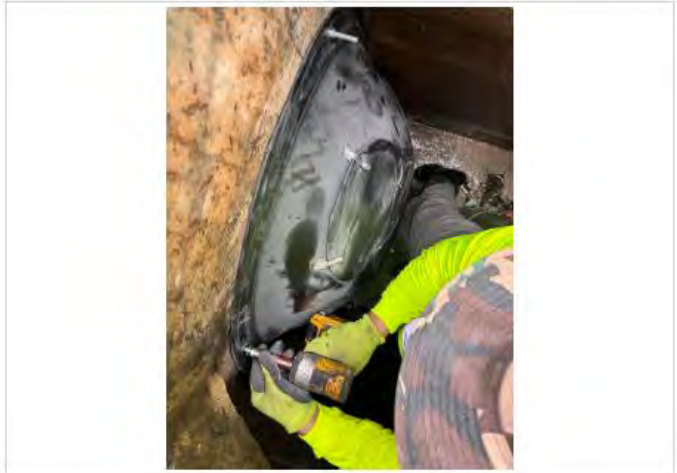
We applied a treatment to eliminate weeds in the perimeter of the lakes, and we removed the garbage in the cones. The lake looks good, and all parameters are favorable for the growth of native species.

Special Midge treatment to the lake using larvicide and adulticide.

Recommendation: Due to the soil conditions this treatment may have to be performed all year round.

EXHIBIT C

Baywinds CDD - Baffle Install



Baywinds CDD - Baffle Install



Baywinds CDD - Baffle Install



Public Search Results

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

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

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

Export to Excel 

Suborganization ▼ Board of Supervisors ▼

Sort by: **PID** **Form Year** Filer Name ▼ Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
316951	2025	Erika Cepero	• Baywinds Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/23/2026	View Filings
275271	2025	Jennifer Desa	• Baywinds Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✘ Form 1 Not Filed	View Filings
280427	2025	Leonardo Nieves	• Baywinds Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✘ Form 1 Not Filed	View Filings
275272	2025	Larry D Parks	• Baywinds Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 5/2/2026	View Filings
265164	2025	Nicolas D Roldan	• Baywinds Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✘ Form 1 Not Filed	View Filings

1-5 of 5

Rows per page:

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[Back](#)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



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

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Baywinds Community Development District**, as described in the attached **MAP**, has **2330** voters.

Alina Garcia
Supervisor of Elections

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

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

Baywinds
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
4/1 - 4/30/26	1809-1813	\$46,688.95
5/1 - 5/31/26	1814-1823	\$67,069.40
TOTAL ACH		\$113,758.35

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
4/1 - 4/30/26	80010	\$1,651.63
5/1 - 5/31/26	80011	\$1,635.06
TOTACH ACH		\$3,286.69
TOTAL		\$117,045.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/08/26	00021	4/01/26	5920	202604	320	53800	46800			*	181.67			
			APR 26	- MITIGATION MAINT					ECO BLUE AQUATIC SERVICES, INC.				181.67	001809
4/08/26	00001	4/01/26	451	202604	320	53800	34000			*	1,568.33			
			APR 26	- FIELD SERVICES										
		4/01/26	452	202604	310	51300	34000			*	4,311.58			
			APR 26	- MGMT FEES										
		4/01/26	452	202604	310	51300	31300			*	215.87			
			APR 26	- DISSEMINATION										
		4/01/26	452	202604	310	51300	49500			*	109.75			
			APR 26	- WEBSITE ADMIN										
		4/01/26	452	202604	310	51300	42000			*	6.66			
			APR 26	- POSTAGE					GMS SF LLC				6,212.19	001810
4/08/26	00042	3/31/26	27033126	202603	320	53800	46202			*	8,395.92			
			ANNUALS											
		4/01/26	27040126	202604	320	53800	46200			*	7,130.46			
			LANDSCAPE SVC 4/10/26											
		4/01/26	27040126	202604	320	53800	46200			*	7,130.46			
			LANDSCAPE SVC 4/24/26						TONY'S NURSERY & GARDEN				22,656.84	001811
4/22/26	00015	4/22/26	04222026	202604	300	20700	10100			*	15,250.75			
			TXFER TAX COLLECTIONS						BAYWINDS CDD C/O WELLS FARGO				15,250.75	001812
4/22/26	00007	3/31/26	198165	202603	310	51300	31500			*	2,387.50			
			LEGAL SV THRU 3/31/26						BILLING COCHRAN, P.A.				2,387.50	001813
TOTAL FOR BANK A											46,688.95			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/08/26	00025	3/26/26 MAR 26	202603 320-53800-43300		*	1,430.91	
		STRL 2/22-3/22/26					
		3/26/26 MAR 26	202603 320-53800-43000		*	35.18	
		ENTRY A 2/22-3/22/26					
		3/26/26 MAR 26	202603 320-53800-43000		*	33.69	
		ENTRY B 2/22-3/22/26					
		3/26/26 MAR 26	202603 320-53800-43000		*	151.85	
		CANAL DR 2/22-3/22/26					

CITY OF HOMESTEAD (AUTO PAY)							1,651.63 080010

TOTAL FOR BANK Z						1,651.63	
TOTAL FOR REGISTER						48,340.58	

BAYW --BAYWINDS-- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/26	00061	4/30/26	9777535	202604	320	53800	46210		PRUNING 525 HRDWD TREES BRIGHTVIEW LANDSCAPE SERVICES INC	*	35,200.00	35,200.00	001814
5/06/26	00021	5/01/26	5960	202605	320	53800	46800		MAY 26 - MITIGATION MAINT ECO BLUE AQUATIC SERVICES, INC.	*	181.67	181.67	001815
5/06/26	00001	5/01/26	453	202605	320	53800	34000		MAY 26 - FIELD SERVICES	*	1,568.33		
		5/01/26	454	202605	310	51300	34000		MAY 26 - MGMT FEES	*	4,311.58		
		5/01/26	454	202605	310	51300	31300		MAY 26 - DISSEMINATION	*	215.87		
		5/01/26	454	202605	310	51300	49500		MAY 26 - WEBSITE ADMIN	*	109.75		
		5/01/26	454	202605	310	51300	42000		MAY 26 - POSTAGE	*	3.70		
									GMS SF LLC			6,209.23	001816
5/06/26	00058	5/01/26	121776	202605	310	51300	48000		NOTICE OF WRKSHP MEETING MCCLATCHY COMPANY LLC	*	222.58	222.58	001817
5/06/26	00031	4/29/26	04292026	202604	310	51300	49000		# OF REGISTERED VOTERS MIAMI-DADE COUNTY ELECTIONS	*	60.00	60.00	001818
5/06/26	00036	4/27/26	30037	202604	320	53800	60000		INST METAL BENCH AT LAKE ORTIZ CONSTRUCTION SERVICES	*	1,150.00	1,150.00	001819
5/06/26	00055	4/27/26	310	202604	320	53800	46900		CLEANING STORM DRAIN RAPTOR VAC SYSTEMS	*	5,745.00	5,745.00	001820
5/06/26	00042	5/01/26	27050126	202605	320	53800	46200		LANDSCAPE SVC 5/8/26	*	7,130.46		
		5/01/26	27050126	202605	320	53800	46200		LANDSCAPE SVC 5/22/26	*	7,130.46		
									TONY'S NURSERY & GARDEN			14,260.92	001821
5/21/26	00007	4/30/26	198566	202604	310	51300	31500		LEGAL SV THRU 4/30/26 BILLING COCHRAN, P.A.	*	1,440.00	1,440.00	001822

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/21/26	00042	5/15/26 27051526	202604 320-53800-46300	TONY'S NURSERY & GARDEN	*	2,600.00	2,600.00 001823
TOTAL FOR BANK A						67,069.40	

BAYW --BAYWINDS-- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/26	00025	4/23/26 APR 26	202604 320-53800-43300		*	1,430.91	
		STRL 3/22-4/19/26					
		4/23/26 APR 26	202604 320-53800-43000		*	33.69	
		ENTRY A 3/22-4/19/26					
		4/23/26 APR 26	202604 320-53800-43000		*	32.55	
		ENTRY B 3/22-4/19/26					
		4/23/26 APR 26	202604 320-53800-43000		*	137.91	
		CANAL DR 3/22-4/19/26					
CITY OF HOMESTEAD (AUTO PAY)							1,635.06 080011
TOTAL FOR BANK Z						1,635.06	
TOTAL FOR REGISTER						68,704.46	

BAYW --BAYWINDS-- TCESSNA

Baywinds
Community Development District

Unaudited Financial Reporting
May 31, 2026



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2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2017</u>
5-6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>

Baywinds
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 9,839	\$ -	\$ 9,839
Due from General Fund	-	2,378	2,378
<u>Investments:</u>			
State Board of Administration (SBA)	547,947	-	547,947
<u>Series 2017 A1&2</u>			
Reserve A-1	-	285,105	285,105
Reserve A-2	-	53,011	53,011
Revenue	-	300,577	300,577
Interest A-1	-	11	11
Interest A-2	-	4	4
Principal Fund A-1	-	34	34
Sinking Fund A-2	-	12	12
Total Assets	\$ 557,786	\$ 641,134	\$ 1,198,920
Liabilities:			
Accounts Payable	\$ 1,627	\$ -	\$ 1,627
Due to Debt Service	2,378	-	2,378
Total Liabilities	\$ 4,005	\$ -	\$ 4,005
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 641,134	\$ 641,134
Assigned for:			
Reserves	120,000	-	120,000
Unassigned	433,781	-	433,781
Total Fund Balances	\$ 553,781	\$ 641,134	\$ 1,194,915
Total Liabilities & Fund Balance	\$ 557,786	\$ 641,134	\$ 1,198,920

Baywinds
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 603,785	\$ 603,785	\$ 601,771	\$ (2,014)
Interest	10,000	6,667	13,462	6,796
Total Revenues	\$ 613,785	\$ 610,451	\$ 615,233	\$ 4,782
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 5,000	\$ 3,400	\$ 1,600
PR-FICA	459	383	260	122
Engineering	5,000	3,333	-	3,333
Attorney	20,000	13,333	8,530	4,803
Annual Audit	3,500	3,500	3,400	100
Assessment Administration	2,194	2,194	2,194	0
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,588	1,725	1,727	(2)
Management Fees	51,739	34,492	34,493	(0)
Website Maintenance	1,317	878	878	(0)
Telephone	200	133	-	133
Postage & Delivery	500	333	169	164
Insurance General Liability	8,918	8,918	7,932	986
Printing & Binding	200	133	2	131
Legal Advertising	800	533	223	311
Other Current Charges	1,000	667	897	(230)
Office Supplies	250	167	0	166
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 105,439	\$ 75,898	\$ 64,279	\$ 11,619

Baywinds

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 18,820	\$ 12,547	\$ 12,547	\$ 0
Enhanced Off Duty Security	12,000	8,000	-	8,000
Utility - Electric	3,600	2,400	1,898	502
Utility - Electric Streetlighting	15,000	10,000	11,149	(1,149)
General Repairs & Maintenance	39,553	26,369	9,926	16,443
Landscape Maintenance	192,522	128,348	121,218	7,130
Landscape Contingency	30,000	20,000	-	20,000
Tree Trimming Service	112,000	47,450	47,450	-
Plant Replacement	10,000	10,000	18,508	(8,508)
Sidewalk Maintenance	10,000	10,000	19,300	(9,300)
Lake Maintenance	2,184	1,456	1,453	3
Lake Debris Removal	1,000	667	-	667
Irrigation Repairs	10,000	6,667	2,600	4,067
Stormwater Service	10,000	6,667	5,745	922
Holiday Decorations	26,080	26,080	40,368	(14,288)
Seasonal Banners	12,240	5,756	5,756	-
Reserve	40,000	40,000	1,150	38,850
Subtotal Field Expenditures	\$ 545,000	\$ 362,406	\$ 299,067	\$ 63,339
Total Operations & Maintenance	\$ 545,000	\$ 362,406	\$ 299,067	\$ 63,339
Total Expenditures	\$ 650,439	\$ 438,304	\$ 363,346	\$ 74,958
Excess (Deficiency) of Revenues over Expenditures	\$ (36,654)	\$ 172,147	\$ 251,887	\$ 79,740
Net Change in Fund Balance	\$ (36,654)	\$ 172,147	\$ 251,887	\$ 79,740
Fund Balance - Beginning	\$ 36,654		\$ 301,894	
Fund Balance - Ending	\$ -		\$ 553,781	

Baywinds
Community Development District
Debt Service Fund Series 2017 A-1 and A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 776,911	\$ 776,911	\$ 772,408	\$ (4,503)
Interest	5,000	3,333	23,451	20,118
Total Revenues	\$ 781,911	\$ 780,245	\$ 795,859	\$ 15,615
Expenditures:				
Interest A-1	\$ 220,313	\$ 220,313	\$ 220,313	\$ -
Interest A-2	88,276	88,275	88,275	-
Principal A-1	350,000	350,000	350,000	-
Principal A-2	125,000	125,000	125,000	-
Trustee Fees	10,000	10,000	10,000	-
Total Expenditures	\$ 793,589	\$ 793,588	\$ 793,588	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (11,677)	\$ (13,343)	\$ 2,272	\$ 15,615
Net Change in Fund Balance	\$ (11,677)	\$ (13,343)	\$ 2,272	\$ 15,615
Fund Balance - Beginning	\$ 237,628		\$ 638,862	
Fund Balance - Ending	\$ 225,950		\$ 641,134	

Baywinds
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 37,115	\$ 532,660	\$ 10,740	\$ 4,596	\$ 2,888	\$ 11,924	\$ 1,848	\$ -	\$ -	\$ -	\$ -	\$ 601,771
Interest	911	701	1,773	2,318	1,970	2,075	1,922	1,793	-	-	-	-	13,462
Total Revenues	\$ 911	\$ 37,816	\$ 534,432	\$ 13,059	\$ 6,566	\$ 4,963	\$ 13,845	\$ 3,641	\$ -	\$ -	\$ -	\$ -	\$ 615,233

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 3,400
PR-FICA	-	61	-	-	-	61	-	138	-	-	-	-	260
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,920	1,260	500	500	523	2,388	1,440	-	-	-	-	-	8,530
Annual Audit	-	-	3,400	-	-	-	-	-	-	-	-	-	3,400
Assessment Administration	2,194	-	-	-	-	-	-	-	-	-	-	-	2,194
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	216	216	216	216	216	216	216	216	-	-	-	-	1,727
Management Fees	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	-	-	-	-	34,493
Website Maintenance	110	110	110	110	110	110	110	110	-	-	-	-	878
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	9	24	6	55	51	13	7	4	-	-	-	-	169
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Printing & Binding	-	-	-	-	0	2	-	-	-	-	-	-	2
Legal Advertising	-	-	-	-	-	-	-	223	-	-	-	-	223
Other Current Charges	151	120	110	13	88	107	139	169	-	-	-	-	897
Office Supplies	-	0	-	0	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 17,018	\$ 6,903	\$ 8,653	\$ 5,206	\$ 5,299	\$ 8,008	\$ 6,223	\$ 6,970	\$ -	\$ -	\$ -	\$ -	\$ 64,279

Baywinds
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,568	\$ 1,568	\$ 1,568	\$ 1,568	\$ 1,568	\$ 1,568	\$ 1,568	\$ 1,568	\$ -	\$ -	\$ -	\$ -	\$ 12,547
Enhanced Off Duty Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility - Electric	199	233	321	279	244	221	204	196	-	-	-	-	1,898
Utility - Electric Streetlighting	1,356	1,356	1,356	1,356	1,431	1,431	1,431	1,431	-	-	-	-	11,149
General Repairs & Maintenance	3,525	150	-	3,401	2,150	700	-	-	-	-	-	-	9,926
Landscape Maintenance	14,261	14,261	14,261	21,391	14,261	14,261	14,261	14,261	-	-	-	-	121,218
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Trimming Service	12,250	-	-	-	-	-	35,200	-	-	-	-	-	47,450
Plant Replacement	10,112	-	-	-	-	8,396	-	-	-	-	-	-	18,508
Sidewalk Maintenance	11,300	-	-	4,200	-	3,800	-	-	-	-	-	-	19,300
Lake Maintenance	182	182	182	182	182	182	182	182	-	-	-	-	1,453
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	2,600	-	-	-	-	-	2,600
Stormwater Service	-	-	-	-	-	-	5,745	-	-	-	-	-	5,745
Holiday Decorations	-	6,720	16,824	-	-	16,824	-	-	-	-	-	-	40,368
Seasonal Banners	3,410	-	-	-	2,346	-	-	-	-	-	-	-	5,756
Reserve	-	-	-	-	-	-	-	1,150	-	-	-	-	1,150
Total Operations & Maintenance	\$ 58,163	\$ 24,471	\$ 34,512	\$ 32,378	\$ 22,182	\$ 47,382	\$ 61,191	\$ 18,788	\$ -	\$ -	\$ -	\$ -	\$ 299,067
Total Expenditures	\$ 75,180	\$ 31,374	\$ 43,165	\$ 37,584	\$ 27,481	\$ 55,390	\$ 67,414	\$ 25,758	\$ -	\$ -	\$ -	\$ -	\$ 363,346
Excess (Deficiency) of Revenues over Expenditures	\$ (74,269)	\$ 6,443	\$ 491,268	\$ (24,525)	\$ (20,915)	\$ (50,427)	\$ (53,569)	\$ (22,118)	\$ -	\$ -	\$ -	\$ -	\$ 251,887
Net Change in Fund Balance	\$ (74,269)	\$ 6,443	\$ 491,268	\$ (24,525)	\$ (20,915)	\$ (50,427)	\$ (53,569)	\$ (22,118)	\$ -	\$ -	\$ -	\$ -	\$ 251,887

Baywinds

Community Development District

Long Term Debt Report

Series 2017 A-1, Special Assessment Revenue Refunding Bonds		
Interest Rate:	3.500%, 4.250%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$283,397	
Reserve Fund Balance	285,105	
Bonds Outstanding	8/1/2017	\$7,715,000
Less: Principal Payment - 5/1/18		(\$265,000)
Less: Principal Payment - 5/1/19		(\$275,000)
Less: Principal Payment - 5/1/20		(\$285,000)
Less: Principal Payment - 5/1/21		(\$295,000)
Less: Principal Payment - 5/1/22		(\$305,000)
Less: Principal Payment - 5/1/23		(\$315,000)
Less: Principal Payment - 5/1/24		(\$325,000)
Less: Principal Payment - 5/1/25		(\$340,000)
Less: Principal Payment - 5/1/26		(\$350,000)
Current Bonds Outstanding		\$4,960,000

Series 2017 A-2, Special Assessment Revenue Refunding Bonds		
Interest Rate:	3.500%, 4.000%, 4.750%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	25% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$52,694	
Reserve Fund Balance	53,011	
Bonds Outstanding	8/1/2017	\$2,750,000
Less: Principal Payment - 5/1/18		(\$90,000)
Less: Principal Payment - 5/1/19		(\$95,000)
Less: Principal Payment - 5/1/20		(\$95,000)
Less: Principal Payment - 5/1/21		(\$100,000)
Less: Principal Payment - 5/1/22		(\$105,000)
Less: Principal Payment - 5/1/23		(\$110,000)
Less: Principal Payment - 5/1/24		(\$115,000)
Less: Principal Payment - 5/1/25		(\$120,000)
Less: Principal Payment - 5/1/26		(\$125,000)
Current Bonds Outstanding		\$1,795,000

Baywinds
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 635,567.36 \$ 817,802.19 \$ 1,453,369.55
 Net Assessments \$ 603,788.99 \$ 776,912.08 \$ 1,380,701.07

ON ROLL ASSESSMENTS

allocation in % 43.73% 56.27% 100.00%

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	2017 Debt		
							O&M Portion	Service	Total
11/12/25	10/1-10/31/25	\$ 2,714.74	\$ 108.59	\$ 26.06		\$ 2,580.09	\$ 1,128.29	\$ 1,451.80	\$ 2,580.09
11/19/25	11/1-11/10/25	35,408.72	1,416.35	339.93		33,652.44	14,716.42	18,936.02	33,652.44
11/21/25	06/01-10/31/25	5,547.37	273.05	52.74		5,221.58	2,283.43	2,938.15	5,221.58
11/28/25	11/11-11-20/25	45,684.20	1,827.37	438.57		43,418.26	18,987.07	24,431.19	43,418.26
12/09/25	11/21-11/30/25	1,229,356.05	49,174.27	11,801.81		1,168,379.97	510,939.68	657,440.29	1,168,379.97
12/24/25	12/01-12/15/25	52,158.17	1,988.88	501.70		49,667.59	21,719.94	27,947.65	49,667.59
01/12/26	12/16-12/31/25	22,215.99	666.43	215.49		21,334.07	9,329.52	12,004.55	21,334.07
01/26/26	interest	-	-	-	1,410.83	1,410.83	1,410.83	-	1,410.83
02/10/26	01/01-01/31/26	10,833.57	216.67	106.17		10,510.73	4,596.41	5,914.32	10,510.73
03/11/26	02/01-02/28/26	6,737.70	67.37	66.70		6,603.63	2,887.81	3,715.82	6,603.63
04/18/26	03/01-03/31/26	27,376.88	-	273.77		27,103.11	11,852.36	15,250.75	27,103.11
04/24/26	interest	-	-	-	71.20	71.20	71.20	-	71.20
05/15/26	04/01-04/30/26	4,144.26	(124.32)	42.68		4,225.90	1,848.01	2,377.89	4,225.90
TOTAL		\$ 1,442,177.65	\$ 55,614.66	\$ 13,865.62	\$ 1,482.03	\$ 1,374,179.40	\$ 601,770.97	\$ 772,408.43	\$ 1,374,179.40

99.23%	Percent Collected
\$ 11,191.90	Balance Remaining to Collect