

Baywinds
Community Development District

Adopted Budget
FY 2026



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Baywinds
Community Development District
Adopted Budget
General Fund

Description	Adopted FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Adopted FY 2026
<u>REVENUES:</u>					
Maintenance Assessments	\$ 603,785	\$ 602,407	\$ 1,377	\$ 603,785	\$ 603,785
Interest Income	7,000	10,355	5,575	15,929	10,000
Carry Forward Balance	21,268	60,112	-	60,112	36,654
TOTAL REVENUES	\$ 632,053	\$ 672,874	\$ 6,952	\$ 679,826	\$ 650,439

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 6,000	\$ 1,000	\$ 3,000	\$ 4,000	\$ 6,000
FICA Taxes	459	77	230	306	459
Engineering	5,000	-	5,000	5,000	5,000
Attorney	20,000	4,593	15,408	20,000	20,000
Annual Audit	3,200	3,400	-	3,400	3,500
Assessment Administration	2,070	2,070	-	2,070	2,194
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,588	1,510	1,078	2,588	2,588
Management Fees	48,810	28,473	20,338	48,810	51,739
Website Maintenance	1,242	725	518	1,242	1,317
Telephone	200	-	100	100	200
Postage & Delivery	1,000	111	200	311	500
Insurance General Liability	7,915	7,483	-	7,483	8,918
Printing & Binding	200	10	75	85	200
Legal Advertising	800	-	800	800	800
Other Current Charges	271	466	500	966	1,000
Office Supplies	250	-	100	100	250
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 100,780	\$ 50,090	\$ 47,945	\$ 98,035	\$ 105,439

Baywinds

Community Development District

Adopted Budget General Fund

Description	Adopted FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Adopted FY 2026
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 17,755	\$ 10,357	\$ 7,398	\$ 17,755	\$ 18,820
Enhanced Off Duty Security	-	-	-	-	12,000
Utility - Electric	4,600	1,568	1,500	3,068	3,600
Utility - Electric Streetlighting	15,000	7,358	5,255	12,613	15,000
Electric Repairs	1,500	-	-	-	-
General Repairs & Maintenance	30,000	12,035	20,740	32,775	39,553
Landscape Maintenance	192,522	106,957	78,435	185,392	192,522
Landscape Contingency	30,000	1,280	28,720	30,000	30,000
Tree Trimming Service	112,000	106,150	-	106,150	112,000
Plant Replacement	10,000	28,005	-	28,005	10,000
Sidewalk Maintenance	10,000	11,100	-	11,100	10,000
Lake Maintenance	2,180	1,272	912	2,184	2,184
Lake Debris Removal	1,000	-	1,000	1,000	1,000
Irrigation Repairs	10,695	-	10,695	10,695	10,000
Stormwater Service	10,000	-	-	-	10,000
Holiday Decorations	31,780	26,080	26,080	52,160	26,080
Seasonal Banners	12,240	6,630	5,610	12,240	12,240
Reserve	40,000	-	40,000	40,000	40,000
TOTAL FIELD EXPENDITURES	\$ 531,273	\$ 318,792	\$ 226,345	\$ 545,137	\$ 545,000
TOTAL EXPENDITURES	\$ 632,053	\$ 368,882	\$ 274,290	\$ 643,172	\$ 650,439
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 303,992	\$ (267,338)	\$ 36,654	\$ -

Gross Assessments	\$ 635,563
Less: Discounts & Collections 5%	31,778
Net Assessments	<u><u>\$ 603,785</u></u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
50' SFH	91	\$ 53,951.68	\$ 592.88	\$ 592.88	\$ 0.00
60' SFH	167	\$ 99,010.23	\$ 592.88	\$ 592.88	\$ 0.00
30' SFH	75	\$ 44,465.67	\$ 592.88	\$ 592.88	\$ 0.00
40' SFH	263	\$ 155,926.29	\$ 592.88	\$ 592.88	\$ 0.00
Townhomes	476	\$ 282,208.80	\$ 592.88	\$ 592.88	\$ 0.00
Total	1072	\$ 635,563			

Baywinds
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their operating accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Administration

GMS-SF, LLC provides assessment services for closing lot sales, assessment roll services with Miami Dade County Appraiser and financial advisory services.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The bond indenture requests a special annual report on the District's development activity. The District has contracted with GMS provide these reports. The amount is based upon the contract

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with GMS-SF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

This represents cost for community website construction and maintenance.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Baywinds
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Agency, Inc. They specialize in providing insurance coverage to governmental agencies.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

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

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Field Management

The District contracted GMS-FS, LLC to supervise and on-site management of Baywinds CDD. The responsibilities include reviewing contracts and other maintenance related items.

Description	Vendor	monthly	Total
Field Operating Mgmt	GMS	\$1,568	\$18,820

Enhanced Off Duty Security

The District contracted with Miami Dade for Off Duty Officers security on Fridays 8 pm - 12 am for 52 weeks a

Utility-Electric

Electricity accounts with FPL for lift stations and common areas.

Utility-Electric Streetlighting

The District has accounts with City of Homestead for the street lighting on Spine Road and the entryways.

General Repairs & Maintenance

Any miscellaneous repairs not included in another budget line item.

Landscape Maintenance

The District contracted Tony Nursery Service for Landscaping of the common area. Includes grass cutting, pest control, fertilization, mulching, pruning and porter service.

Description	Vendor	bi-weekly	Total
Lawn maintenance	Tony Nursery Service	\$7,130	\$185,392
Contingency	Tony Nursery Service		\$7,130
	Total		\$192,522

Landscape Contingency

Includes any miscellaneous expense related to the landscaping of the common area.

Tree Trimming Service

Yearly Tree trimming throughout the District.

Baywinds
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Plants Replacement

The District will go into contract for the replacement of plants needed along the common areas.

Sidewalk Maintenance

Represents pressure washing of the District sidewalks.

Lake Maintenance

The District contracted with Eco Blue Aquatic to maintain and clean of all District lakes for a fee of \$181.67.

Description	Vendor	monthly	Total
Lake maintenance	Eco Blue Aquatic	\$182	\$2,180

Lake Debris Removal

Includes cleaning of lake shorelines of any debris.

Irrigation Repairs

Includes any miscellaneous irrigation repairs and maintenance.

Stormwater Services

Annual Storm Drain Cleaning for all Storm Drains throughout the District.

Holiday Decorations

The District contracted with Holiday Décor Outdoor to decorate common areas for the Holidays.

Description	Vendor	Total
Holiday Décor	Rileighs Outdoor LLC	\$26,080

Seasonal Banners

Agreement with Holiday Décor Outdoor to install banners in Fall, Holidays, Spring, Patriotic and Summer

Description	Vendor	Total
Banners	Christmas Designers Florida	\$12,240

Reserve

Reserve for future improvement projects.

Baywinds
Community Development District
Adopted Budget
Debt Service Series 2017

Description	Adopted FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Adopted FY 2026
<u>REVENUES:</u>					
Maintenance Assessments	\$ 776,911	\$ 773,174	\$ 3,737	\$ 776,911	\$ 776,911
Interest Income	5,000	22,882	11,118	34,000	5,000
Carry Forward Balance	238,588	222,004	-	222,004	237,628
TOTAL REVENUES	\$ 1,020,499	\$ 1,018,060	\$ 14,855	\$ 1,032,915	\$ 1,019,539
<u>EXPENDITURES:</u>					
<u>Series 2017A-1</u>					
Interest - 11/1	\$ 116,106	\$ 116,106	\$ -	\$ 116,106	\$ 110,156
Principal - 5/1	340,000	-	340,000	340,000	350,000
Interest - 5/1	116,106	-	116,106	116,106	110,156
<u>Series 2017A-2</u>					
Interest - 11/1	\$ 46,538	46,538	\$ -	\$ 46,538	\$ 44,138
Principal - 5/1	120,000	-	120,000	120,000	125,000
Interest - 5/1	46,538	-	46,538	46,538	44,138
Trustee Fees	10,000	10,000	-	10,000	10,000
TOTAL EXPENDITURES	\$ 795,288	\$ 172,644	\$ 622,644	\$ 795,288	\$ 793,588
EXCESS REVENUES (EXPENDITURES)	\$ 225,212	\$ 845,416	\$ (607,789)	\$ 237,628	\$ 225,951

11/2026 Interest A1	\$ 104,031
11/2026 Interest A2	41,638
	<u>\$ 145,669</u>

Gross Assessments	\$ 817,801
Less: Discounts & Collections 5%	40,890
Net Assessments	<u><u>\$ 776,911</u></u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
50' SFH	91	\$ 76,201.58	\$ 837.38	\$ 837.38	\$ -
60' SFH	167	\$ 143,810.38	\$ 861.14	\$ 861.14	\$ -
30' SFH	75	\$ 55,494.00	\$ 739.92	\$ 739.92	\$ -
40' SFH	263	\$ 213,790.07	\$ 812.89	\$ 812.89	\$ -
Townhomes	475	\$ 328,505.25	\$ 691.59	\$ 691.59	\$ -
Total	1071	\$ 817,801			

Baywinds
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 A-1

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/17	\$ 7,715,000	3.500%	\$ -	\$ 52,440	\$ 52,440
05/01/18	7,715,000	3.500%	265,000	152,244	
11/01/18	7,450,000	3.500%	0	147,606	564,850
05/01/19	7,450,000	3.500%	275,000	147,606	
11/01/19	7,175,000	3.500%	0	142,794	565,400
05/01/20	7,175,000	3.500%	285,000	142,794	
11/01/20	6,890,000	3.500%	0	137,806	565,600
05/01/21	6,890,000	3.500%	295,000	137,806	
11/01/21	6,595,000	3.500%	0	132,644	565,450
05/01/22	6,595,000	3.500%	305,000	132,644	
11/01/22	6,290,000	3.500%	0	127,306	564,950
05/01/23	6,290,000	3.500%	315,000	127,306	
11/01/23	5,975,000	3.500%	0	121,794	564,100
05/01/24	5,975,000	3.500%	325,000	121,794	
11/01/24	5,650,000	3.500%	0	116,106	562,900
05/01/25	5,650,000	3.500%	340,000	116,106	
11/01/25	5,310,000	3.500%	0	110,156	566,263
05/01/26	5,310,000	3.500%	350,000	110,156	
11/01/26	4,960,000	3.500%	0	104,031	564,188
05/01/27	4,960,000	3.500%	365,000	104,031	
11/01/27	4,595,000	3.500%	0	97,644	566,675
05/01/28	4,595,000	4.250%	375,000	97,644	
11/01/28	4,220,000	4.250%	0	89,675	562,319
05/01/29	4,220,000	4.250%	395,000	89,675	
11/01/29	3,825,000	4.250%	0	81,281	565,956
05/01/30	3,825,000	4.250%	410,000	81,281	
11/01/30	3,415,000	4.250%	0	72,569	563,850
05/01/31	3,415,000	4.250%	430,000	72,569	
11/01/31	2,985,000	4.250%	0	63,431	566,000
05/01/32	2,985,000	4.250%	445,000	63,431	
11/01/32	2,540,000	4.250%	0	53,975	562,406
05/01/33	2,540,000	4.250%	465,000	53,975	
11/01/33	2,075,000	4.250%	0	44,094	563,069
05/01/34	2,075,000	4.250%	485,000	44,094	
11/01/34	1,590,000	4.250%	0	33,788	562,881
05/01/35	1,590,000	4.250%	505,000	33,788	
11/01/35	1,085,000	4.250%	0	23,056	561,844
05/01/36	1,085,000	4.250%	530,000	23,056	
11/01/36	555,000	4.250%	0	11,794	564,850
05/01/37	555,000	4.250%	555,000	11,794	566,794
TOTAL			\$ 7,715,000	\$ 3,627,783	\$ 11,342,783

Baywinds
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 A-2

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/17	\$ 2,750,000	3.500%	\$ -	\$ 25,372	\$ 25,372
05/01/18	2,750,000	3.500%	90,000	54,656	
11/01/18	2,660,000	3.500%	0	57,950	202,606
05/01/19	2,660,000	3.500%	95,000	57,950	
11/01/19	2,565,000	3.500%	0	56,288	209,238
05/01/20	2,565,000	3.500%	95,000	56,288	
11/01/20	2,470,000	3.500%	0	54,625	205,913
05/01/21	2,470,000	3.500%	100,000	54,625	
11/01/21	2,370,000	3.500%	0	52,875	207,500
05/01/22	2,370,000	3.500%	105,000	52,875	
11/01/22	2,265,000	3.500%	0	51,038	208,913
05/01/23	2,265,000	4.000%	110,000	51,038	
11/01/23	2,155,000	4.000%	0	48,838	209,875
05/01/24	2,155,000	4.000%	115,000	48,838	
11/01/24	2,040,000	4.000%	0	46,538	46,538
05/01/25	2,040,000	4.000%	120,000	46,538	
11/01/25	1,920,000	4.000%	0	44,138	210,675
05/01/26	1,920,000	4.000%	125,000	44,138	
11/01/26	1,795,000	4.000%	0	41,638	210,775
05/01/27	1,795,000	4.000%	130,000	41,638	
11/01/27	1,665,000	4.000%	0	39,038	210,675
05/01/28	1,665,000	4.000%	135,000	39,038	
11/01/28	1,530,000	4.000%	0	36,338	210,375
05/01/29	1,530,000	4.750%	140,000	36,338	
11/01/29	1,390,000	4.750%	0	33,013	209,350
05/01/30	1,390,000	4.750%	145,000	33,013	
11/01/30	1,245,000	4.750%	0	29,569	207,581
05/01/31	1,245,000	4.750%	155,000	29,569	
11/01/31	1,090,000	4.750%	0	25,888	210,456
05/01/32	1,090,000	4.750%	160,000	25,888	
11/01/32	930,000	4.750%	0	22,088	207,975
05/01/33	930,000	4.750%	170,000	22,088	
11/01/33	760,000	4.750%	0	18,050	210,138
05/01/34	760,000	4.750%	175,000	18,050	
11/01/34	585,000	4.750%	0	13,894	206,944
05/01/35	585,000	4.750%	185,000	13,894	
11/01/35	400,000	4.750%	0	9,500	208,394
05/01/36	400,000	4.750%	195,000	9,500	
11/01/36	205,000	4.750%	0	4,869	209,369
05/01/37	205,000	4.750%	205,000	4,869	209,869
Total			\$ 2,750,000	\$ 1,452,366	\$ 4,038,528

Baywinds
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance
50' SFH	91	91	\$592.88	\$592.88	\$0.00	\$837.38	\$837.38	\$0.00	\$1,430.26	\$1,430.26	\$0.00
60' SFH	167	167	\$592.88	\$592.88	\$0.00	\$861.14	\$861.14	\$0.00	\$1,454.02	\$1,454.02	\$0.00
30' SFH	75	75	\$592.88	\$592.88	\$0.00	\$739.92	\$739.92	\$0.00	\$1,332.80	\$1,332.80	\$0.00
40' SFH	263	263	\$592.88	\$592.88	\$0.00	\$812.89	\$812.89	\$0.00	\$1,405.77	\$1,405.77	\$0.00
Townhomes	476	475	\$592.88	\$592.88	\$0.00	\$691.59	\$691.59	\$0.00	\$1,284.47	\$1,284.47	\$0.00
Total	1072	1071									