



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

May 7, 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
May 7, 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 March 5, 2026 Meeting – **Page 4**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 10**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-02** Annual Appropriation Resolution – **Page 21**
 - D. Consideration of **Resolution #2026-03** Levy of Non Ad Valorem Assessments – **Page 24**
 - E. Motion to Close the Public Hearing
5. Discussion of Landscaping Maintenance Services – **Page 37**
6. **Approval of Workshop Summary Notes – Page 44**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Field Report – **Page 45**
 - D. CDD Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 63**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 64**
 - 3) Reminder to Complete Annual 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 – **Page 65**

5) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 70**

8. Financial Reports

A. Acceptance of Check Register – **Page 75**

B. Acceptance of Unaudited Financials – **Page 81**

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, March 5, 2026 at 5:00 p.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida.

Present and constituting a quorum were:

Nicolas Roldan	Chairman
Jennifer Desa	Assistant Secretary
Leonardo Nieves	Assistant Secretary
Erika Cepero	Assistant Secretary

Also present were:

Michael Pawelczyk	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 November 6, 2025 Meeting

Mr. Quesada presented the minutes from the November 6, 2025 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 November 6, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Quesada presented item No. 4, consideration of resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing and stated this item was included on page 7 of the agenda. He then gave a brief overview of the proposed budget stating he was not proposing any increase in the assessments. Mr. Quesada stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the May 7th meeting. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution scheduling the public hearing on May 7, 2026 at the same time and location.

On MOTION by Mr. Roldan seconded by Ms. Desa with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 7, 2026 at 500 p.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida was approved.

FIFTH ORDER OF BUSINESS

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

Mr. Quesada presented the acceptance of the audit for fiscal year ending September 30, 2025, and stated the audit was included on page 19 of the agenda. He then gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

On MOTION by Ms. Desa seconded by Ms. Cepero with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS Discussion of:

- A. Procedures for the General Election**
- B. Landscaping Maintenance and Arbor Services**

Mr. Quesada presented the procedures for the general election stating there were two seats coming up for election in November, seat #3, Larry Parks and seat #4, Jennifer Desa’s seat. He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could also call the Supervisor of Elections.

Mr. Quesada then presented the discussion on landscaping maintenance and arbor services and gave a brief explanation of this item.

(At this point a brief discussion was held among the Board members, Mr. Quesada and Ms. Padilla relating to this item and the presented proposals for palm pruning)(The Board also requested a special workshop meeting on April 21, 2026 at 5:00 p.m. to discuss landscape maintenance items)

On MOTION by Mr. Roldan seconded by Ms. Desa with all in favor, authorizing staff to advertise a Special Workshop Meeting on April 21, 2026 at 5:00 p.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida to discuss landscaping maintenance items was approved.

On MOTION by Mr. Nieves seconded by Mr. Roldan with all in favor, accepting the proposal from BrightView for hardwood/palm pruning in the amount of \$35,200 subject to execution of a Small Project Agreement was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

- A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure**

Mr. Pawelczyk gave a brief explanation relating to the adjustment to District Counsel fee structure stating the current fee structure had been in place for over 3 years. He also stated that after checking the CPI it was necessary to adjust their hourly

rate to become effective at the beginning of the new fiscal year, October 1, 2026 and it would probably not impact the budget line item for legal services due to the District not having a much work that needed to be done.

Mr. Quesada also stated the District's fiscal year 2027 has a cushion and would be able to absorb the increase based on the current services and assessments being collected.

Mr. Pawelczyk then asked for any questions or comments from the Board and upon hearing none he asked for a motion to approve.

On MOTION by Mr. Nieves seconded by Mr. Roldan with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer

Mr. Quesada stated he had the storm drains inspected recently by Raptor Vac and they sent him back some pictures between Fresno and Mendicino where there were all french drains, and he stated that sediment had gotten into line there which did not connect to the outfall.

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

Mr. Quesada then asked for a motion not to exceed \$5,745 for stormwater maintenance with Raptor Vac subject to execution of a small project agreement.

On MOTION by Mr. Roldan seconded by Mr. Nieves with all in favor, accepting the proposal from Raptor Vac not to exceed \$5,745 for stormwater maintenance of 23 catch basins and 31 pipe lines subject to execution of a small project agreement was approved.

C. Field Manager – Field Report

Ms. Padilla gave a brief update relating some of the items on the field manager's report, stating she just had two things, one was, there was a tree that was hit by a vehicle at the roundabout on Mediterranean Blvd. which was removed and she had

received a proposal in the amount of \$580 to replace it which was included in the agenda on page 61, under exhibit B.

(At this point a brief discussion was held among the Board members, Mr. Quesada and Ms. Padilla relating to this item)(The Board decided to table this item to the next meeting)

Ms. Padilla also stated she had one more item she wanted to bring to the attention of the Board which included in the agenda on page 56 of her report relating to the inspection of the pump. She stated they discovered some electrical wires were exposed and it was left opened.

Mr. Quesada stated the electrical box needed to be resecured.

Ms. Padilla also stated they called the contractor and the electrician came out to repair it so it was being taken care of and she just wanted to bring that to the attention of the Board.

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

Ms. Padilla then stated she had nothing else to report unless there were any questions for her.

D. CDD Manager

Mr. Quesada stated he had nothing else to report under the District Manager.

EIGHTH 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 Ms. Desa seconded by Mr. Nieves with all in favor, the Check Register and Unaudited Financials were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests

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

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Nieves seconded by Mr. Roldan with all in favor the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Baywinds
Community Development District

Approved Proposed Budget
FY 2027



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Baywinds
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Maintenance Assessments	\$ 603,785	\$ 587,999	\$ 15,785	\$ 603,785	\$ 603,785
Interest Income	10,000	9,748	7,252	17,000	15,000
Carry Forward Balance	36,654	-	-	-	20,154
TOTAL REVENUES	\$ 650,439	\$ 597,747	\$ 23,037	\$ 620,785	\$ 638,939
<u>EXPENDITURES:</u>					
<u>Administrative:</u>					
Supervisor Fees	\$ 6,000	\$ 1,600	\$ 3,000	\$ 4,600	\$ 6,000
FICA Taxes	459	122	230	352	459
Engineering	5,000	-	5,000	5,000	5,000
Attorney	20,000	7,090	12,910	20,000	20,000
Annual Audit	3,500	3,400	-	3,400	3,500
Assessment Administration	2,194	2,194	-	2,194	2,326
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,588	1,295	1,293	2,588	2,743
Trustee Fees	-	-	-	-	10,000
Management Fees	51,739	25,869	25,869	51,739	54,843
Website Maintenance	1,317	659	658	1,317	1,396
Telephone	200	-	50	50	-
Postage & Delivery	500	159	341	500	500
Insurance General Liability	8,918	7,932	-	7,932	8,725
Printing & Binding	200	2	198	200	200
Legal Advertising	800	-	1,000	1,000	1,600
Other Current Charges	1,000	589	660	1,249	1,648
Office Supplies	250	0	250	250	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 105,439	\$ 51,086	\$ 52,058	\$ 103,144	\$ 119,765

Baywinds
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 18,820	\$ 9,410	\$ 9,410	\$ 18,820	\$ 19,949
Enhanced Off Duty Security	12,000	-	12,000	12,000	12,000
Utility - Electric	3,600	1,497	1,503	3,000	3,600
Utility - Electric Streetlighting	15,000	8,287	7,997	16,284	16,800
General Repairs & Maintenance	39,553	9,926	17,298	27,224	48,000
Landscape Maintenance	192,522	92,696	92,696	185,392	192,522
Landscape Contingency	30,000	-	30,000	30,000	30,000
Tree Trimming Service	112,000	12,250	37,750	50,000	50,000
Plant Replacement	10,000	18,508	-	18,508	15,000
Sidewalk Maintenance	10,000	19,300	-	19,300	15,000
Lake Maintenance	2,184	1,090	1,094	2,184	3,184
Lake Debris Removal	1,000	-	1,000	1,000	-
Irrigation Repairs	10,000	-	10,000	10,000	10,000
Stormwater Service	10,000	-	10,000	10,000	10,000
Holiday Decorations	26,080	40,368	-	40,368	40,368
Seasonal Banners	12,240	5,756	7,650	13,406	12,750
Reserve	40,000	-	40,000	40,000	40,000
TOTAL FIELD EXPENDITURES	\$ 545,000	\$ 219,088	\$ 278,398	\$ 497,486	\$ 519,174
TOTAL EXPENDITURES	\$ 650,439	\$ 270,174	\$ 330,456	\$ 600,630	\$ 638,939
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 327,573	\$ (307,419)	\$ 20,154	\$ -

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
50' SFH	91	\$ 53,951.73	\$ 592.88	\$ 592.88	\$ 0.00
60' SFH	167	\$ 99,010.32	\$ 592.88	\$ 592.88	\$ 0.00
30' SFH	75	\$ 44,465.71	\$ 592.88	\$ 592.88	\$ 0.00
40' SFH	263	\$ 155,926.43	\$ 592.88	\$ 592.88	\$ 0.00
Townhomes	476	\$ 282,209.06	\$ 592.88	\$ 592.88	\$ 0.00
Total	1072	\$ 635,563			
Less: Discounts & Collections 5%		31,778			
Net Assessments		\$ 603,785			

Baywinds
Community Development District
Budget Narrative
Fiscal Year 2027

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, Billing, Cochran, P.A., 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-SF, LLC 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.

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 2027

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	\$1,662	\$19,949

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 City of Homestead 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.

Baywinds
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Field (continued)

Tree Trimming Service

Yearly Tree trimming throughout the District.

Description	Vendor	Total
Tree Trimming	Brightview	\$12,500
Hard wood	Brightview	\$37,500
	Total	\$50,000

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	\$2,184
Debris removal	Eco Blue Aquatic		\$1,000
	Total		\$3,184

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	\$33,648
Additional Up lights	Rileighs Outdoor LLC	\$6,720
	Total	\$40,368

Seasonal Banners

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

Description	Vendor	Total
Banners	Christmas Designers Florida	\$12,750

Reserve

Reserve for future improvement projects.

Baywinds
Community Development District
Approved Proposed Budget
Debt Service Series 2017

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Maintenance Assessments	\$ 776,911	\$ 754,780	\$ 22,131	\$ 776,911	\$ 776,911
Interest Income	5,000	16,085	13,915	30,000	20,000
Carry Forward Balance	237,628	299,024	-	299,024	312,348
TOTAL REVENUES	\$ 1,019,539	\$ 1,069,888	\$ 36,047	\$ 1,105,935	\$ 1,109,259
EXPENDITURES:					
Series 2017A-1					
Interest - 11/1	\$ 110,156	\$ 110,156	\$ -	\$ 110,156	\$ 104,031
Principal - 5/1	350,000	-	350,000	350,000	365,000
Interest - 5/1	110,156	-	110,156	110,156	104,031
Series 2017A-2					
Interest - 11/1	\$ 44,138	44,138	\$ -	\$ 44,138	\$ 41,638
Principal - 5/1	125,000	-	125,000	125,000	130,000
Interest - 5/1	44,138	-	44,138	44,138	41,638
Trustee Fees	10,000	10,000	-	10,000	-
TOTAL EXPENDITURES	\$ 793,588	\$ 164,294	\$ 629,294	\$ 793,588	\$ 786,338
EXCESS REVENUES (EXPENDITURES)	\$ 225,951	\$ 905,595	\$ (593,247)	\$ 312,348	\$ 322,921

11/2027 Interest A1	\$ 97,644
11/2027 Interest A2	39,038
	\$ 136,681

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 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			
Less: Discounts & Collections 5%		40,890			
Net Assessments		\$ 776,911			

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%		147,606	564,850
05/01/19	7,450,000	3.500%	275,000	147,606	
11/01/19	7,175,000	3.500%		142,794	565,400
05/01/20	7,175,000	3.500%	285,000	142,794	
11/01/20	6,890,000	3.500%		137,806	565,600
05/01/21	6,890,000	3.500%	295,000	137,806	
11/01/21	6,595,000	3.500%		132,644	565,450
05/01/22	6,595,000	3.500%	305,000	132,644	
11/01/22	6,290,000	3.500%		127,306	564,950
05/01/23	6,290,000	3.500%	315,000	127,306	
11/01/23	5,975,000	3.500%		121,794	564,100
05/01/24	5,975,000	3.500%	325,000	121,794	
11/01/24	5,650,000	3.500%		116,106	562,900
05/01/25	5,650,000	3.500%	340,000	116,106	
11/01/25	5,310,000	3.500%		110,156	566,263
05/01/26	5,310,000	3.500%	350,000	110,156	
11/01/26	4,960,000	3.500%		104,031	564,188
05/01/27	4,960,000	3.500%	365,000	104,031	
11/01/27	4,595,000	3.500%		97,644	566,675
05/01/28	4,595,000	4.250%	375,000	97,644	
11/01/28	4,220,000	4.250%		89,675	562,319
05/01/29	4,220,000	4.250%	395,000	89,675	
11/01/29	3,825,000	4.250%		81,281	565,956
05/01/30	3,825,000	4.250%	410,000	81,281	
11/01/30	3,415,000	4.250%		72,569	563,850
05/01/31	3,415,000	4.250%	430,000	72,569	
11/01/31	2,985,000	4.250%		63,431	566,000
05/01/32	2,985,000	4.250%	445,000	63,431	
11/01/32	2,540,000	4.250%		53,975	562,406
05/01/33	2,540,000	4.250%	465,000	53,975	
11/01/33	2,075,000	4.250%		44,094	563,069
05/01/34	2,075,000	4.250%	485,000	44,094	
11/01/34	1,590,000	4.250%		33,788	562,881
05/01/35	1,590,000	4.250%	505,000	33,788	
11/01/35	1,085,000	4.250%		23,056	561,844
05/01/36	1,085,000	4.250%	530,000	23,056	
11/01/36	555,000	4.250%		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	202,606
11/01/18	2,660,000	3.500%		57,950	209,238
05/01/19	2,660,000	3.500%	95,000	57,950	205,913
11/01/19	2,565,000	3.500%		56,288	207,500
05/01/20	2,565,000	3.500%	95,000	56,288	208,913
11/01/20	2,470,000	3.500%		54,625	209,875
05/01/21	2,470,000	3.500%	100,000	54,625	46,538
11/01/21	2,370,000	3.500%		52,875	210,675
05/01/22	2,370,000	3.500%	105,000	52,875	210,775
11/01/22	2,265,000	3.500%		51,038	210,675
05/01/23	2,265,000	4.000%	110,000	51,038	210,675
11/01/23	2,155,000	4.000%		48,838	210,375
05/01/24	2,155,000	4.000%	115,000	48,838	209,350
11/01/24	2,040,000	4.000%		46,538	207,581
05/01/25	2,040,000	4.000%	120,000	46,538	207,581
11/01/25	1,920,000	4.000%		44,138	207,581
05/01/26	1,920,000	4.000%	125,000	44,138	207,581
11/01/26	1,795,000	4.000%		41,638	207,581
05/01/27	1,795,000	4.000%	130,000	41,638	207,581
11/01/27	1,665,000	4.000%		39,038	207,581
05/01/28	1,665,000	4.000%	135,000	39,038	207,581
11/01/28	1,530,000	4.000%		36,338	207,581
05/01/29	1,530,000	4.750%	140,000	36,338	207,581
11/01/29	1,390,000	4.750%		33,013	207,581
05/01/30	1,390,000	4.750%	145,000	33,013	207,581
11/01/30	1,245,000	4.750%		29,569	207,581
05/01/31	1,245,000	4.750%	155,000	29,569	207,581
11/01/31	1,090,000	4.750%		25,888	207,581
05/01/32	1,090,000	4.750%	160,000	25,888	207,581
11/01/32	930,000	4.750%		22,088	207,581
05/01/33	930,000	4.750%	170,000	22,088	207,581
11/01/33	760,000	4.750%		18,050	207,581
05/01/34	760,000	4.750%	175,000	18,050	207,581
11/01/34	585,000	4.750%		13,894	207,581
05/01/35	585,000	4.750%	185,000	13,894	207,581
11/01/35	400,000	4.750%		9,500	207,581
05/01/36	400,000	4.750%	195,000	9,500	207,581
11/01/36	205,000	4.750%		4,869	207,581
05/01/37	205,000	4.750%	205,000	4,869	207,581
Total			\$ 2,750,000	\$ 1,452,366	\$ 4,038,528

Baywinds
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Variance	FY 2027	FY2026	Variance	FY 2027	FY2026	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									

RESOLUTION 2026-02
[FY 2027 APPROPRIATION RESOLUTION]

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYWINDS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

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

SECTION 2. BUDGET

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

SECTION 3. APPROPRIATIONS

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

SECTION 4. BUDGET AMENDMENTS

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

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

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

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

PASSED AND ADOPTED THIS 7th DAY OF May 2026.

ATTEST:

**BAYWINDS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-03

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYWINDS COMMUNITY DEVELOPMENT DISTRICT:

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

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

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection

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

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

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

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

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

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

PASSED AND ADOPTED this 7th day of May 2026.

ATTEST:

**BAYWINDS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Folio ID#	Debt	O&M	Total	Count
10-7915-018-0440	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0450	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0460	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0470	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0480	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0490	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0500	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0510	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0520	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0530	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0540	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0550	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0560	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0570	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0580	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0590	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0600	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0610	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0620	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0630	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0640	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0650	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0660	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0670	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0680	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0690	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0700	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0710	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0720	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0730	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0740	\$691.59	\$592.88	\$1,284.47	1
10-7915-018-0750	\$691.59	\$592.88	\$1,284.47	1

Folio ID#	Debt	O&M	Total	Count
10-7915-021-2370	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2380	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2390	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2400	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2410	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2420	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2430	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2440	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2450	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2460	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2470	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2480	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2490	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2500	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2510	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2520	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2530	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2540	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2550	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2560	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2570	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2580	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2590	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2600	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2610	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2620	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2630	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2640	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2650	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2660	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2670	\$812.89	\$592.88	\$1,405.77	1
10-7915-021-2680	\$812.89	\$592.88	\$1,405.77	1

\$635,567.36

1,072

**THIRD AMENDMENT TO AGREEMENT
LANDSCAPE MAINTENANCE SERVICES**

THIS THIRD AMENDMENT TO AGREEMENT (the "Amendment" or "Third Amendment"), made and entered into this 17 day of September, 2019, by and between:

BAYWINDS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (hereinafter "District"); and

TONY'S NURSERY & GARDEN SERVICE, CORP., a Florida corporation, whose mailing address is P.O. Box 924294, Homestead, Florida 33092 and whose principal address is 13600 SW 256 Street, Princeton, Florida 33032 (hereinafter "Contractor").

WITNESSETH:

WHEREAS, the District and the Contractor entered into an Agreement for Landscape Maintenance of Rights-of-Way, Water Management Areas and Similar Planting Areas Within the District, dated March 31, 2016, followed by a First Amendment to Agreement for Landscape Maintenance Services, dated September 6, 2016, and a Second Amendment to Agreement for Landscape Maintenance Services, dated February 28, 2018 (collectively, the "Agreement"); and

WHEREAS, the parties desire to add certain services to the scope of work and amend the existing compensation and fee schedule set forth in Exhibit B of the Agreement accordingly, in accordance with and as more particularly described Exhibit B-3, attached hereto and made a part hereof (the "Updated Compensation Schedule"); and

WHEREAS, the Board of Supervisors of the District, at its meeting of September 5, 2019, authorized the proper District officials to enter into this Amendment with Contractor.

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

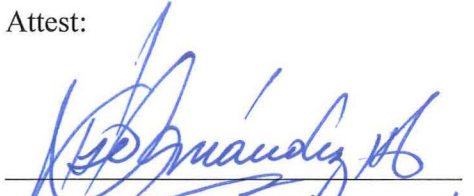
Section 1. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Amendment and Agreement.

Section 2. The Agreement is hereby amended to amend the scope of work/Services as provided in Updated Compensation Schedule and to replace Exhibit B of the Agreement with the Updated Compensation Schedule referenced herein and attached hereto as Exhibit B-3.

Section 3. In all other respects not specifically amended by this Third Amendment, the Agreement and its covenants, terms, and conditions shall remain in full force and effect.


IN WITNESS WHEREOF, the parties execute this Third Amendment to Agreement for Landscape Maintenance Services, and further agree that it shall take effect as of the Effective Date first above written.

Attest:



Print name: Luis Hernandez
Secretary/Assistant Secretary

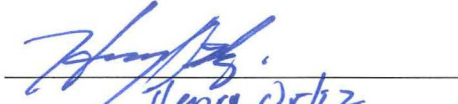
**BAYWINDS COMMUNITY
DEVELOPMENT DISTRICT**

By: 

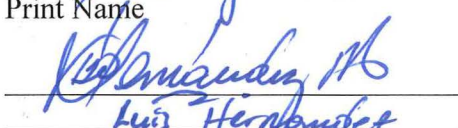
Print name: Nicolas Roldan
Chairman/Vice-Chairman

27 day of September, 2019

**TONY'S NURSERY & GARDEN
SERVICE, CORP., a Florida
corporation**



Print Name: Henry Ortiz



Print Name: Luis Hernandez

By: JUAN A. COTO
Print: Juan Coto
Title: President

17 day of September, 2019

(CORPORATE SEAL)

EXHIBIT B-3

Updated Compensation Schedule

Baywinds CDD

Landscape Agreement with Tony's Nursery and Garden Services, Corp. - Started March 2016

Contract

Landscape Maintenance - 38 cuts per year	\$45,600.00
Linear Park*	\$22,800.00
Insect, Weed, and Fertilization ⁽¹⁾	\$4,200.00
Annual (1,500 x 2 per year)	\$7,500.00
Mulch (1,600 x 2 per year)	\$11,200.00
Prunning - Palms (once a year)	\$3,500.00
Tree Trimming (once a year)	\$8,000.00
Sub- Total	\$102,800.00
Porter Annual Service (12 hours per week)	\$12,500.00

As Requested
As Requested
As Requested
As Requested

\$30,200.00

Sub-Total (Original Contract)	\$115,300.00
First Amendment - Adding North Park Area	\$18,000.00
Second Amedment - Adding portions of SW 142nd	\$24,000.00
Total - Amount	\$157,300.00

Net

\$127,100.00

Cost per Cut

\$4,888.46

Annual increase

\$242.00

Areas to be added per Cut

\$2,000.00

Total Per Cut

\$7,130.46

Estimated Annual Obligation

\$185,392.00

Annuals - \$3.50 per Unit

As requested

Mulch - \$4.50 per installed bag (includes removal of old mulch)

As requested

⁽¹⁾ It includes up to 3 fertilizations per year and all the irrigation system unless it is proven that someone else did the damage

* To be revised on the third year

Row Labels	Sum of Amount		
CAPITAL OUTLAY	-		
CONTINGENCY	-		
DEVELOPER REPAYMENT	-		
ELECTRIC	2,411.81		
ELECTRIC REPAIRS	-		
FIELD MANAGEMENT SERVICES	17,754.96		
HOLIDAY DECORATIONS	26,080.00		
INTERFUND TRANSFER OUT	-		
IRRIGATION REPAIRS	6,000.00		
JANITORIAL SERVICE	-		
LAKE MAINTENANCE	2,180.04		
LANDSCAPE CONTINGENCY	2,680.00	other	
LANDSCAPE MAINTENANCE	185,391.96	matches the exhibit B-3	
PLANT REPLACEMENT	34,869.60	annuals	
R&M LAKE	-		
REPAIRS & MAINTENANCE	13,885.00		
SECURITY	487.60		
SESONAL BANNERS	11,628.00		
SIDEWALK MAINT/PRESSURE WASH'G	11,100.00		
STORMWATER MAINTENACE	-		
STREET LIGHTING	13,460.49		
TREE TRIMMING	106,150.00	tree trimming	
(blank)			
Grand Total	434,079.46		

***Total FY 2025 Landscaping Expenses = \$335,091.56**

Category	Service Description	Quantity	Frequency / Unit	Vendor Unit Cost (\$)	Extended Annual Cost (\$)	Notes
Landscape Maintenance	Landscape Maintenance – Routine Cuts	38	Per Cut	\$3,000.00	\$114,008.00	All turf & common areas
Landscape Maintenance	Linear Park Maintenance	1	Annual		\$0.00	Included in overall scope
Landscape Maintenance	Insect, Weed & Fertilization Program	1	Annual	\$25,000.00	\$25,000.00	Full property coverage
Enhancements	Annual Color Installation	1500	Units per Change	\$4.00	\$6,000.00	3 changes per year
Enhancements	Mulch Installation	1600	Bags	\$6.00	\$9,600.00	2 installs per year – includes removal
Tree & Palm Care	Palm Pruning / Cleaning	2	Times per Year	\$13,095.00	\$26,190.00	All palms on property
Tree & Palm Care	Tree Trimming (Non-Palm)	1	Annual	\$43,500.00	\$41,000.00	As required
Irrigation	Irrigation Wet Check	12	Per Year	\$700.00	\$8,400.00	Monthly system inspection / Above ground repairs included such as sprinkler heads
Staffing	Porter Services	52	Weeks	\$250.00	\$13,000.00	12 hours per week
Summary	Subtotal – Annual Services				\$243,198.00	\$160,408.00
Summary	Estimated Cost per Cut				\$6,399.95	
Summary	Estimated Annual Obligation				\$243,198.00	
Tree / Palm count	As of February 2026					
Royal Palms	291					
Medjool date palm	12					
Bismarck	16					
Carpentaria Palm	41					
Oaks	345					
Mahogany	34					
Calophyllum	118					
Royal Poinciana	9					
Gumbo Limbo	5					
Tabs	39					
Buttonwoods	6					
TOTAL	916					

Category	Service Description	Quantity	Frequency / Unit	Vendor Unit Cost (\$)	Extended Annual Cost (\$)	Notes
Landscape Maintenance	Landscape Maintenance – Routine Cuts	38	Per Cut	\$ 1,587.00	\$ 60,306.00	All turf & common areas
Landscape Maintenance	Linear Park Maintenance	1	Annual		\$ -	Included in overall scope
Landscape Maintenance	Insect, Weed & Fertilization Program	1	Annual	\$ 11,225.00	\$ 11,225.00	Full property coverage (added more visits & IPM every other month)
Enhancements	Annual Color Installation	1500	Units per Change	\$ 5,697.00	\$ 17,091.00	3 changes per year
Enhancements	Mulch Installation	1600	Bags	\$ 9,992.00	\$ 19,984.00	2 installs per year – includes removal
Tree & Palm Care	Palm Pruning / Cleaning	2	Times per Year	\$ 12,250.00	\$ 24,500.00	All palms on property
Tree & Palm Care	Tree Trimming (Non-Palm)	1	Annual	\$ 22,950.00	\$ 22,950.00	As required
Irrigation	Irrigation Wet Check	12	Per Year	\$ 1,350.00	\$ 16,200.00	Monthly system inspection
Staffing	Porter Services	52	Weeks	\$ 360.00	\$ 18,720.00	12 hours per week

Summary	Subtotal – Annual Services				\$ 190,976.00	
Summary	Estimated Cost per Cut				\$ 5,025.68	
Summary	Estimated Annual Obligation				\$ 190,976.00	

Baywinds

Community Development District

Workshop 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.	✓

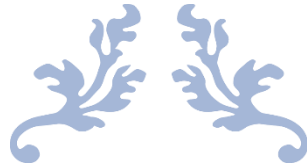
Tuesday
April 21, 2026
5:00 p.m.

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

Staff Present: Ben Quesada, Mayra Padilla, Terry Glynn (Teams)

1. Roll Call and Pledge of Allegiance
2. Audience Comments
3. Field Manager – Monthly Report
4. Discussion of Landscaping Maintenance
 - A. Board discussed current landscaping maintenance issues/concerns such as, irrigation leaks at the entrance of Mendocino and SE 36 AVE.
 - B. NR, LN, EC, and JD all expressed frustrations pertaining to current pricing of services, lack of visible portering, and cleanup after landscaping services.
 - C. Board reviewed pricing and actual FY 2025 expenses for the scope of work described in the Third Amendment Exhibit B-3 with current landscape vendor, and reviewed options presented for identical scope of work outlined in spreadsheets provided by Brightview (\$136,000 less annually) and Equator Landscaping (\$66,000 less annually).
 - D. The Board would like to know if there are any charges for emergency service visits related to irrigation breaks (to be discussed at May meeting).
 - E. The Board would like to know the location of all Baywinds owned irrigation infrastructure and what improvements can be made to existing system (to be discussed at May meeting).
5. Supervisors Requests
6. 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>



BAYWINDS CDD



FIELD REPORT

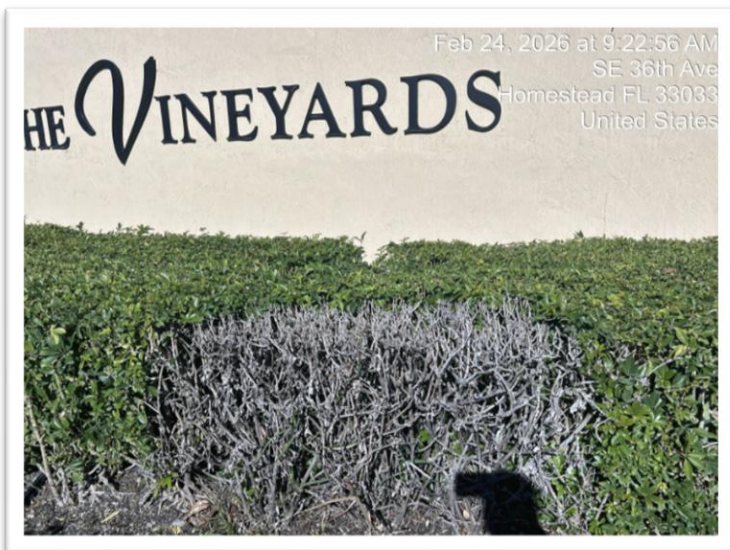
Meeting May 7, 2026



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

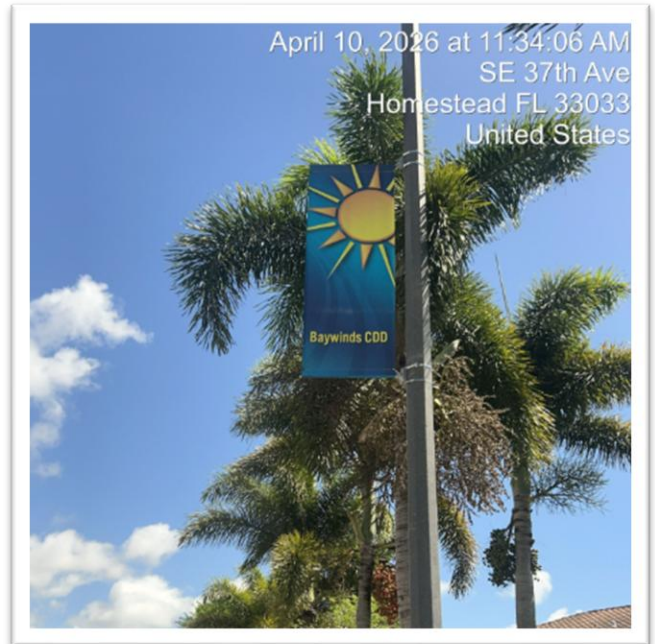
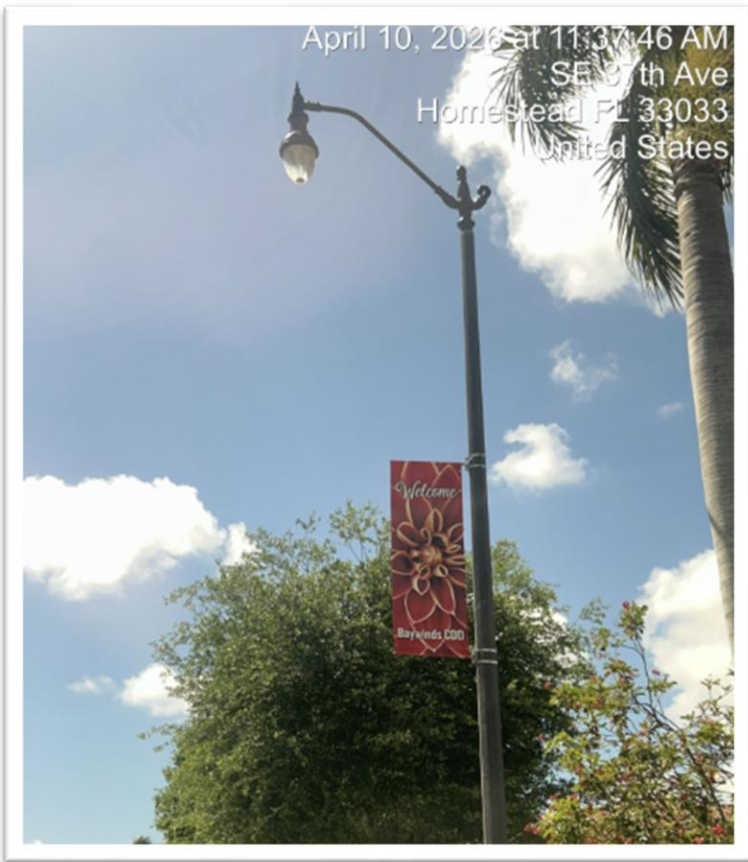
LANDSCAPING

- Landscape services provided by Tony’s Landscaping and Nursery on March 13th and March 27th. April service days will be April 10 and 24th.
- Annual change out was completed.
- Hedge replacement at the SE 36 AVE exit monument was completed.



Holiday Banners

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



LAKES

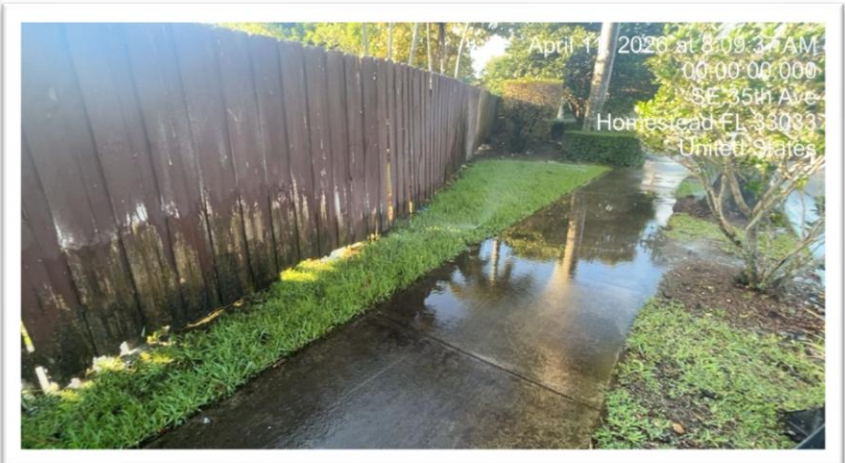
- Lake management services provided by Eco-Blue Aquatics on March 24, 2026. Please see the lake inspection report attached as Exhibit A. April service reports were not available at the time of this report.



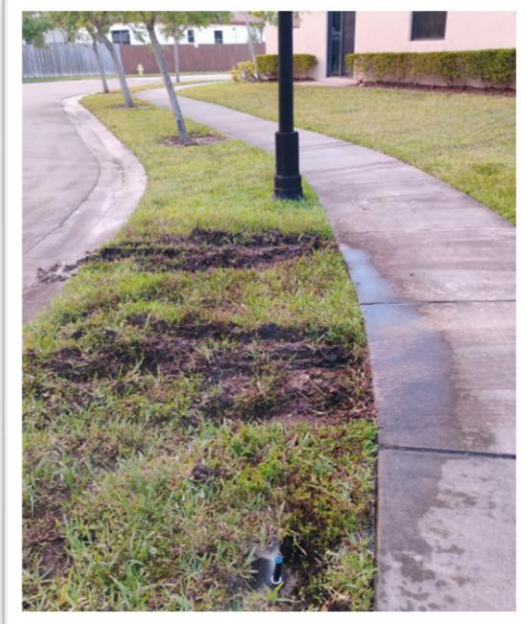
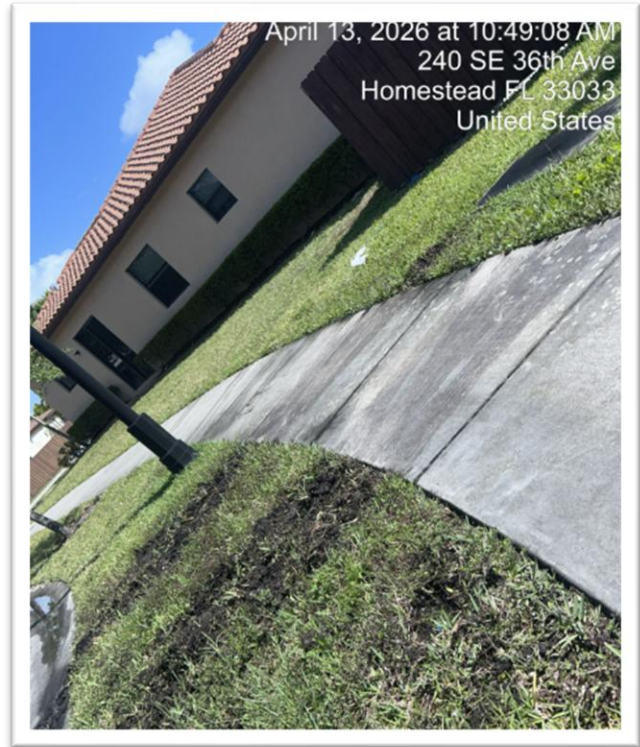
Irrigation

- Irrigation leaks in front of the Mendocino entrance/community entrance temporarily repaired.
- Review of all connections at this location pending.

Before



After





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

Contract & Authorization For Extra Work

Date: April 30, 2026	Time: 8:00am	Water Management: _____
Job Name: Baywinds	Program A: _____	Program B: _____
Job Address: 3777 SE 5 Ct		
Homestead, FL		

Irrigation Report

Scope of Work / Labor & Materials

Rainbird controller next to lake.

Tech checked all zones and found the following discrepancies below that need repairs.

Zone55: Need to replace 5 leaking pop-ups.	\$225.00
Zone56: Need to replace broken pop-up and 4 leaking heads.	\$225.00

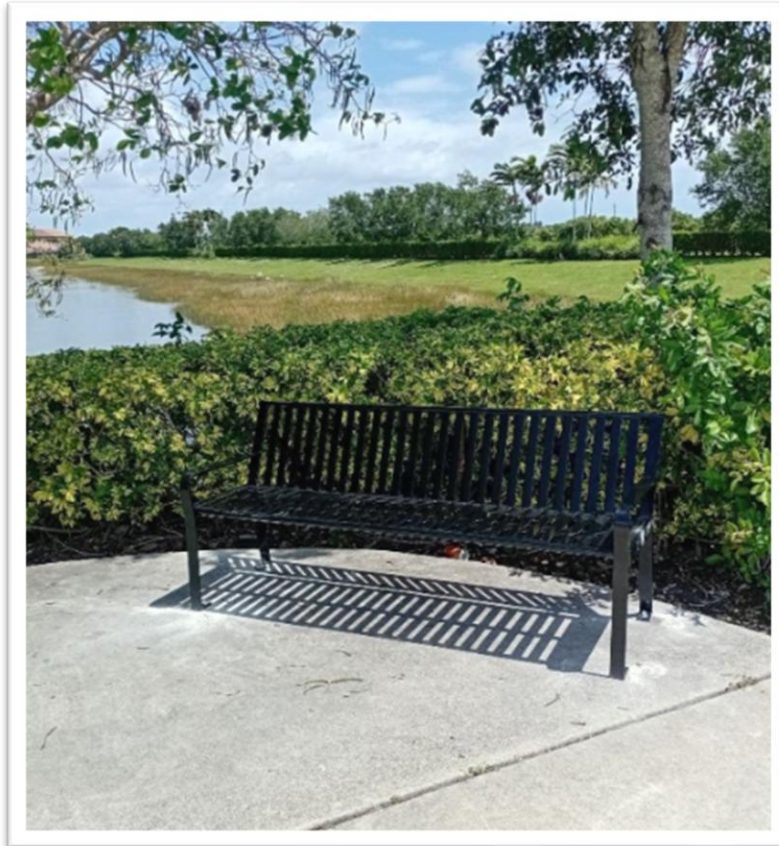


Total Labor & Materials, including Sales Tax **\$450.00**

THIS IS NOT AN INVOICE

Field Maintenance

- Bench was replaced at the Linear Park on East Canal DR.



Before



After



- Two combination locks were added to the irrigation box.

EXHIBIT A

Lake Report



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

CUSTOMER: **Baywinds CDD**
DATE: 3/24/2026
WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>71.6</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</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

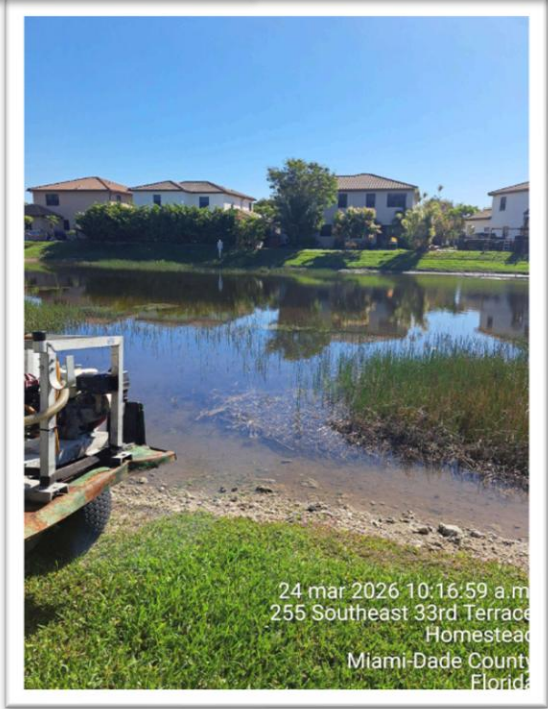
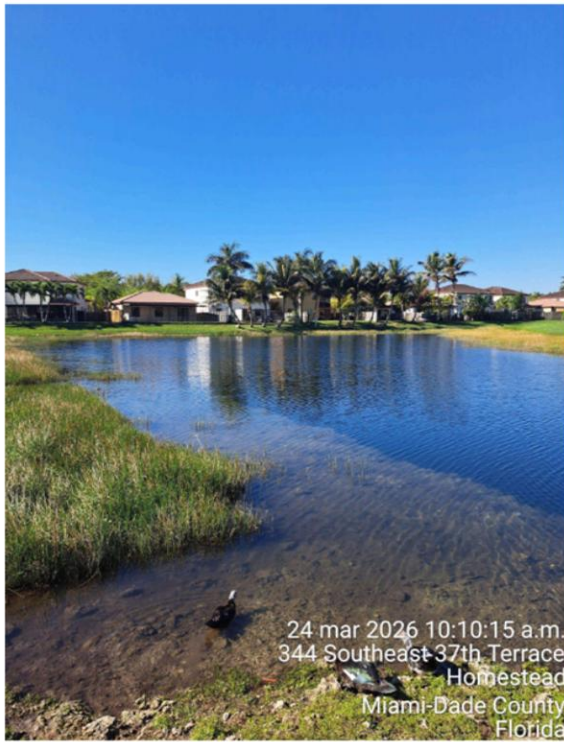
LAKE MANAGEMENT

<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.



SITE: Baywinds CDD
SCOPE: Catch Basin and French Drain Cleaning
SERVICE DATE: March 2026
ADDRESS: 520 SE 37th Ave, Homestead, FL 33033

Site Plan



Project Overview and General Findings

The project consists of a series of catch basin structures attached to french drains which exfiltrate water into the ground, with the average french drain measuring around 25LF. A total of twenty eight (28) basins and thirty two (32) pipelines were approved for cleaning based on the inspection of the contractor (Raptor Vac Systems, Inc.). Upon arrival at the project, the infrastructure was found to have excessive levels of sediment in both basins and pipelines, this was resulting in limited exfiltration during rain events.

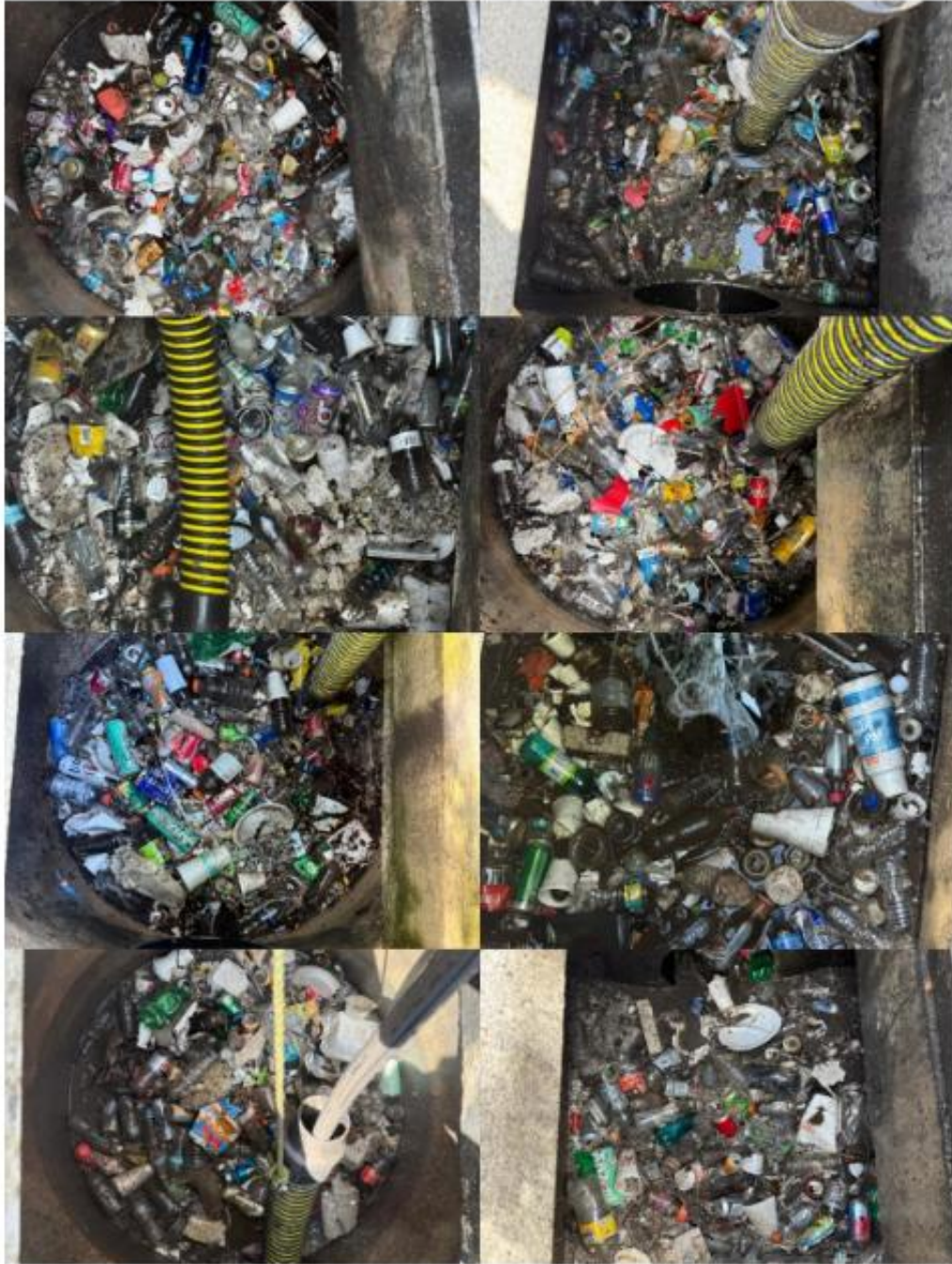
Sediment was extracted from the basins and jetting was conducted in order to remove the accumulation from the pipelines as well. During the jetting operations, slight root presence was observed creating strong clogs, these were all addressed and the roots were mostly removed. As a result of the service conducted, the drainage system is expected to exhibit improved performance during the upcoming rainy season.

Continues on the next page...

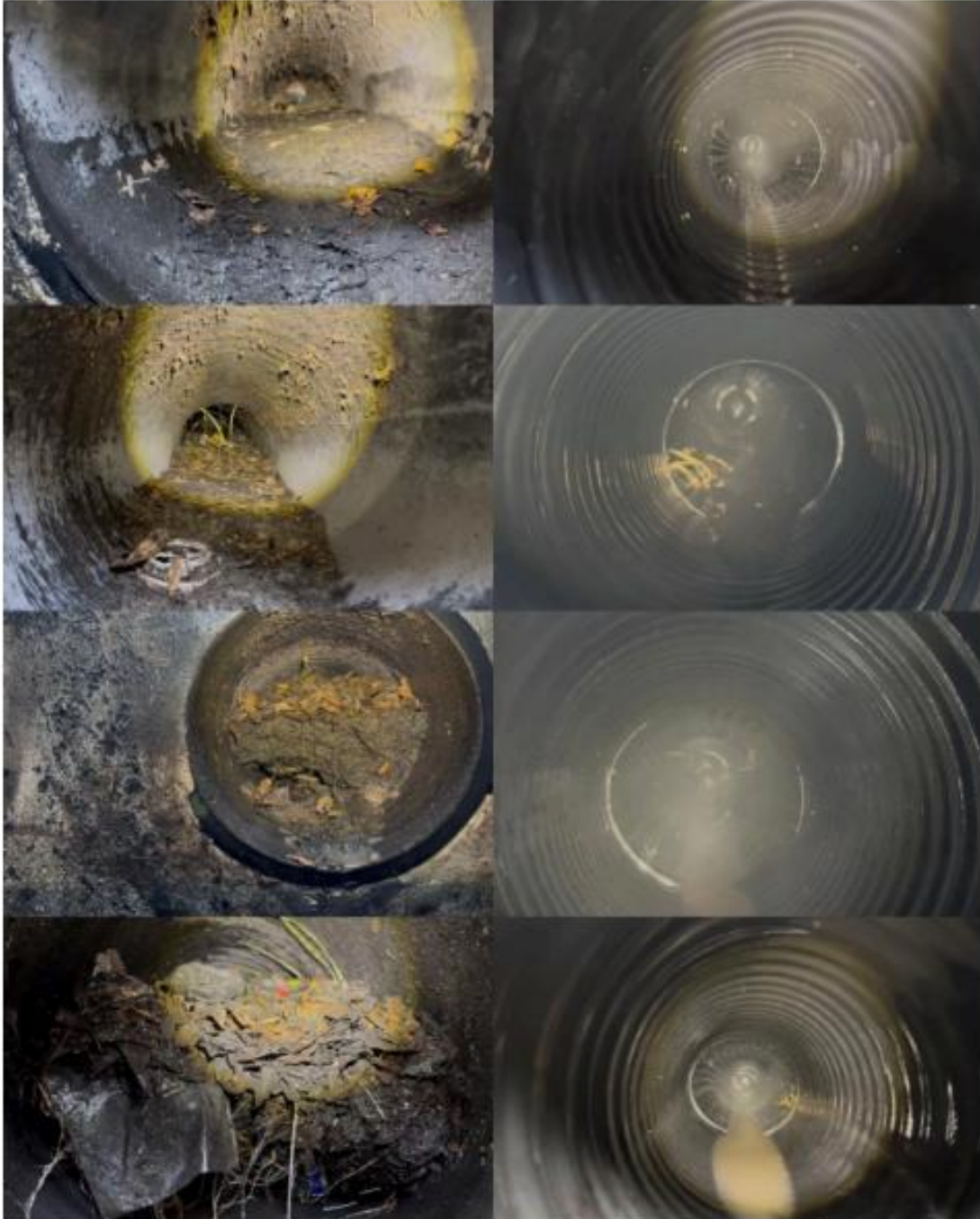
During the service, it was also noted that the system does not have any pollution retardant baffles. This results in all of the floating material such as leaves, mulch and manmade debris (plastics, bottles, can, etc.) to directly flow into the french drain during every rain and slowly clog the system. There was also a concern about possible pipeline defects, breaks, or collapses; none were noted when taking the "AFTER" images.

See below images taken during service.













BOARD OF SUPERVISORS MEETING DATES
BAYWINDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Baywinds Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 5:00 p.m. at the offices of Governmental Management Services, South Florida, 2804 NE 8th Street, Suite 202, Homestead, Florida 33033, on the first Thursday of each month as follows:

November 5, 2026

January 7, 2027

March 4, 2027

May 6, 2027

July 1, 2027

September 2, 2027

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

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

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

Ben Quesada, Manager

Public Search Results

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

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

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

Export to Excel 

Suborganization ▼ Board of Supervisors ▼

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 Not Filed	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 Not Filed	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: ◀ ◁ 1 ▷ ▶

[Back](#)



Memorandum

To: Baywinds Board of Supervisors

From: District Management

Date: May 7, 2026

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Baywinds Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Baywinds Community Development District

District Manager: _____

Date: _____

Print Name: _____

Baywinds Community Development District



Memorandum

To: Baywinds Board of Supervisors

From: District Management

Date: May 7, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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- Financial Transparency and Accountability

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Baywinds Community Development District Performance Measures/Standards & Annual Reporting Form

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Achieved: Yes No

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Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

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Achieved: Yes No

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Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

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Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

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Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____
Print Name: _____
Baywinds Community Development District

Date: _____

District Manager: _____
Print Name: _____
Baywinds Community Development District

Date: _____

Baywinds
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
2/1 - 2/28/26	1789-1801	\$43,155.25
3/1 - 3/31/26	1802-1808	\$46,224.82
TOTAL ACH		\$89,380.07

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
2/1 - 2/28/26	80008	\$1,635.67
3/1 - 3/31/26	80009	\$1,675.29
TOTACH ACH		\$3,310.96
TOTAL		\$92,691.03

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/04/26	00007	12/31/25	1968390	202512	310-51300-31500		BILLING COCHRAN, P.A.	*	500.00	500.00	001789
2/04/26	00021	2/01/26	5837	FEB 26	202602 320-53800-46800		ECO BLUE AQUATIC SERVICES, INC.	*	181.67	181.67	001790
2/04/26	00004	1/13/26	9-137-11		202601 310-51300-42000		FEDEX	*	44.42	44.42	001791
2/04/26	00001	2/01/26	447	FEB 26	202602 320-53800-34000		GMS SF LLC	*	1,568.33	6,206.96	001792
		2/01/26	448	FEB 26	202602 310-51300-34000		GRAU AND ASSOCIATES	*	4,311.58		
		2/01/26	448	FEB 26	202602 310-51300-31300		ORTIZ CONSTRUCTION SERVICES	*	215.67		
		2/01/26	448	FEB 26	202602 310-51300-49500		TONY'S NURSERY & GARDEN	*	109.75		
		2/01/26	448	FEB 26	202602 310-51300-42000		BAYWINDS CDD C/O WELLS FARGO	*	1.48		
		2/01/26	448	FEB 26	202602 310-51300-42500			*	.15		
		2/01/26	448	FEB 26	202602 310-51300-42500			*	.15		
2/04/26	00016	11/04/25	28198		202511 310-51300-32200		GRAU AND ASSOCIATES	*	3,400.00	3,400.00	001793
2/04/26	00036	1/26/26	29972		202601 320-53800-46000		ORTIZ CONSTRUCTION SERVICES	*	3,401.00	7,601.00	001794
		1/26/26	29973		202601 320-53800-46500		TONY'S NURSERY & GARDEN	*	4,200.00		
2/04/26	00042	2/01/26	27020126		202602 320-53800-46200		TONY'S NURSERY & GARDEN	*	7,130.46	14,260.92	001795
		2/01/26	27020126		202602 320-53800-46200		BAYWINDS CDD C/O WELLS FARGO	*	7,130.46		
2/12/26	00015	2/12/26	02122026		202602 300-20700-10100		BAYWINDS CDD C/O WELLS FARGO	*	5,914.32	5,914.32	001796

BAYW --BAYWINDS-- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00007	1/31/26	197114	202601	310	51300	31500		BILLING COCHRAN, P.A.	*	500.00	500.00	001797
2/12/26	00057	2/03/26	INV23282	202602	320	53800	46410		HOLIDAY BANNER INSTALL	*	2,346.00	2,346.00	001798
2/12/26	00036	2/09/26	29985	202602	320	53800	46000		INSP/REP LIGHT POSTS	*	1,675.00	1,675.00	001799
2/25/26	00004	2/17/26	9-181-81	202602	310	51300	42000		DELIVERY THRU 2/12/26	*	49.96	49.96	001800
2/25/26	00036	2/17/26	29990	202602	320	53800	46000		RP DMGD CONCRETE MANHOLES	*	475.00	475.00	001801
TOTAL FOR BANK A											43,155.25		

BAYW --BAYWINDS-- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/23/26	00025	1/28/26	JANUARY 202601 320-53800-43300	STRL 12/21/1/22/26	*	1,356.29	
		1/28/26	JANUARY 202601 320-53800-43000	ENTRY A 12/21-1/22/26	*	52.64	
		1/28/26	JANUARY 202601 320-53800-43000	ENTRY B 12/21-1/22/26	*	51.39	
		1/28/26	JANUARY 202601 320-53800-43000	CANAL DR 12/21-1/22/26	*	175.35	
CITY OF HOMESTEAD (AUTO PAY)							1,635.67 080008
TOTAL FOR BANK Z						1,635.67	
TOTAL FOR REGISTER						44,790.92	

BAYW --BAYWINDS-- TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/10/26	00015	3/10/26 03102026	202603 300-20700-10100	TXFER TAX COLLECTIONS	*	3,715.82	
				BAYWINDS CDD C/O WELLS FARGO			3,715.82 001802
3/10/26	00021	3/01/26 5877	202603 320-53800-46800	MAR 26 - MITIGATION MAINT	*	181.67	
				ECO BLUE AQUATIC SERVICES, INC.			181.67 001803
3/10/26	00001	3/01/26 449	202603 320-53800-34000	MAR 26 - FIELD SERVICES	*	1,568.33	
		3/01/26 450	202603 310-51300-34000	MAR 26 - MGMT FEES	*	4,311.58	
		3/01/26 450	202603 310-51300-31300	MAR 26 - DISSEMINATION	*	215.87	
		3/01/26 450	202603 310-51300-49500	MAR 26 - WEBSITE ADMIN	*	109.75	
		3/01/26 450	202603 310-51300-42000	MAR 26 - POSTAGE	*	12.58	
		3/01/26 450	202603 310-51300-42500	MAR 26 - COPIES	*	1.80	
				GMS SF LLC			6,219.91 001804
3/10/26	00042	3/01/26 27030126	202603 320-53800-46200	LANDSCAPE SVC 3/13/26	*	7,130.46	
		3/01/26 27030126	202603 320-53800-46200	LANDSCAPE SVC 3/27/26	*	7,130.46	
				TONY'S NURSERY & GARDEN			14,260.92 001805
3/10/26	00057	1/26/26 INV23232	202601 320-53800-46400	AFTER TEAR DOWN	*	16,824.00	
				HOLIDAY OUTDOOR DECOR			16,824.00 001806
3/25/26	00007	2/28/26 197427	202602 310-51300-31500	LEGAL SV THRU 2/28/26	*	522.50	
				BILLING COCHRAN, P.A.			522.50 001807
3/25/26	00036	3/10/26 30002	202603 320-53800-46500	SIDEWALK REPAIRS	*	3,800.00	
		3/17/26 30011	202603 320-53800-46000	INST TRAFFIC SIGN	*	700.00	
				ORTIZ CONSTRUCTION SERVICES			4,500.00 001808
				TOTAL FOR BANK A		46,224.82	

BAYW --BAYWINDS-- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00025	2/26/26	FEB 26	202602 320-53800-43300		*	1,430.91		
			STRL	1/22-2/22/26					
		2/26/26	FEB 26	202602 320-53800-43000		*	37.93		
			ENTRY A	1/22-2/22/26					
		2/26/26	FEB 26	202602 320-53800-43000		*	36.54		
			ENTRY B	1/22-2/22/26					
		2/26/26	FEB 26	202602 320-53800-43000		*	169.91		
			CANAL DR	1/22-2/22/26					
								CITY OF HOMESTEAD (AUTO PAY)	1,675.29 080009
-----							TOTAL FOR BANK Z	1,675.29	
							TOTAL FOR REGISTER	47,900.11	

BAYW --BAYWINDS-- TCESSNA

Baywinds
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Baywinds
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 12,670	\$ -	\$ 12,670
<u>Investments:</u>			
State Board of Administration (SBA)	629,232	-	629,232
<u>Series 2017 A1&2</u>			
Reserve A-1	-	289,114	289,114
Reserve A-2	-	53,757	53,757
Revenue	-	902,453	902,453
Interest A-1	-	36	36
Interest A-2	-	14	14
Principal Fund A-1	-	43	43
Sinking Fund A-2	-	15	15
Total Assets	\$ 641,902	\$ 1,245,433	\$ 1,887,335
Liabilities:			
Accounts Payable	\$ 12,435	\$ -	\$ 12,435
Total Liabilities	\$ 12,435	\$ -	\$ 12,435
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,245,433	\$ 1,245,433
Assigned for:			
Reserves	120,000	-	120,000
Unassigned	509,467	-	509,467
Total Fund Balances	\$ 629,467	\$ 1,245,433	\$ 1,874,900
Total Liabilities & Fund Balance	\$ 641,902	\$ 1,245,433	\$ 1,887,335

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 603,785	\$ 603,785	\$ 587,999	\$ (15,785)
Interest	10,000	5,000	9,748	4,748
Total Revenues	\$ 613,785	\$ 608,785	\$ 597,747	\$ (11,037)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 3,000	\$ 1,600	\$ 1,400
PR-FICA	459	230	122	107
Engineering	5,000	2,500	-	2,500
Attorney	20,000	10,000	7,090	2,910
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	1,294	1,295	(1)
Management Fees	51,739	25,869	25,869	(0)
Website Maintenance	1,317	658	659	(0)
Telephone	200	100	-	100
Postage & Delivery	500	250	159	91
Insurance General Liability	8,918	8,918	7,932	986
Printing & Binding	200	100	2	98
Legal Advertising	800	400	-	400
Other Current Charges	1,000	500	589	(89)
Office Supplies	250	125	0	125
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 105,439	\$ 59,813	\$ 51,086	\$ 8,727

Baywinds

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 18,820	\$ 9,410	\$ 9,410	\$ 0
Enhanced Off Duty Security	12,000	6,000	-	6,000
Utility - Electric	3,600	1,800	1,497	303
Utility - Electric Streetlighting	15,000	7,500	8,287	(787)
General Repairs & Maintenance	39,553	19,777	9,926	9,851
Landscape Maintenance	192,522	96,261	92,696	3,565
Landscape Contingency	30,000	15,000	-	15,000
Tree Trimming Service	112,000	12,250	12,250	-
Plant Replacement	10,000	10,000	18,508	(8,508)
Sidewalk Maintenance	10,000	10,000	19,300	(9,300)
Lake Maintenance	2,184	1,092	1,090	2
Lake Debris Removal	1,000	500	-	500
Irrigation Repairs	10,000	5,000	-	5,000
Stormwater Service	10,000	5,000	-	5,000
Holiday Decorations	26,080	40,368	40,368	-
Seasonal Banners	12,240	5,756	5,756	-
Reserve	40,000	40,000	-	40,000
Subtotal Field Expenditures	\$ 545,000	\$ 285,714	\$ 219,088	\$ 66,626
Total Operations & Maintenance	\$ 545,000	\$ 285,714	\$ 219,088	\$ 66,626
Total Expenditures	\$ 650,439	\$ 345,527	\$ 270,174	\$ 75,353
Excess (Deficiency) of Revenues over Expenditures	\$ (36,654)	\$ 263,258	\$ 327,573	\$ 64,316
Net Change in Fund Balance	\$ (36,654)	\$ 263,258	\$ 327,573	\$ 64,316
Fund Balance - Beginning	\$ 36,654		\$ 301,894	
Fund Balance - Ending	\$ -		\$ 629,467	

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 March 31, 2026

	Adopted Budget	Prorated Budge Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 776,911	\$ 776,911	\$ 754,780	\$ (22,131)
Interest	5,000	2,500	16,085	13,585
Total Revenues	\$ 781,911	\$ 779,411	\$ 770,864	\$ (8,547)
Expenditures:				
Interest A-1	\$ 330,468	\$ 110,156	\$ 110,156	\$ -
Interest A-2	88,276	44,138	44,138	-
Principal A-1	350,000	-	-	-
Principal A-2	125,000	-	-	-
Trustee Fees	10,000	10,000	10,000	-
Total Expenditures	\$ 903,744	\$ 164,294	\$ 164,294	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (121,833)	\$ 615,117	\$ 606,571	\$ (8,547)
Net Change in Fund Balance	\$ (121,833)	\$ 615,117	\$ 606,571	\$ (8,547)
Fund Balance - Beginning	\$ 237,628		\$ 638,862	
Fund Balance - Ending	\$ 115,795		\$ 1,245,433	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 587,999
Interest	911	701	1,773	2,318	1,970	2,075	-	-	-	-	-	-	9,748
Total Revenues	\$ 911	\$ 37,816	\$ 534,432	\$ 13,059	\$ 6,566	\$ 4,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597,747
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
PR-FICA	-	61	-	-	-	61	-	-	-	-	-	-	122
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,920	1,260	500	500	523	2,388	-	-	-	-	-	-	7,090
Annual Audit	-	-	3,400	-	-	-	-	-	-	-	-	-	3,400
Assessment Administration	2,194	-	-	-	-	-	-	-	-	-	-	-	2,194
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	216	216	216	216	216	216	-	-	-	-	-	-	1,295
Management Fees	4,312	4,312	4,312	4,312	4,312	4,312	-	-	-	-	-	-	25,869
Website Maintenance	110	110	110	110	110	110	-	-	-	-	-	-	659
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	9	24	6	55	51	13	-	-	-	-	-	-	159
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Printing & Binding	-	-	-	-	0	2	-	-	-	-	-	-	2
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	151	120	110	13	88	107	-	-	-	-	-	-	589
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,086

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,410
Enhanced Off Duty Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility - Electric	199	233	321	279	244	221	-	-	-	-	-	-	1,497
Utility - Electric Streetlighting	1,356	1,356	1,356	1,356	1,431	1,431	-	-	-	-	-	-	8,287
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	-	-	-	-	-	-	92,696
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Trimming Service	12,250	-	-	-	-	-	-	-	-	-	-	-	12,250
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	-	-	-	-	-	-	1,090
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	6,720	16,824	-	-	16,824	-	-	-	-	-	-	40,368
Seasonal Banners	3,410	-	-	-	2,346	-	-	-	-	-	-	-	5,756
Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 58,163	\$ 24,471	\$ 34,512	\$ 32,378	\$ 22,182	\$ 47,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,088
Total Expenditures	\$ 75,180	\$ 31,374	\$ 43,165	\$ 37,584	\$ 27,481	\$ 55,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,174
Excess (Deficiency) of Revenues over Expenditures	\$ (74,269)	\$ 6,443	\$ 491,268	\$ (24,525)	\$ (20,915)	\$ (50,427)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,573
Net Change in Fund Balance	\$ (74,269)	\$ 6,443	\$ 491,268	\$ (24,525)	\$ (20,915)	\$ (50,427)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,573

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	289,114	
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)
Current Bonds Outstanding		\$5,310,000

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	53,757	
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)
Current Bonds Outstanding		\$1,920,000

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	O&M Portion	2017 Debt 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
TOTAL		\$ 1,410,656.51	\$ 55,738.98	\$ 13,549.17	\$ 1,410.83	\$ 1,342,779.19	\$ 587,999.40	\$ 754,779.79	\$ 1,342,779.19

97.06%	Percent Collected
\$ 42,713.04	Balance Remaining to Collect