Bauer Drive
Community Development District

http://www.bauerdrivecdd.com

Teresa Baluja, Chair

Carmen Orozco, Vice Chairn

Marc Szasz, Assistant Secretary

Vanessa Perez, Assistant Secretary

Raisa Krause, Assistant Secretary

September 11, 2026

Bauer Drive
Community Development District
(Harmony Parc)
Agenda

Seat 1: Teresa Baluja – C.	
Seat 4: Carmen Orozco – V.C.	
Seat 2: Marc Szasz – A.S.	
Seat 3: Vanessa Perez – A.S.	
Seat 5: Raisa Krause – A.S.	

Friday
September 11, 2026
9:30a.m.

The Offices of Lennar Homes
5505 Waterford District Drive, Miami, Florida
Join the meeting now
Meeting ID: 224 728 591 948 95 and Passcode: wi9eZ732
1 872-240-4685 and Phone Conference ID: 331 941 369#

1. Roll Call
2. Approval of Minutes of the June 12, 2026 Meeting **– Page 4**
3. Ratification of:
   A. South Florida Utilities, Inc. DBA Lift Station Services Invoice #87768 **– Page 11**
   B. Gravity Sewer System Cleaning and Manhole Maintenance Completion Report **– Page 12**
4. Discussion of:
   A. Updates of Parking Rules and Regulations
   B. Maintenance Agreement with the HOA
   C. Items Requested by Harmony Park/Bauer Drive CDD Resident **– Page 14**
5. Staff Reports
   A. Attorney
   B. Engineer – District Engineer's Report for Fiscal Year 2026 **– Page 16**
   C. Field – District Updates **– Page 26**
   D. Manager
      1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 28**
      2) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards **– Page 29**
      3) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 34**
6. Financial Reports
   A. Acceptance of Check Register **– Page 39**
   B. Acceptance of Unaudited Financials **– Page 43**
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.bauerdrivecdd.com

MINUTES OF MEETING
BAUER DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bauer Drive Community Development District was held on Friday, June 12, 2026, at 2:09 p.m. at The Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Jesus Lorenzo	District Manager, GMS
Michael Pawelczyk *by Teams*	District Counsel

FIRST ORDER OF BUSINESS — Roll Call

Ms. Duque called the roll. There were three Board members present in person constituting a quorum.

SECOND ORDER OF BUSINESS — Approval of Minutes of the March 13, 2026 Meeting

Ms. Duque: The next item is approval of the minutes of the March 13, 2026, meeting. Please provide me with any corrections or deletions and if there are none a motion will take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the March 13, 2026 Meeting, were approved.

THIRD ORDER OF BUSINESS **Public Hearing to Adopt the Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the Fiscal Year 2027 budget. Is there a motion to open the public hearing?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment Period

Ms. Duque: As a reminder, the proposed budget is included in the agenda package and includes both the General Fund budget and the debt service assessments. The proposed budget has previously been presented to and discussed by the Board of Supervisors. The General Fund budget totals $124,156 and is funded by $122,392 in on-roll assessments, along with a small carryforward balance. This results in an increase in the annual O&M assessment per home from $825.00 to $1,226.99. The increase is primarily attributable to lift station operations, electricity, wireless service, and the new drainage and roadway maintenance line items recommended by the District Engineer. At this time, there are no members of the public present in person, and no one is participating via teleconference. For the record, no members of the public were present earlier this morning either.

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

Ms. Duque: Let's move forward with consideration of Resolution 2026-02, which is the annual appropriation resolution. This resolution formally adopts the Fiscal Year 2027 budget that is attached as Exhibit A, and also appropriates the amount needed to fund that general fund and the service debt 2023 series bonds, directs the budget be kept on file, and posted on the district website in accordance with Florida statute.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Annual Appropriation Resolution, was approved.

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

Ms. Duque: The next item is Resolution 2026-03, which imposes and certifies the non ad valorem operation and maintenance assessment for Fiscal Year 2027, and also confirms previously levied debt assessments. This resolution finds that the services and facilities funded by the budget provide a special benefit to the lands within the district. It also authorizes the use of the uniform method of collection so the assessment can be placed on the Miami-Dade County tax roll.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Is there a motion to close the public hearing?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS Ratification of:

A. Annual Gravity System Vactor and Line Jetting Proposal #7552 with South Florida Utilities, Inc.

Ms. Duque: The next item is a ratification of previously approved or executed items. First one is the annual gravity system vactor and line jetting proposal #7552 with South Florida utilities. This proposal provides for the annual vactor cleaning and line jetting of the gravity sanitary system. It includes the nine main hole structures and includes proper dumping and also disposal fee at a total cost of $4,750. The work was already completed.

B. First Amendment to Services Agreement with South Florida Utilities, Inc. for the Lift Station Services

Ms. Duque: The next item is the first amendment to service agreement with South Florida Utilities for the lift station services. This amendment updates the pricing for the electrical control panel piping repairs and establishes the rates for the crane truck and also for emergency calls. The updated hourly rates is $135 per man hour for electrical control work and $120 per man work for pump and piping repairs.

C. First Amendment to Engineering Agreement with Alvarez Engineers Inc.

Ms. Duque: The third one is the first amendment to engineer agreement with Alvarez Engineer. This amendment updates the engineer's hourly personal billing rate and the staff classification.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Items A, B, and C, were ratified.

FIFTH ORDER OF BUSINESS Discussion of:

A. Maintenance Agreement with the HOA

Ms. Duque: Let's proceed with the discussion of the Maintenance Agreement with the HOA. As a reminder, the agreement outlines the HOA's responsibility for landscaping, and related cleanup within the CDD tracts. The agreement specifically excludes the drainage system, which remains the District's responsibility. The agreement has been provided to the HOA, and we are currently awaiting its formal execution. I have followed up several times with the HOA's property manager but had not received a response. However, I received an email this morning regarding repairs to the guardrail and maintenance of the king grass. As a reminder, those items are the responsibility of the HOA. I advised the property manager accordingly and also reminded her of the pending Maintenance Agreement. She indicated that she is now tracking the matter to ensure it is completed. I will keep the Board of Supervisors informed. At this time, we are awaiting execution of the Maintenance Agreement by the HOA.

B. Communication with Developer Regarding DERM Lift Station PSO Permit and Related Service Agreement

Ms. Duque: The next item is the communication with the developer regarding the DERM lift station PSO permit and related service agreement. As noted at the last meeting, the lift station parcel is still being treated as taxable by the county, and the permit still remains under Lennar's name. There are some outstanding items regarding ownership and turnover that we are working to resolve, so this is more for the Board of Supervisors' information than anything else. I will keep you posted as we go along through this process.

C. Updated Parking Rules and Regulations

Ms. Duque: The next item is the updated parking rules and regulations. As we discussed previously with the HOA, the manager requested that we add a 72-hour limit for the parking spaces and overnight parking. This was approved by the Board of Supervisors, and this information was also provided to the property manager of the HOA. Once again, as directed by the Board, we need to receive the executed maintenance agreement before we are able to move forward with this. At this time, I am seeking confirmation from the Board as to whether you would like to proceed with scheduling a public hearing to adopt the rules and regulations, or whether you would like to wait until we receive the executed maintenance agreement before moving in any other direction.

Ms. Baluja: We need to wait.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Duque: Under the attorney, it's my understanding that we don't have anything additional to report.

B. Engineer

Ms. Duque: Nothing additional under the engineer.

C. Field

Ms. Duque: There is not additional items to be reported. There is an update on the district's condition. There's a couple of pictures attached to your report.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: Under the manager report we have the consideration of the proposed Fiscal Year 2027 meeting and schedule will be up to the board to discuss if you wanted to keep it the way it is or if you want to table this item so that we can discuss it as we move towards the end of this fiscal year.

Ms. Baluja: Direction to table this item.

2) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: This is a reminder that Form 1 statement of financial interest is due by July 1, 2026. This is just a reminder.

Ms. Baluja: I just did mine.

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

Ms. Duque: You have a reminder to complete the annual training by December 31, 2026. This is a four-hour training. I will be sending an e-mail to the board with those links so you can complete this item.

4) Number of Registered Voters in the District

Ms. Duque: We currently have 116 registered voters within the Bauer Drive Community Development District as of April 29, 2026.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Tab A is the acceptance of check register and Tab B is the unaudited financials. Unless there are any questions on those, is there a motion to approve?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Check Register and the Unaudited Financials was approved.

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Duque: Are there any Supervisor’s requests? Not hearing any, there is no one present in the audience and no audience comments.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

____
Secretary /Assistant Secretary

____
Chairman / Vice Chairman

South Florida Utilities, Inc.
D.B.A. Lift Station Services
736 NW 8th Avenue, Fort Lauderdale, FL 33311
Phone: 954-525-3751 Fax: 954-525-3752
www.sfluinc.com   Email: sfluinc@sfluinc.com

Invoice

Date	Invoice #
8/26/2026	87768

Bill To	Job Site Location
Bauer Drive Community Development District 5505 Blue Lagoon Drive 5th Floor Miami, FL 33126	14820 SW 264th St Homestead, FL 33032

WO #

Customer ID	P.O. No.	Terms	Date Due
2145-501 BDCDD	PO-	Net 15	9/10/2026

Quantity	Description	Rate	Amount
1	8/6/2026 Contract Customer Emergency Call. NO CHARGE (Julia called in station in and out of high level)	0.00	0.00
4	Troubleshoot: Shut down station and filled with invert and water hose. Made adjustments to transducer parameters based on actual levels so there is more holding time before high level alarm. Adjusted elevation of RTU float. Tested system. 1 man, 4 hrs	120.00	480.00

All work is complete! Thank you for your business.

Total Due	$480.00
Payments/Credits	$0.00
Balance Due	$480.00

BAUER DRIVE CDD
Annual Gravity System Vactor and Line Jetting 2026

The contractor, South Florida Utilities, Inc completed vacuum cleaning and pressure washing of nine (9) manhole structures, as well as jet cleaning of the gravity sewer lines between the manholes. The work included all required debris removal, hauling, disposal, and associated dump fees.

BAUER DRIVE CDD
Annual Gravity System Vactor and Line Jetting 2026







From: jennifer hernandez <jenniferhernandez020@gmail.com>
Sent: Thursday, July 16, 2026 5:36 PM
To: Juliana Duque <jduque@gmssf.com>
Cc: Regine Lucas <RLucas@gmssf.com>; April Dodson <adodson@gmssf.com>; Ellen Acosta <eacosta@gmssf.com>
Subject: Re: Bauer Drive CDD — Harmony Parc Community Inquiry on District Responsibilities

Hi Juliana,

Thank you for not just answering my questions but actually taking the time to explain things, provide maps, and break it all down. I genuinely appreciate that.

I've been a homeowner here going on almost five years now, and learning everything from the buying process to the association, to budgets, to CDD has been a journey. Besides genuinely caring about our community, it's been really interesting putting all these different pieces together and learning so much along the way.

I'm already sharing your response with other homeowners. As they respond, if there are any questions, I'll gather them together and submit them as one clean response to you.

I'm writing back because there were a few items I either didn't see a response and another concern I forgot to mention in my original email.

1. **Sidewalks:** Who would be responsible for cracked or damaged sidewalks within the community? Does that fall under the CDD, the HOA, or the City/County?
2. **Gate or Fencing:** Apartment buildings have been constructed right next to our community and are still currently being built (I've included a screenshot from the property appraiser below). When this community was sold to us by Lennar, we believed it was going to **be a private community,** and it is now essentially being shared with those residents. Public roads have been put in place connecting our community into theirs. From my understanding, the roads are public, but I say that with some uncertainty and would appreciate you clearing that up for us as well. We've been feeling unsafe as people from those buildings have been coming into our community, and unfortunately we've witnessed **illegal activity.** I know CDDs can be responsible for things like gates and perimeter fencing. Is that something the Bauer Drive CDD would cover, or would that fall under the HOA? If you have any advice on which route to take, such as contacting the commissioner's office about the roads or anything for that matter, I would appreciate that so much as well!
3. **Parking:** This is one I didn't get to mention in my original email, and it's something almost every homeowner is very disappointed about. When this community was sold to us, on the left side as you enter, right next to the new apartment buildings,

there were parking spots that were supposed to be ours (I highlighted this area in the image below as well). We've been told we cannot park there because it belongs to the neighboring complex. However, looking at the map, that area appears to be either CDD-owned or possibly public. And if it is public and not under Bauer, then those parking spaces should be available to everyone, not exclusively reserved for the complex next door. I would love to hear your thoughts on this, or really get us some concrete answers to what almost everyone in the community has been asking.

4. **Lennar Trailer**: I completely understand this is not a CDD matter, and I appreciate you clarifying that. I'll reach out to Lennar directly. After four years, that trailer at the front of our community just doesn't reflect well on the neighborhood.

Thank you again, Juliana.

Warm regards, Jennifer Hernandez Bauer Drive Homeowner

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1346
E-Mail: Alvarez@Alvarezeng.com

June 23, 2026. *Revised September 3, 2026 – Revisions Italicized*

Attention:
District Manager Juliana Duque
Bauer Drive Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: Bauer Drive Community Development District
Yearly District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2023.

Via email only: jduque@gmssf.com

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Bauer Drive Community Development District (the "District") and U.S. Bank National Association as Trustee dated February 1, 2023, as it relates to the Special Assessment Bonds Series 2023 (the "2023 Project"). With this statement we are setting forth **(i)** our findings as to whether such portions of the 2023 Project owned by the District have been maintained in good repair, working order and condition, and **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the 2023 Project during the ensuing Fiscal Year 2026-2027, and an estimate of the amount of money necessary for such purpose.

(i) **District Property and Condition.** As of the date of this statement, land tracts A, B, F and G, together with the completed infrastructure within them, have been conveyed to the District (Refer to Exhibit 2). The public infrastructure within the conveyed tracts, including roads, drainage, private sanitary sewer lift station, *sidewalks within CDD-owned tracts,* landscaping and irrigation are in good repair, working order and condition. The potable water system has been conveyed to the local utility company.

(ii) **Operations and Maintenance of District Property.** We think that the amounts included in the adopted budget for Fiscal Year 2026-2027 are adequate for the items the District is currently responsible. (Refer to https://www.bauerdrivecdd.com/audit-budgets for the FY 2026-2027 Proposed Budget).

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the District road pavements, pavement markings, signs *and sidewalks located within CDD-owned tracts. Such sidewalks include all the sidewalks within the District, except for the sidewalks located to the west and south sides of the park in Tract "C", and all the sidewalks within the park in Tract "D". The excepted sidewalks have been constructed within non-CDD-owned property. Together, the sidewalks that belong to the District measure approximately 4,083 Square Yards.* The table below provides an estimate of the replacement costs at the end of the service life and the estimated annual contributions over the remaining service life to fund the future expense. *The table below assumes that 100% of the asphalt pavement will be replaced every 30 years, that 100% of the pavement markings will be replaced every 10 years, that the signs will be* *replaced as needed, and that 10% of the sidewalks will be either replaced or ground down every 30 years because of cracking or lifting, due to tree root intrusion.*

The table below also includes estimated annuity costs for financing spray cleaning of 100% of CDD sidewalks every five years.

ESTIMATE OF COSTS FOR RESURFACING THE DISTRICT ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Service Life		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
ASPHALT PAVEMENTS (30-YEAR SERVICE LIFE)									
2025	2055	2026	29	14,700	$10.00	$147,000	$300,822	0.25%	$10,015
ASPHALT PAVEMENT MARKINGS AND SIGNING (10-YEAR SERVICE LIFE)									
2025	2035	2026	9	14,700	$2.60	$36,750	$45,896	0.25%	$5,049
SIDEWALKS REPLACEMENT (30-YEAR SERVICE LIFE)									
2025	*2055*	*2026*	*29*	*408*	*$144*	*$29,376*	*$60,115*	*0.25%*	*$2,001*
SIDEWALKS PRESSURE CLEANING (EVERY 5-YEARS)									
2026	*2031*	*2026*	*5*	*4,083*	*$0.75*	*$3,062*	*$3,464*	*0.25%*	*$689*

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 59 drainage structures and 2,685 Linear Feet of pipes in the District. It is also estimated that two baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. See Exhibit 3.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y1)	Structures Cleaning	EA	15	230.00	3,450
	Baffle Detachment	EA	9	50.00	450
	Baffle Replacement	EA	2	600.00	1,200
	Pipe Cleaning and CCTV	LF	745	6.75	5,029
	Cost				**10,129**

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y2)	Structures Cleaning	EA	11	236.00	2,596
	Baffle Detachment	EA	7	51.00	357
	Baffle Replacement	EA	2	615.00	1,230
	Pipe Cleaning and CCTV	LF	485	6.92	3,356
	Cost				**7,539**
(Y3)	Structures Cleaning	EA	11	242.00	2,662
	Baffle Detachment	EA	7	53.00	371
	Baffle Replacement	EA	2	630.00	1,260
	Pipe Cleaning and CCTV	LF	485	7.09	3,439
	Cost				**7,732**
(Y4)	Structures Cleaning	EA	11	248.00	2,728
	Baffle Detachment	EA	7	54.00	378
	Baffle Replacement	EA	2	646.00	1,292
	Pipe Cleaning and CCTV	LF	485	7.27	3,526
	Cost				**7,924**
(Y5)	Structures Cleaning	EA	11	254.00	2,794
	Baffle Detachment	EA	6	55.00	330
	Baffle Replacement	EA	1	662.00	662
	Pipe Cleaning and CCTV	LF	485	7.45	3,613
	Cost				**7,399**
Total	Total Structures Cleaning	EA	59	0	0
	Total Baffle Detachment	EA	36	0	0
	Total Baffle Replacement	EA	9	0	0
	Total Pipe Cleaning and CCTV	LF	2,685	0	0
	Total Cost				**40,723.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

(iii) **Insurance.** The District carries general liability, hired non-owned auto, employment practices liability and public officials liability insurance under Agreement No. 100125885 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

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

Sincerely,

Alvarez Engineers, Inc.

Juan R Alvarez

Digitally signed by Juan R Alvarez
Date: 2026.09.03 16:06:49 -04'00'

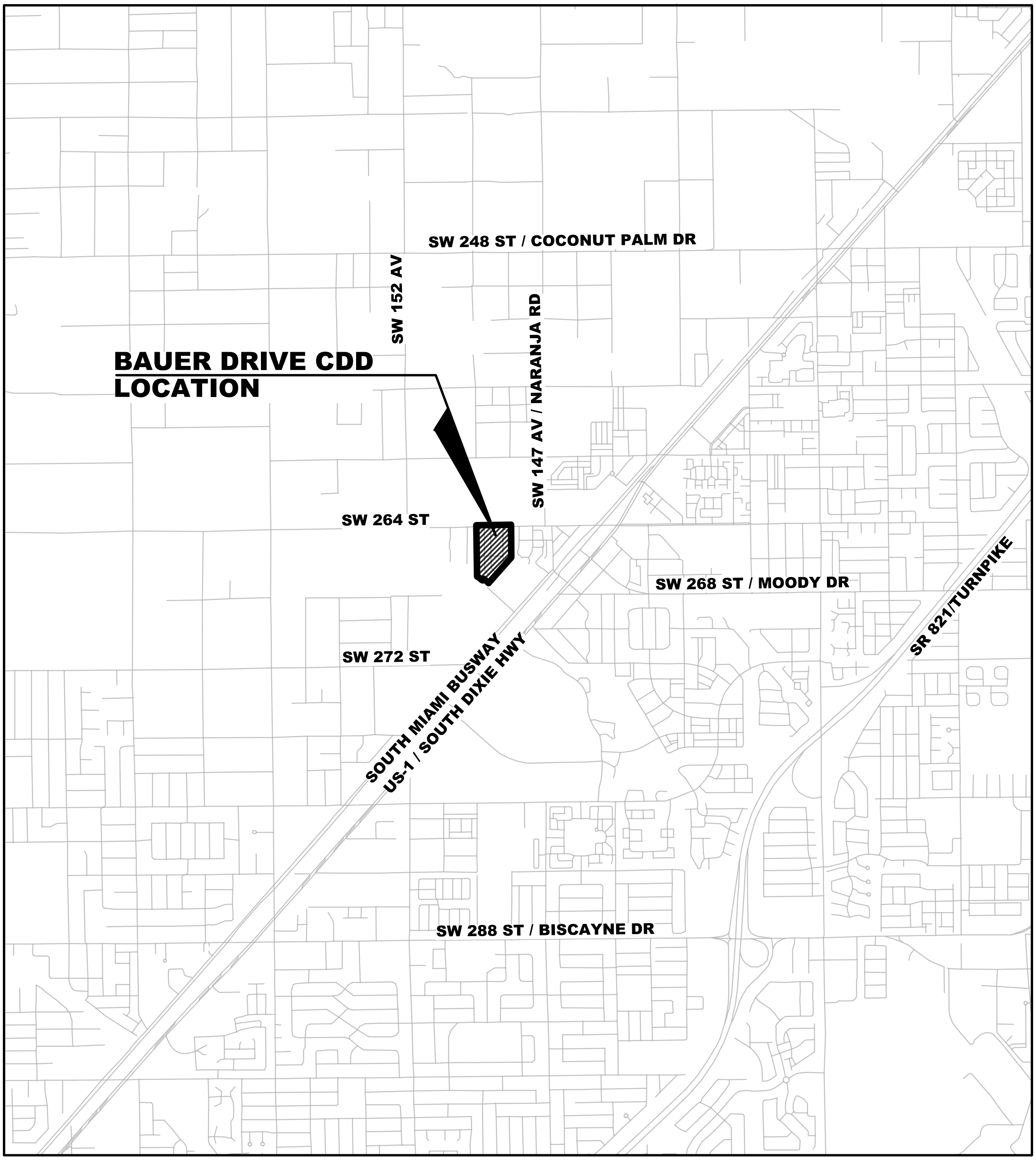
Juan R. Alvarez, PE
District Engineer
Date: September 3, 2026

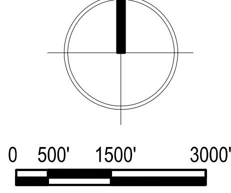
JUAN RAFAEL ALVAREZ
LICENSE
No 38522
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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

Signature must be verified on any electronic copies.

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



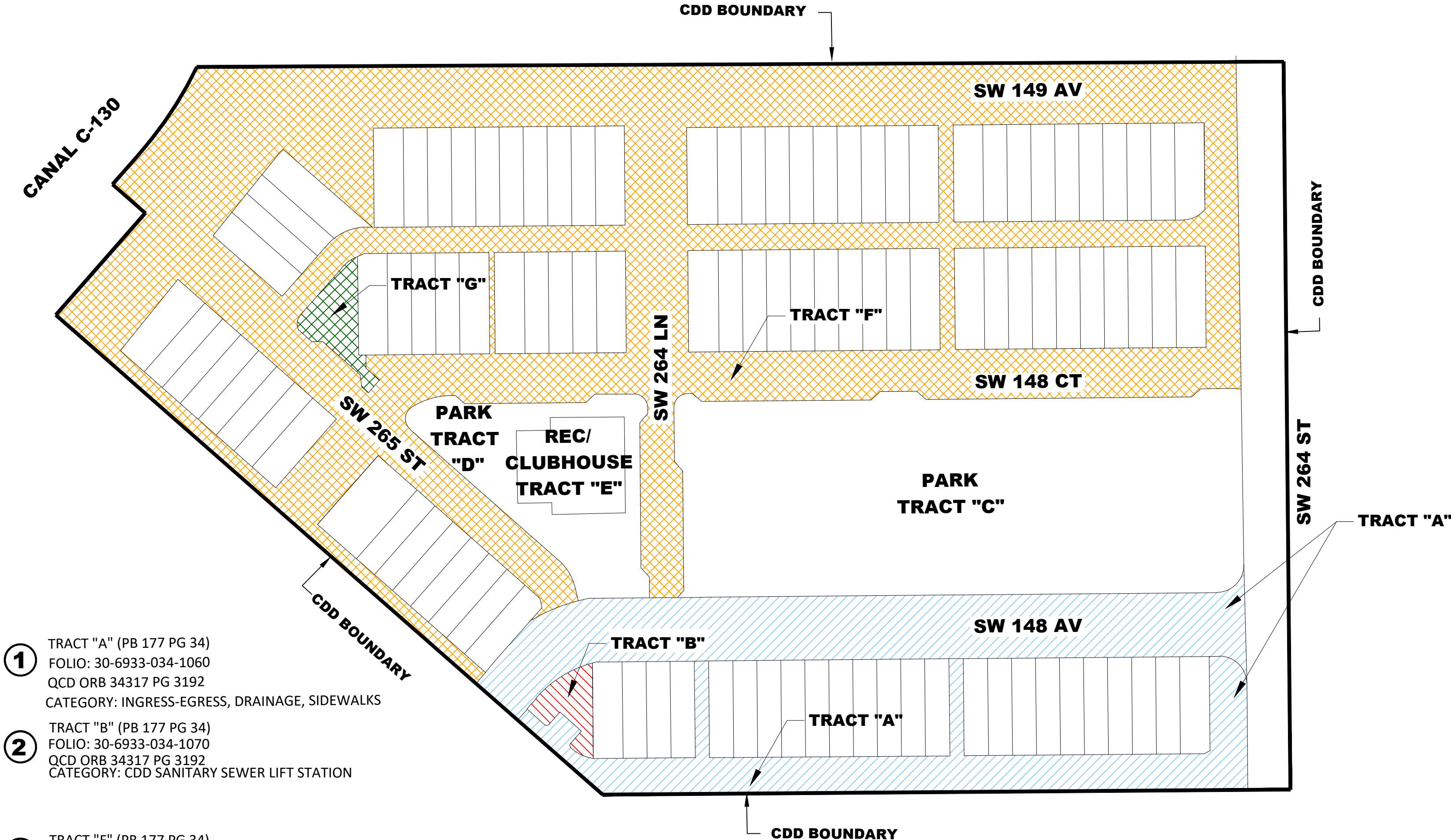


ALVAREZ ENGINEERS, INC.

BAUER DRIVE CDD

LOCATION MAP

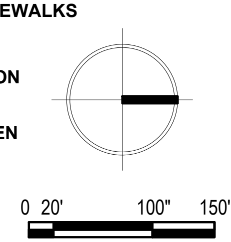
EXHIBIT 1



1. TRACT "A" (PB 177 PG 34)
   FOLIO: 30-6933-034-1060
   QCD ORB 34317 PG 3192
   CATEGORY: INGRESS-EGRESS, DRAINAGE, SIDEWALKS
2. TRACT "B" (PB 177 PG 34)
   FOLIO: 30-6933-034-1070
   QCD ORB 34317 PG 3192
   CATEGORY: CDD SANITARY SEWER LIFT STATION
3. TRACT "F" (PB 177 PG 34)
   FOLIO: 30-6933-034-1110
   QCD: 34801 PG 1010
   CATEGORY: INGRESS-EGRESS, DRAINAGE, OPEN SPACE, SWKS.
4. TRACT "G" (PB 177 PG 34)
   FOLIO: 30-6933-034-1120
   QCD: 34801 PG 1010
   CATEGORY: OPEN SPACE, DRAINAGE,SIDEWALKS

LEGEND:

- TRACT "A" INGRESS-EGRESS, DRAINAGE , SIDEWALKS
- TRACT "B" CDD SANITARY SEWER LIFT STATION
- TRACT "F" INGRESS-EGRESS, DRAINAGE , OPEN SPACE, SIDEWALKS
- TRACT "G" OPEN SPACE, DRAINAGE, SWKS.

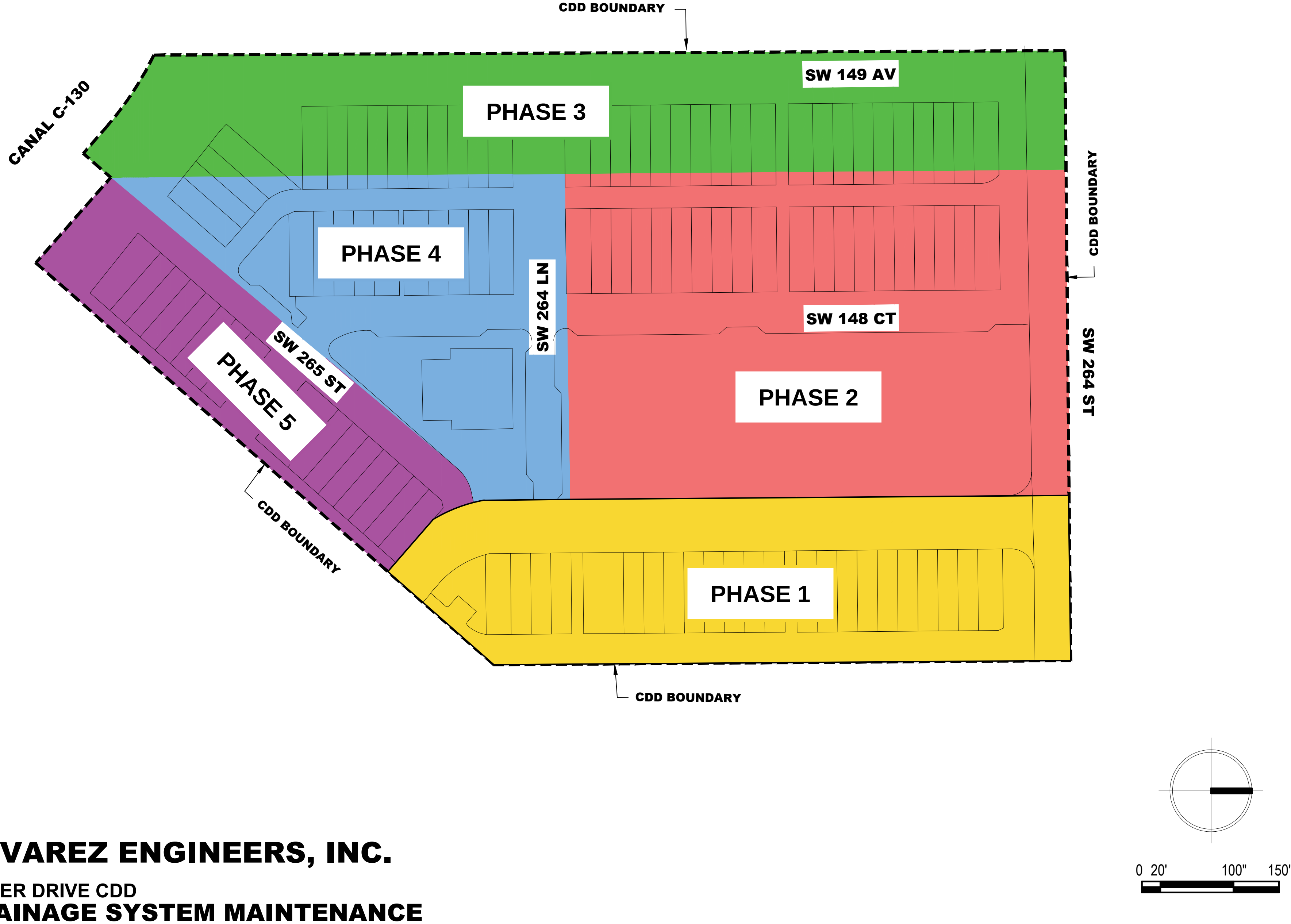


ALVAREZ ENGINEERS, INC.

BAUER DRIVE CDD

CDD LAND OWNERSHIP

EXHIBIT 2



ALVAREZ ENGINEERS, INC.

BAUER DRIVE CDD

DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 3

DOWN SOUTH

PAVING AND DRAINAGE AS-BUILT

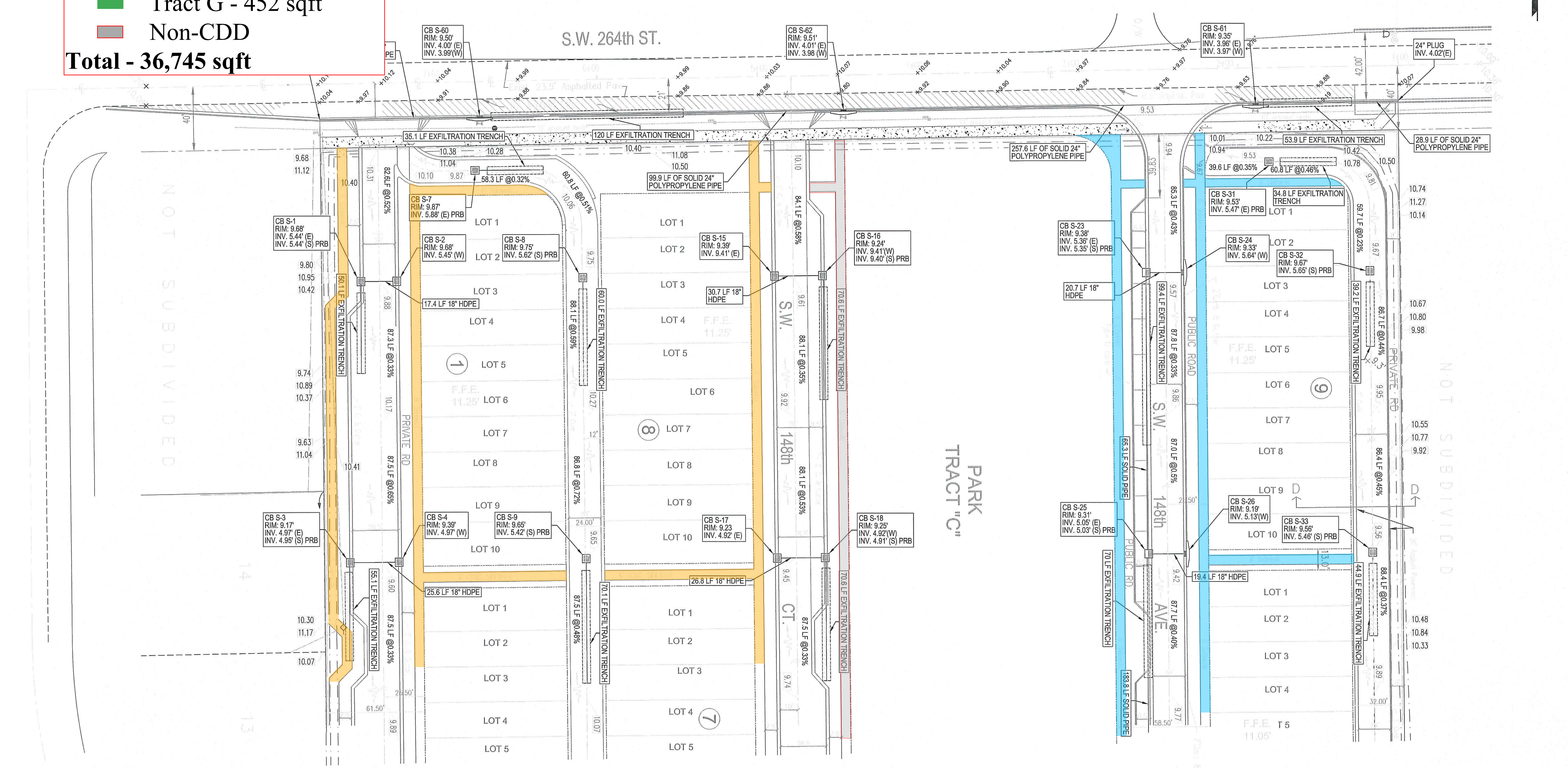
Sidewalk Legend

CDD Owned Sidewalk

Blue	Tract A - 9,889 sqft
Yellow	Tract F - 26,404 sqft
Green	Tract G - 452 sqft
Grey	Non-CDD

Total - 36,745 sqft

GRAPHIC SCALE
1 inch = 30 feet



MATCH ON SHEET 3

THIS "AS-BUILT SURVEY" CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT ALL THE OTHER SHEETS.

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS — PLANNERS
14241 S.W. 143 COURT
MIAMI, FLORIDA 33186
PH: 305.232.2340
FX: 305.232.5386

DATE	REVISION COMMENTS	BY	APP
2/14/2024	REVISED PER ENG. COMMENTS	M.B.	O.G.

DOWN SOUTH
MIAMI - DADE COUNTY, FLORIDA

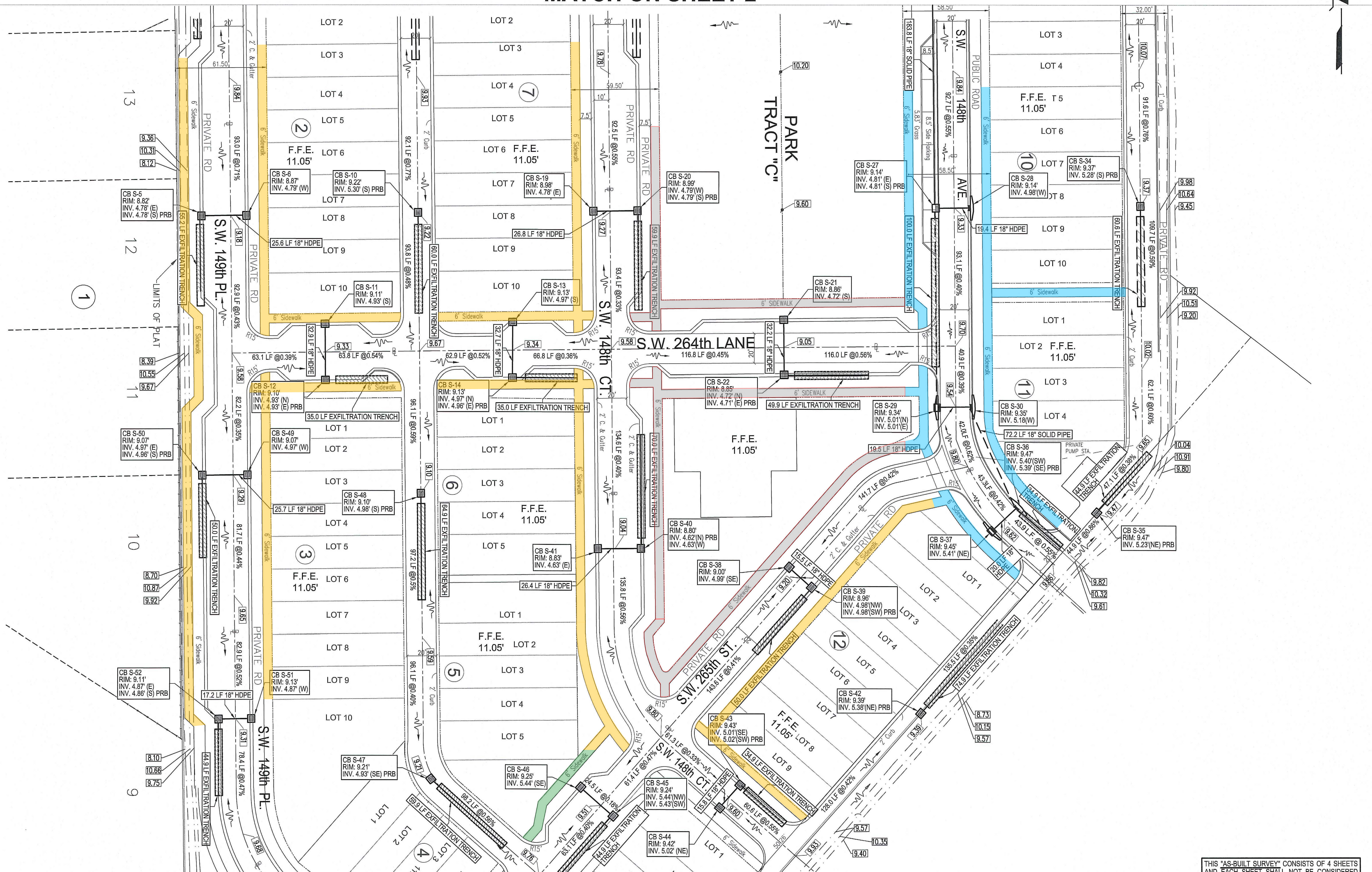
PROJ. TYPE: PAVING AND DRAINAGE AS-BUILT PLAN
PROJ. LOC.: SW 264th STREET & SW 148th AVENUE MIAMI, FL 33032
SECTION: THE NE 1/4 OF SECTION 33-56S-39E

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	M.B.
CHECKED BY:	O.G.
AS-BUILT:	PAVING AND DRAINAGE
DATE:	03/31/23
DRE PROJECT No:	2021-046
SHEET No:	2 of 4

DOWN SOUTH

PAVING AND DRAINAGE AS-BUILT

MATCH ON SHEET 2



THIS "AS-BUILT SURVEY" CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT ALL THE OTHER SHEETS.

MATCH ON SHEET 4

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS – PLANNERS
14241 S.W. 143 COURT
MIAMI, FLORIDA 33186
PH: 305.232.2340
FX: 305.232.5385

REVISION COMMENTS	DATE	BY	APP
REVISED PER ENG. COMMENTS	2/14/2024	M.B.	O.G.

DOWN SOUTH
MIAMI - DADE COUNTY, FLORIDA

PROJ. TYPE: PAVING AND DRAINAGE AS-BUILT PLAN
PROJ. LOC: SW 264th STREET & SW 148th AVENUE MIAMI, FL 33032
SECTION: THE NE 1/4 OF SECTION 33-56S-39E

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	M.B.
CHECKED BY:	O.G.
AS-BUILT:	PAVING AND DRAINAGE
DATE:	03/31/23
DRE PROJECT No:	2021-046
SHEET No:	3 of 4

DOWN SOUTH

PAVING AND DRAINAGE AS-BUILT

GRAPHIC SCALE
30 0 15 30
1 inch = 30 feet

MATCH ON SHEET 3

THIS "AS-BUILT SURVEY" CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT ALL THE OTHER SHEETS.

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS – PLANNERS
14241 S.W. 143 COURT
MIAMI, FLORIDA 33186
PH:305.232.2340
FX: 305.232.5386

DATE	REVISION COMMENTS	BY	APP
2/14/2024	REVISED PER ENG. COMMENTS	M.B.	O.G.

DOWN SOUTH
MIAMI - DADE COUNTY, FLORIDA

PROJ. TYPE: PAVING AND DRAINAGE AS-BUILT PLAN
PROJ. LOC: SW 264th STREET & SW 148th AVENUE MIAMI, FL 33032
SECTION: THE NE 1/4 OF SECTION 33-56S-39E

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	M.B.
CHECKED BY:	O.G.
AS-BUILT:	PAVING AND DRAINAGE
DATE:	03/31/23
DRE PROJECT No:	2021-046
SHEET No:	4 of 4

BAUER DRIVE CDD

Harmony Parc

SEPTEMBER 11, 2026

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

Juliana Duque
District Manager
jduque@gmssf.com

BAUER DRIVE CDD









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

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

The Board of Supervisors of the Bauer Drive Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 9:30 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the second Friday of each month as follows:

October 9, 2026
November 13, 2026 Regular and Landowners Meeting
December 11, 2026
January 08, 2027
February 12, 2027
March 12, 2027
April 9, 2027
May 14, 2027
June 11, 2027
July 09, 2027
August 13, 2027
September 10, 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.bauerdrivecdd.com***

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

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

Juliana Duque
Manager

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

---

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.
The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 202, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque
District Manager
GMS-SF

BAUER DRIVE COMMUNITY DEVELOPMENT DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form

Juliana Duque
District Manager
GMS-SF

Bauer Drive Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

---

1. **Community Communication and Engagement**

Goal 1.1: Public Meetings Compliance
The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the second Friday of the month at 9:30 PM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126.

Meeting Dates:
October 10, 2025 – Cancelled
November 14, 2025 – Held
December 12, 2025 – Cancelled
January 9, 2026 – Cancelled
February 13, 2026 – Cancelled
March 13, 2026 – Held
April 10, 2026 – Cancelled
May 8 2026 – Cancelled
June 12, 2026 – Held
July 10, 2026 – Cancelled.
August 14, 2026 – Cancelled
September 11, 2026 – Cancelled
Result: Standard achieved - Held

Goal 1.2: Notice of Meetings Compliance
All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.
Result: Standard achieved.

Goal 1.3: Access to Records Compliance
Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

2. <u>Infrastructure and Facilities Maintenance</u>

Goal 2.1: Field/District Management Site Inspections
Management conducted site inspections per the District Management Services Agreement.
Result: Standard achieved.

Goal 2.2: District Engineer Inspections
The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.
Result: Standard achieved.

---

3. <u>Financial Transparency and Accountability</u>

Goal 3.1: Annual Budget Preparation
The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved.

Goal 3.2: Financial Reports
The District website includes the latest annual audit, current budget, and financials as required.
Result: Standard achieved.

Goal 3.3: Annual Financial Audit
The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.
Result: Standard achieved.

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4. <u>Engineer's Annual Report Summary (2026)</u>

The Bauer Drive CDD 2026 Annual Maintenance Report, prepared by Alvarez Engineers, confirms that all conveyed infrastructure, including roads, drainage, landscaping, and public amenities (lift station), remains in good repair and working order, with some elements still to be conveyed and the final road paving pending. The District is working on maintenance agreements with the developer and HOA. Recommendations include establishing a sinking fund for future road and signage replacement and implementing a five-year cyclical stormwater system maintenance program. Current insurance coverage is in place, with funds allocated for renewal.

Juliana Duque
District Manager
GMS-SF

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

Overall Determination
The Bauer Drive Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: ___________________________ Date: _______________
Print Name: ________________________________
Bauer Drive Community Development District

District Manager: ___________________________ Date: _______________
Print Name: ________________________________
Bauer Drive Community Development District

Juliana Duque
District Manager
GMS-SF

Memorandum

To: Bauer Drive Board of Supervisors

From: District Management

Date: September 11, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, 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, 2027), 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 2027 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

Bauer Drive Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

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:________________________________
Bauer Drive Community Development District

District Manager:____________________________ Date:________________
Print Name:________________________________
Bauer Drive Community Development District

Bauer Drive
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

5/1/26 - 8/31/26

Date	*check #'s*		*Amount*
5/1 - 5/31	152 - 157	$	9,937.67
6/1 - 6/30	158 - 161		6,112.11
7/1 - 7/31	162 - 163		1,850.00
8/1 - 8/31	164 - 168		7,426.63
	TOTAL		**$25,326.41**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/26	00010	5/07/26	05072026	202605	300-20700-10000		*	1,289.54		
			TRANSFER OF TAX RECEIPTS							
						BAUER DRIVE CDD			1,289.54	000152
5/07/26	00001	5/01/26	58	202605	310-51300-34000		*	2,289.83		
			MAY 26 - MANAGEMENT FEES							
		5/01/26	58	202605	310-51300-35100		*	95.42		
			MAY 26 - COMPUTER TIME							
		5/01/26	58	202605	310-51300-31300		*	114.50		
			MAY 26 - DISSEMINATION							
		5/01/26	58	202605	310-51300-49500		*	95.42		
			MAY 26 - WEBSITE							
		5/01/26	58	202605	310-51300-42000		*	2.96		
			MAY 26 - POSTAGE							
						GMS-SF, LLC			2,598.13	000153
5/07/26	00008	4/29/26	04292026	202604	310-51300-49000		*	60.00		
			NO OF REGISTERED VOTERS							
						MIAMI-DADE COUNTY ELECTIONS DEPT			60.00	000154
5/07/26	00014	5/01/26	84961	202605	320-53800-45000		*	740.00		
			MAY 26-LIFT STATION MAINT							
						SOUTH FLORIDA UTILITIES, INC.			740.00	000155
5/21/26	00003	4/30/26	198653	202604	310-51300-31500		*	500.00		
			APR 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	000156
5/21/26	00014	5/12/26	85932	202605	320-53800-49000		*	4,750.00		
			VACTOR CLN/PRSS WSH MNHLS							
						SOUTH FLORIDA UTILITIES, INC.			4,750.00	000157
6/04/26	00001	6/01/26	59	202606	310-51300-34000		*	2,289.83		
			JUN 26 - MANAGEMENT FEES							
		6/01/26	59	202606	310-51300-35100		*	95.42		
			JUN 26 - COMPUTER TIME							
		6/01/26	59	202606	310-51300-31300		*	114.50		
			JUN 26 - DISSEMINATION							
		6/01/26	59	202606	310-51300-49500		*	95.42		
			JUN 26 - WEBSITE							
		6/01/26	59	202606	310-51300-51000		*	8.48		
			JUN 26 - OFFICE SUPPLIES							
		6/01/26	59	202606	310-51300-42000		*	1.48		
			JUN 26 - POSTAGE							
						GMS-SF, LLC			2,605.13	000158

*** CHECK DATES 05/01/2026 - 08/31/2026 *** BAUER DRIVE - GENERAL FUND
BANK A BAUER DR OPERATING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/26	00015	5/31/26	IN146776	202605	310-51300-48000		*	375.01		
			FY27 BUDGET/BOS MEETING							
		5/31/26	IN146777	202605	310-51300-48000		*	1,891.97		
			FY27 BUDGET HEARING LONG							
						MCCLATCHY COMPANY LLC			2,266.98	000159
6/04/26	00014	6/01/26	85498	202606	320-53800-49000		*	740.00		
			JUN 26-LIFT STATION MAINT							
						SOUTH FLORIDA UTILITIES, INC.			740.00	000160
6/11/26	00003	5/31/26	199051	202605	310-51300-31500		*	500.00		
			MAY 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	000161
7/01/26	00014	7/01/26	86087	202607	320-53800-49000		*	740.00		
			JUL 26-LIFT STATION MAINT							
						SOUTH FLORIDA UTILITIES, INC.			740.00	000162
7/10/26	00003	6/30/26	199416	202606	310-51300-31500		*	1,110.00		
			JUN 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			1,110.00	000163
8/04/26	00014	8/01/26	86735	202608	320-53800-49000		*	740.00		
			AUG 26-LIFT STATION MAINT							
						SOUTH FLORIDA UTILITIES, INC.			740.00	000164
8/25/26	00017	8/12/26	57842-52	202607	320-53800-47000		*	1,806.63		
			26495 SW 148TH AVE #LS							
						FPL			1,806.63	000165
8/27/26	00007	7/29/26	9365	202607	310-51300-31100		*	2,800.00		
			2026 YEARLY REPORT							
		8/10/26	9421	202607	310-51300-31100		*	1,100.00		
			ENGINEER SVC 6/1-7/31/26							
						ALVAREZ ENGINEERS, INC			3,900.00	000166
8/27/26	00003	7/31/26	199831	202607	310-51300-31500		*	500.00		
			JUL 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	000167
8/27/26	00014	8/26/26	87768	202608	320-53800-45000		*	480.00		
			ADJUSTED WATER ELEVATION							
						SOUTH FLORIDA UTILITIES, INC.			480.00	000168

TOTAL FOR BANK A 25,326.41

BAUE BAUER DRIVE SRINKUS

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		25,326.41		

Bauer Drive

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Bauer Drive

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund		Debt Service Fund		Capital Project Fund		Totals Governmental Funds
Assets:							
Cash:							
Operating Account	$	21,314	$	-	$	-	$	21,314
Due from General Fund		-		-		-		-
Deposit - Electric		103		-		-		103
Investments:								
Series 2023								
Reserve		-		52,475		-		52,475
Interest		-		-		-		-
Revenue		-		54,257		-		54,257
Acq & Construction		-		-		2,376		2,376
Total Assets	**$**	**21,417**	**$**	**106,732**	**$**	**2,376**	**$**	**130,525**
Liabilities:								
Accounts Payable	$	5,336	$	-	$	-	$	5,336
Due to Developer		-		-		-		-
Unavailable Revenue		-		-		-		-
Due to Debt Service		-		-		-		-
Total Liabilites	**$**	**5,336**	**$**	**-**	**$**	**-**	**$**	**5,336**
Fund Balance:								
Restricted for:								
Debt Service - Series	$	-	$	106,732	$	-	$	106,732
Capital Project - Series						2,376		2,376
Unassigned		16,081		-		-		16,081
Total Fund Balances	**$**	**16,081**	**$**	**106,732**	**$**	**2,376**	**$**	**125,189**
Total Liabilities & Fund Balance	$	21,417	$	106,732	$	2,376	$	130,525

Bauer Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 82,340	$ 82,340	$ 82,624	$ 284
Total Revenues	**$ 82,340**	**$ 82,340**	**$ 82,624**	**$ 284**
Expenditures:				
General & Administrative:				
Engineering	$ 1,800	$ 1,650	$ 4,269	$ (2,619)
Attorney	11,200	10,267	8,028	2,239
Annual Audit	4,400	4,400	4,400	-
Assessment Administration	2,000	2,000	2,000	-
Dissemination Agent	1,374	1,260	1,260	-
Trustee Fees	4,575	4,575	4,256	319
Management Fees	27,478	25,188	25,188	-
Computer Time	1,145	1,050	1,050	-
Website Maintenance	1,145	1,050	1,050	-
Telephone	30	28	-	28
Postage & Delivery	100	92	106	(15)
Insurance General Liability	6,584	6,584	5,732	852
Printing & Binding	50	46	17	29
Legal Advertising	1,500	1,375	2,267	(892)
Other Current Charges	1,400	1,283	1,579	(296)
Property Taxes	-	-	2	(2)
Office Supplies	100	92	17	75
Dues, Licenses & Subscriptions	175	175	175	-
Contingency	384	384	-	384
Total General & Administrative	**$ 65,440**	**$ 61,497**	**$ 61,395**	**$ 102**
Operations & Maintenance				
Field Expenditures				
Lift Station	$ 12,900	$ 11,825	$ 9,580	$ 2,245
Wireless Service	1,000	917	-	917
Electric	-	-	1,947	(1,947)
Contingency	3,000	2,750	4,750	(2,000)
Subtotal Field Expenditures	**$ 16,900**	**$ 15,492**	**$ 16,277**	**$ (785)**
Total Operations & Maintenance	**$ 16,900**	**$ 15,492**	**$ 16,277**	**$ (785)**
Total Expenditures	**$ 82,340**	**$ 76,988**	**$ 77,672**	**$ (684)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 5,352	$ 4,953	$ 968
Net Change in Fund Balance	**$ -**	**$ 5,352**	**$ 4,953**	**$ 968**
Fund Balance - Beginning	$ -		$ 11,128	
Fund Balance - Ending	$ -		$ 16,081	

Bauer Drive

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budge Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 104,950	$ 104,950	$ 105,102	$ 153
Interest Income	1,000	1,000	4,095	3,095
Total Revenues	**$ 105,950**	**$ 105,950**	**$ 109,197**	**$ 3,248**
Expenditures:				
Interest - 12/15	$ 39,431	$ 39,431	$ 39,431	$ -
Interest - 06/15	39,431	39,431	39,431	-
Principal - 06/15	25,000	25,000	25,000	-
Total Expenditures	**$ 103,863**	**$ 103,863**	**$ 103,863**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,087	$ 2,087	$ 5,335	$ 3,248
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (1,565)	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ (1,565)	$ -
Net Change in Fund Balance	**$ 2,087**	**$ 2,087**	**$ 3,770**	**$ 3,248**
Fund Balance - Beginning	$ 47,075		$ 102,962	
Fund Balance - Ending	$ 49,161		$ 106,732	

Bauer Drive

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 47	$ 47
Total Revenues	**$ -**	**$ -**	**$ 47**	**$ 47**
Expenditures:				
Capital Outlay/Improvements	$ -	$ -	$ 248	$ (248)
Total Expenditures	**$ -**	**$ -**	**$ 248**	**$ (248)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (200)**	**$ (200)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 1,565	$ 1,565
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 1,565**	**$ 1,565**
Net Change in Fund Balance	**$ -**		**$ 1,365**	
Fund Balance - Beginning	$ -		$ 1,011	
Fund Balance - Ending	$ -		$ 2,376	

Bauer Drive
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 5,898	$ 73,745	$ 1,966	$ -	$ -	$ 1,016	$ -	$ -	$ -	$ -	$ -	$ 82,624
Total Revenues	**$ -**	**$ -**	**$ -**	**$ 1,966**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 82,624**
Expenditures:													
General & Administrative:													
Engineering	$ -	$ -	$ -	$ -	$ 253	$ 116	$ -	$ -	$ -	$ 3,900	$ -	$ -	$ 4,269
Attorney	500	990	540	500	690	2,198	500	500	1,110	500	-	-	8,028
Annual Audit	-	-	-	4,400	-	-	-	-	-	-	-	-	4,400
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Dissemination Agent	115	115	115	115	115	115	115	115	115	115	115	-	1,260
Trustee Fees	-	-	-	-	-	4,256	-	-	-	-	-	-	4,256
Management Fees	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	-	25,188
Computer Time	95	95	95	95	95	95	95	95	95	95	95	-	1,050
Website Maintenance	95	95	95	95	95	95	95	95	95	95	95	-	1,050
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	1	3	2	7	1	81	3	1	4	1	-	106
Insurance General Liability	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Printing & Binding	-	-	-	-	-	-	16	-	-	0	-	-	17
Legal Advertising	-	-	-	-	-	-	-	2,267	-	-	-	-	2,267
Other Current Charges	115	115	157	136	121	121	205	172	146	146	145	-	1,579
Property Taxes	-	2	-	-	-	-	-	-	-	-	-	-	2
Office Supplies	-	-	-	-	0	-	8	-	8	-	-	-	17
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 11,119**	**$ 3,704**	**$ 3,295**	**$ 7,633**	**$ 3,665**	**$ 9,287**	**$ 3,406**	**$ 5,537**	**$ 3,861**	**$ 7,145**	**$ 2,742**	**$ -**	**$ 61,395**
Operations & Maintenance													
Field Expenditures													
Lift Station	740	740	740	740	740	1,700	740	740	740	740	1,220	-	9,580
Wireless Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	1,807	140	-	1,947
Contingency	-	-	-	-	-	-	-	4,750	-	-	-	-	4,750
Subtotal Field Expenditures	**$ 740**	**$ 740**	**$ 740**	**$ 740**	**$ 740**	**$ 1,700**	**$ 740**	**$ 5,490**	**$ 740**	**$ 2,547**	**$ 1,360**	**$ -**	**$ 16,277**
Total Operations & Maintenance	**$ 740**	**$ 740**	**$ 740**	**$ 740**	**$ 740**	**$ 1,700**	**$ 740**	**$ 5,490**	**$ 740**	**$ 2,547**	**$ 1,360**	**$ -**	**$ 16,277**
Total Expenditures	**$ 11,859**	**$ 4,444**	**$ 4,035**	**$ 8,373**	**$ 4,405**	**$ 10,987**	**$ 4,146**	**$ 11,027**	**$ 4,601**	**$ 9,692**	**$ 4,102**	**$ -**	**$ 77,672**
Excess (Deficiency) of Revenues over Exper	$ (11,859)	$ (4,444)	$ (4,035)	$ (6,407)	$ (4,405)	$ (10,987)	$ (4,146)	$ (11,027)	$ (4,601)	$ (9,692)	$ (4,102)	$ -	$ 4,953
Net Change in Fund Balance	**$ (11,859)**	**$ (4,444)**	**$ (4,035)**	**$ (6,407)**	**$ (4,405)**	**$ (10,987)**	**$ (4,146)**	**$ (11,027)**	**$ (4,601)**	**$ (9,692)**	**$ (4,102)**	**$ -**	**$ 4,953**

Bauer Drive

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Bonds		
Original Issue Amount:		$1,515,000.00
Term 1:	$175,000.00	
Interest Rate:	4.50%	
Maturity Date:	June 15, 2030	
Term 2:	$4,550,000.00	
Interest Rate:	5.38%	
Maturity Date:	June 15, 2043	
Term 3:	$790,000.00	
Interest Rate:	5.50%	
Maturity Date:	June 15, 2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$52,475	
Reserve Fund Balance	$52,475	
Bonds Outstanding - 3/22/2023		$1,515,000
Less: Principal Payment - 6/15/24		($20,000)
Less: Principal Payment - 6/15/25		($25,000)
Less: Principal Payment - 6/15/26		($25,000)
Current Bonds Outstanding		**$1,445,000**

Bauer Drive

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami/Dade County

Fiscal Year 2026

Gross Assessments	$ 86,673.30	$ 110,515.65	$ 197,188.95
Net Assessments	$ 82,339.64	$ 104,989.87	$ 187,329.50

ON ROLL ASSESSMENTS

						allocation in %	43.95%	56.05%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2023 Debt Service*	*Total*
11/14/25	11/1-11/10/25	$ 3,755.98	$ 150.24	$ 36.06	$ -	$ 3,569.68	$ 1,569.03	$ 2,000.65	$ 3,569.68
11/15/25	6/1-10/31/25	985.75	51.75	9.34	-	924.66	406.43	518.23	924.66
11/28/25	11/11-11/20/25	9,389.95	375.60	90.14	-	8,924.21	3,922.59	5,001.62	8,924.21
12/05/25	11/21-11/30/25	174,653.07	6,986.16	1,676.67	-	165,990.24	72,960.08	93,030.16	165,990.24
12/19/25	12/1-12/15/25	1,877.99	75.12	18.03	-	1,784.84	784.52	1,000.32	1,784.84
01/09/25	12/16-12/31/25	3,755.98	112.68	36.44	-	3,606.86	1,585.38	2,021.48	3,606.86
01/09/25	11/1-12/31/25	446.12	13.39	4.32	-	428.41	188.31	240.10	428.41
01/23/26	Interest	-	-	-	192.17	192.17	192.17	-	192.17
04/17/26	1/1-3/31/26	2,324.11	-	23.24	-	2,300.87	1,011.33	1,289.54	2,300.87
04/22/26	Interest	-	-	-	4.25	4.25	4.25	-	4.25
	TOTAL	**$ 197,188.95**	**$ 7,764.94**	**$ 1,894.24**	**$ 196.42**	**$ 187,726.19**	**$ 82,624.09**	**$ 105,102.10**	**$ 187,726.19**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**