



Bauer Drive
Community Development District

<http://www.bauerdrivecdd.com>

Teresa Baluja, Chair

Carmen Orozco, Vice Chair

Marc Szasz, Assistant Secretary

Vanessa Perez, Assistant Secretary

Raisa Krause, Assistant Secretary

June 12, 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
June 12, 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 March 13, 2026 Meeting
3. Public Hearing to Adopt the Fiscal Year 2027 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-02** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2026-03** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
4. Ratification of:
 - A. Annual Gravity System Vactor and Line Jetting Proposal #7552 with South Florida Utilities, Inc.
 - B. First Amendment to Services Agreement with South Florida Utilities, Inc. for the Lift Station Services
 - C. First Amendment to Engineering Agreement with Alvarez Engineers, Inc.
5. Discussion of:
 - A. Maintenance Agreement with the HOA
 - B. Communication with Developer Regarding DERM Lift Station PSO Permit and Related Service Agreement
 - C. Updated Parking Rules and Regulations
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

2) Form 1 Financial Disclosure Due by July 1, 2026

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

4) Number of Registered Voters in the District – **116**

7. Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

8. Supervisors Requests and Audience Comments

9. 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, March 13, 2026, at 9:42 a.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	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 November 14, 2025 Meeting

Ms. Duque: This is the moment to present additions, corrections, or deletions to the November 14, 2025 meeting minutes. If there are no changes, then a motion to approve will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 14, 2025, Meeting, were approved.
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THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-01
Approving the Proposed Fiscal Year
2027 Budget and Setting the Public
Hearing**

Ms. Duque: The next item is consideration of Resolution 2026-01, approving the proposed Fiscal Year 2027 budget and setting the public hearing. Pages 2 and 3 contain the narrative, which provides a detailed explanation of each line item in the general fund. The debt service fund is on pages 4 and 5 of the budget (pages 14 and 15 of the agenda). For today's purposes, this represents the first component of the non-ad valorem assessment. The Series 2023 debt service is on page 4, with the amortization schedule on pages 5 and 6. The Series 2023 bonds and related interest are a fixed amount, payable from and secured by the non-ad valorem assessments levied on all units. The Series 2023 bonds mature on December 15, 2053. Returning to the general fund, this is the operations and maintenance (O&M) assessment, which is the second component of the budget that property owners within the District will see on their annual tax bill. The total proposed general fund budget is \$124,156, funded by on-roll assessments of \$122,392 with a small carryforward from the prior year. This results in an increase in the O&M assessment per townhome from \$825 to \$1,226.99. Page 17 provides the non-ad valorem assessment comparison, which reflects the \$401.53 increase for this budget.

Ms. Baluja: Per year per unit.

Ms. Duque: Correct. The primary increases are associated with the new line items added for the lift station, specifically the electric service, wireless service, and the drainage and roadway maintenance items that were requested by your District Engineer in the most recent engineer's report.

Mr. Pawelczyk: That's for certain county requirements that were imposed by Miami.

Ms. Duque: Correct. Today we are only approving the *proposed* budget so that it can be transmitted to the Clerk of the Miami-Dade County/Broward County Commission at least 60 days before the public hearing. Based on that 60-day requirement, we cannot hold the public hearing at our May 8, 2026 meeting, as there is not sufficient time. The next regular meeting date is June 12, 2026, which would satisfy the timing requirement and also provide additional time to address any questions or comments from the public. As the Board is aware, because the assessments are increasing, we will also need to

send mailed notice to all affected units. The Board may also change the location of the public hearing if it so desires

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 12, 2026 at 9:30 a.m. at 5505 Waterford District Drive, was approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 20, 2025

Ms. Duque: The next item is acceptance of the audit for the fiscal year ended September 30, 2025. The auditors issued an unmodified, or clean, opinion, reported no material weaknesses in internal control, and noted no instances of noncompliance with law, so the District is in good standing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 20, 2025, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026

Ms. Duque: The next item is consideration of the engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2026. The scope of services is consistent with prior years, and the proposed fee is in line with the previous engagement and current budget expectations.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026, was approved.

SIXTH ORDER OF BUSINESS

**Discussion of Procedures for the
Landowners Election Meeting –
November 13, 2026**

Ms. Duque: The next item is discussion of the procedures for the landowners' election meeting on November 13, 2026. The Board is very familiar with the landowner's proxy form and the sample ballot, which outlines how voting units are calculated and how the seats will be filled based on the vote totals. This item is being presented today for informational purposes only. Unless there are any questions from the Board, we can proceed to the next item.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I don't have anything additional to report.

B. Engineer – Engineer's Personnel Billing Rates

Ms. Duque: We received the engineer's updated billing rates. The engineer is requesting an adjustment to the hourly rates and staff classifications, consistent with the July 13, 2022 engineering agreement. With this adjustment, they have indicated that they do not expect to exceed the proposed Fiscal Year 2027 budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineer's Personnel Billing Rates, was approved.

C. Field

Ms. Duque: I have nothing to report under field.

C. Manager

1) Discussion of

a. The Ownership of the Lift Station and the Annual Report

Ms. Duque: As the Board is aware, the District currently maintains the lift station parcel, and the County has been treating this parcel as taxable. We are working with the County to confirm that these taxes can be removed, but we have not yet received a final determination. We are also coordinating with Lennar regarding the ownership of the lift

station, as there appear to be outstanding items on their end that still need to be addressed. Because of this unresolved ownership issue, the annual report required to be submitted to DERM could not be filed by the March 1 deadline and remains pending. Once we receive a response and further guidance from Lennar, I will update the Board accordingly.

Mr. Pawelczyk: I don't think it's been conveyed to us yet because there are items that need to be taken care of before the district can accept it.

Ms. Baluja: So then whose responsibility is it to file that report?

Ms. Duque: Right now, the permit remains under Lennar. I have already sent all of the required information to Lennar and have been in communication with Mark, with the District attorney copied on those emails. We are currently waiting for their response.

b. Fee Increase with South Florida Utilities – Lift Station

Ms. Duque: South Florida Utilities is the current company that maintains the pump station. All electrical and control panel repairs will be billed at \$135 per man-hour plus parts, and pump and piping repairs will be billed at \$120 per man-hour. These increases were already factored into the proposed Fiscal Year 2027 budget. The letter from South Florida Utilities also notes that, beginning January 1, 2026, any credit card payments on invoices other than regular recurring charges will incur a 3% processing fee; however, this does not affect the District, as payments are made by check. Unless there are any questions, the Board may consider a motion to approve and accept this revised rate schedule.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Fee Increase with South Florida Utilities – Lift Station, was approved.
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2) Update on the Maintenance Agreement with the HOA

Ms. Duque: As you may recall, this agreement covers certain areas, including landscape, irrigation, and related cleanup, which the HOA is currently maintaining and specifically excludes the drainage system. The draft agreement has been provided to the HOA, and we are still awaiting their formal response and execution of the document.

3) Update on the Parking Rules and Regulations

Ms. Duque: I recently heard back from the property manager, who has requested that the CDD Board of Supervisors consider allowing vehicles to park in those spaces for up to 72 hours. If the Board agrees, we will need to amend the current Rules and Regulations to reflect this change.

Ms. Baluja: These are for the public spaces?

Ms. Duque: That is correct.

Ms. Baluja: Do we see that often where public spaces have limited or extended, I think 72 hours is an extended period of parking, is that typical?

Ms. Duque: I've seen both scenarios in different Districts. In most cases, we adopt rules and regulations that closely mirror the HOA's existing standards, since the HOA is ultimately responsible for enforcement and prefers consistency between the HOA-owned areas and the adjacent public areas.

Mr. Pawelczyk: What's the change they want?

Ms. Baluja: They want 72 hours.

Ms. Duque: Raise the parking to up to 72 hours.

Ms. Baluja: What was the original proposal?

Mr. Pawelczyk: I think overnight parking in designated parking spaces is prohibited.

Ms. Baluja: Yes. So they want to change that to now allow for three days of parking.

Ms. Duque: I am not sure how they are handling it. They may be obtaining information from residents and issuing permits for vehicles that park for up to 72 hours, but I have not received any specific details on their process.

Mr. Pawelczyk: We can always change it if they want. If another Board takes over, they can change it. At least they have the 72 hours there so they can get the vehicle out if people just leave it there. Some people just park their car there and leave it there for months in these public spaces. That's why we drafted these to have the no overnight parking in public spaces. Would this apply at the mailbox kiosk? I don't know if there is one here, but that would be a concern I have is, you don't want to park in the mailbox.

Ms. Duque: The other point the Board discussed was the importance of having the maintenance agreement fully executed before moving forward with adopting the parking Rules and Regulations.

Ms. Baluja: We won't approve this until they execute that agreement.

Ms. Duque: We can make that change if the Board agrees to allow parking for up to 72 hours.

Ms. Baluja: I don't think there's people in that area who would be inconvenienced from lack of parking. It's really the people in this immediate area.

Ms. Perez: Correct.

Ms. Duque: I think this is just direction from the Board. We will update the Rules and Regulations accordingly and send them to the HOA property manager. Once we receive their response and have the maintenance agreement fully executed, we can schedule the public meeting to adopt the revised Rules and Regulations

EIGHTH 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 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.
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NINTH 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.

TENTH 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

Bauer Drive
Community Development District

Approved Proposed Budget
FY 2027



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7 Assessment Schedule

Bauer Drive
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 82,340	\$ 82,624	\$ -	\$ 82,624	\$ 122,392
TOTAL REVENUES	\$82,340	\$82,624	\$-	\$82,624	\$124,156
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$ 1,800	\$ 369	\$ 4,000	\$ 4,369	\$ 5,000
Attorney	11,200	5,918	4,667	10,584	11,200
Annual Audit	4,400	4,400	-	4,400	4,600
Assessment Administration	2,000	2,000	-	2,000	2,000
Dissemination Agent	1,374	802	573	1,374	1,456
Trustee Fees	4,575	4,256	-	4,256	4,575
Management Fees	27,478	16,029	11,449	27,478	29,127
Information Technology	1,145	668	477	1,145	1,214
Website Maintenance	1,145	668	477	1,145	1,214
Telephone	30	-	30	30	30
Postage & Delivery	100	97	-	97	100
Insurance General Liability	6,584	5,732	-	5,732	6,305
Printing & Binding	50	16	34	50	50
Legal Advertising	1,500	-	1,500	1,500	2,000
Other Current Charges	1,400	970	430	1,400	1,500
Property Taxes	-	2	-	2	10
Office Supplies	100	9	50	59	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	384	-	384	384	1,000
Total Administrative	\$65,440	\$42,110	\$24,070	\$66,180	\$71,656
<u>Operations and Maintenance</u>					
Lift Station	\$ 12,900	\$ 6,140	\$ 6,760	\$ 12,900	\$ 14,000
Wireless Service	1,000	-	500	500	1,000
Electric	-	-	-	-	2,500
Drainage Maintenance	-	-	-	-	10,000
Roadway Maintenance	-	-	-	-	20,000
Contingency	3,000	-	1,280	1,280	5,000
TOTAL OPERATIONS AND MAINTENANCE	\$ 16,900	\$ 6,140	\$ 8,540	\$ 14,680	\$ 52,500
TOTAL EXPENDITURES	\$82,340	\$48,250	\$32,610	\$80,860	\$124,156
EXCESS REVENUES (EXPENDITURES)	\$ -	\$34,374	\$(32,610)	\$ 1,764	\$ -

Bauer Drive

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll

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.

Expenditures - Administrative

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, 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 the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

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

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

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

Bauer Drive
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

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.

Property Tax

Represents Calendar year Property Taxes

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the FloridaCommerce for \$175.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Expenditures - Field

Lift Station

The District has contracted with South Florida Utilities Inc., D.B.A Lift Station Services to maintain and repair all lift stations throughout the fiscal year.

Wirless Service

The District is required to pay for a phone line for emergencies at the Lift Station.

Electric - Lift Station

The District currently has the following account with Florida Power & Light:

<u>Account</u>	<u>Address</u>
41663-46462	26495 SW 148th Ave #LS

Drainage Maintenance

Represents any expenditures related to drainage within the CDD.

Roadway Maintenance

The District will contract a company for the repair of the streets within the district.

Contingency

Represents an unanticipated cost associated with the operation and maintenance of the District's field operations.

Bauer Drive
Community Development District
Approved Proposed Budget
Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$104,950	\$105,102	\$ -	\$105,102	\$104,950
Interest Earnings	1,000	2,588	1,000	3,588	2,000
Carry Forward Surplus ⁽¹⁾	50,367	50,487	-	50,487	54,294
TOTAL REVENUES	\$156,317	\$158,177	\$1,000	\$159,177	\$161,243
<u>EXPENDITURES:</u>					
Interest - 12/15	\$ 39,431	\$39,431	\$ -	\$39,431	\$38,869
Interest - 06/15	39,431	-	39,431	39,431	38,869
Principal - 06/15	25,000	-	25,000	25,000	25,000
TOTAL EXPENDITURES	\$103,863	\$39,431	\$64,431	\$103,863	\$102,738
<u>Other Sources/(Uses)</u>					
Interfund transfer In/(Out)	\$ -	\$ (1,021)	\$ -	\$ (1,021)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (1,021)	\$ -	\$ (1,021)	\$ -
TOTAL EXPENDITURES	\$103,863	\$40,452	\$64,431	\$104,883	\$102,738
EXCESS REVENUES (EXPENDITURES)	\$52,454	\$117,725	\$(63,431)	\$54,294	\$58,506

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$38,306
	<u>\$38,306</u>

Bauer Drive
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
06/15/26	1,470,000	4.500%	25,000	39,431.25	
12/15/26	1,445,000	4.500%	-	38,868.75	103,300.00
06/15/27	1,445,000	4.500%	25,000	38,868.75	
12/15/27	1,420,000	4.500%	-	38,306.25	102,175.00
06/15/28	1,420,000	4.500%	25,000	38,306.25	
12/15/28	1,395,000	4.500%	-	37,743.75	101,050.00
06/15/29	1,395,000	4.500%	25,000	37,743.75	
12/15/29	1,370,000	4.500%	-	37,181.25	99,925.00
06/15/30	1,370,000	4.500%	30,000	37,181.25	
12/15/30	1,340,000	5.375%	-	36,506.25	103,687.50
06/15/31	1,340,000	5.375%	30,000	36,506.25	
12/15/31	1,310,000	5.375%	-	35,700.00	102,206.25
06/15/32	1,310,000	5.375%	30,000	35,700.00	
12/15/32	1,280,000	5.375%	-	34,893.75	100,593.75
06/15/33	1,280,000	5.375%	35,000	34,893.75	
12/15/33	1,245,000	5.375%	-	33,953.13	103,846.88
06/15/34	1,245,000	5.375%	35,000	33,953.13	
12/15/34	1,210,000	5.375%	-	33,012.50	101,965.63
06/15/35	1,210,000	5.375%	40,000	33,012.50	
12/15/35	1,170,000	5.375%	-	31,937.50	104,950.00
06/15/36	1,170,000	5.375%	40,000	31,937.50	
12/15/36	1,130,000	5.375%	-	30,862.50	102,800.00
06/15/37	1,130,000	5.375%	40,000	30,862.50	
12/15/37	1,090,000	5.375%	-	29,787.50	100,650.00
06/15/38	1,090,000	5.375%	45,000	29,787.50	
12/15/38	1,045,000	5.375%	-	28,578.13	103,365.63
06/15/39	1,045,000	5.375%	45,000	28,578.13	
12/15/39	1,000,000	5.375%	-	27,368.75	100,946.88
06/15/40	1,000,000	5.375%	50,000	27,368.75	
12/15/40	950,000	5.375%	-	26,025.00	103,393.75
06/15/41	950,000	5.375%	50,000	26,025.00	
12/15/41	900,000	5.375%	-	24,681.25	100,706.25
06/15/42	900,000	5.375%	55,000	24,681.25	
12/15/42	845,000	5.375%	-	23,203.13	102,884.38
06/15/43	845,000	5.375%	55,000	23,203.13	
12/15/43	790,000	5.500%	-	21,725.00	99,928.13
06/15/44	790,000	5.500%	60,000	21,725.00	
12/15/44	730,000	5.500%	-	20,075.00	101,800.00
06/15/45	730,000	5.500%	65,000	20,075.00	
12/15/45	665,000	5.500%	-	18,287.50	103,362.50
06/15/46	665,000	5.500%	70,000	18,287.50	
12/15/46	595,000	5.500%	-	16,362.50	104,650.00
06/15/47	595,000	5.500%	70,000	16,362.50	
12/15/47	525,000	5.500%	-	14,437.50	100,800.00
06/15/48	525,000	5.500%	75,000	14,437.50	

Bauer Drive
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
Continued					
12/15/48	450,000	5.500%	-	12,375.00	101,812.50
06/15/49	450,000	5.500%	80,000	12,375.00	
12/15/49	370,000	5.500%	-	10,175.00	102,550.00
06/15/50	370,000	5.500%	85,000	10,175.00	
12/15/50	285,000	5.500%	-	7,837.50	103,012.50
06/15/51	285,000	5.500%	90,000	7,837.50	
12/15/51	195,000	5.500%	-	5,362.50	103,200.00
06/15/52	195,000	5.500%	95,000	5,362.50	
12/15/52	100,000	5.500%	-	2,750.00	103,112.50
12/15/53	100,000	5.500%	100,000	2,750.00	102,750.00
Total			\$1,470,000	\$1,395,425	\$2,865,425

Bauer Drive
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Series 2023 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Townhomes	105	105	\$1,226.99	\$825.46	\$401.53	\$1,052.13	\$1,052.13	\$0.00	\$2,279.12	\$1,877.59	\$401.53
Total	105	105									

RESOLUTION 2026-02
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BAUER DRIVE 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 Bauer Drive 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 BAUER DRIVE 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 Bauer Drive 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 12th DAY OF June 2026.

ATTEST:

**BAUER DRIVE 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 BAUER DRIVE 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 Bauer Drive 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 [Miami-Dade 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 Bauer Drive 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 BAUER DRIVE 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 12th day of June 2026.

ATTEST:

**BAUER DRIVE 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	Debt	O&M	Total	Count
30-6933-034-0010	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0020	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0030	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0040	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0050	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0060	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0070	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0080	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0090	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0100	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0110	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0120	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0130	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0140	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0150	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0160	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0170	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0180	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0190	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0200	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0210	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0220	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0230	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0240	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0250	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0260	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0270	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0280	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0290	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0300	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0310	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0320	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0330	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0340	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0350	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0360	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0370	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0380	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0390	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0400	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0410	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0420	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0430	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0440	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0450	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1

Exhibit B

Folio	Debt	O&M	Total	Count
30-6933-034-0460	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0470	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0480	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0490	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0500	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0510	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0520	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0530	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0540	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0550	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0560	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0570	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0580	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0590	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0600	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0610	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0620	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0630	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0640	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0650	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0660	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0670	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0680	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0690	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0700	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0710	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0720	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0730	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0740	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0750	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0760	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0770	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0780	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0790	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0800	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0810	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0820	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0830	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0840	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0850	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0860	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0870	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0880	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0890	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0900	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0910	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1

Exhibit B

Folio	Debt	O&M	Total	Count
30-6933-034-0920	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0930	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0940	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0950	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0960	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0970	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0980	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-0990	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-1000	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-1010	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-1020	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-1030	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-1040	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
30-6933-034-1050	\$ 1,052.13	\$ 1,226.99	\$ 2,279.12	1
TOTAL	\$ 110,473.65	\$ 128,833.95	\$ 239,307.60	105

SOUTH FLORIDA UTILITIES, INC.
D.B.A. LIFT STATION SERVICES



736 NW 8th Avenue, Ft. Lauderdale, FL 33311 * Phone: 954-525-3751 * Fax: 954-525-3752
www.sfluinc.com

Email: SFLUINC@yahoo.com

Proposal

Proposal #	7552
Date	5/5/2026

Bauer Drive Community
Development District
5505 Blue Lagoon Drive
5th Floor
Miami, FL 33126

Service To	14820 SW 264th St Homestead, FL 33032
Project	2145-501 BDCDD
Fax:	

	Qty	Unit Cost	Total
2026 Annual Gravity System Vector and Line Jetting:			
Vector clean and pressure wash (9) manhole structures	1	4,750.00	4,750.00
Line jet gravity system between manholes			
Includes proper dump and disposal fees			
All of the work is to be completed in a substantial and workmanlike manner. The entire amount of the contract is to be paid within 30 days after completion.			
Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.			
ACCEPTANCE You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which you agree to pay the amount mentioned in said proposal and according to the terms thereof.			
Signature _____	Date _____		
DO NOT PAY FROM THIS PROPOSAL			Total \$4,750.00

FIRST AMENDMENT TO SERVICES AGREEMENT

THIS FIRST AMENDMENT TO THE SERVICES AGREEMENT (“First Amendment”), dated the 1st day of January, 2026, is by and between:

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

SOUTH FLORIDA UTILITIES, INC., a Florida corporation, d/b/a **LIFT STATION SERVICES**, whose principal and mailing address is 736 NW 8th Avenue, Fort Lauderdale, Florida 33311 (hereinafter “Contractor”).

WITNESSETH:

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and the Contractor entered into an Agreement for Pump Station and Sanitary Sewer Maintenance and Inspection Services, effective January 24, 2024 (the “Agreement”); and

WHEREAS, the District and the Contractor desire to amend the Agreement to reflect changes in pricing for repairs and other services, and to address certain ancillary matters relating to the contractual relationship; and

WHEREAS, the District and the Contractor have agreed to this First Amendment to provide for the revised pricing for repairs and other services, as set forth in Schedule “A” attached hereto.

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 above are true and correct and by this reference are incorporated herein and form a material part of this Amendment

Section 2. Schedule “A” (Revised Pricing), attached as an exhibit to the Agreement, is hereby replaced with the updated Schedule “A” attached to this First Amendment, which supersedes the prior rates set forth in the original Agreement.

Section 3. The Agreement is amended to add a new Article 30, entitled “SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION,” as follows:

Section 30. Scrutinized Company or Other Entity Certification.

Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 4. The Agreement is amended to add a new Article 31, entitled “CONVICTED VENDOR LIST,” as follows:

Section 31. Convicted Vendor List. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 5. The Agreement is amended to add a new Article 32, entitled “ANTI-HUMAN TRAFFICKING AFFIDAVIT,” as follows:

Section 32. Anti-Human Trafficking Affidavit. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

Section 6. This First Amendment shall be effective on January 1, 2026 (the “Effective Date”). Prior to the Effective Date, the terms of the Agreement shall apply.

Section 7. In all other respects the Agreement, effective January 24, 2024, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this First Amendment and further agree that it shall take effect as of the effective date provided herein.

Attest:

DocuSigned by:

63215D558927430...
Juliana Duque, Assistant Secretary

**BAUER DRIVE COMMUNITY
DEVELOPMENT DISTRICT**
DocuSigned by:

94784E94D2FF4EE...
Teresa Baluja, Chairperson
Board of Supervisors

7 day of April, 2026

**SOUTH FLORIDA UTILITIES, INC., a
Florida corporation. d/b/a LIFT
STATION SERVICES**

Print Name

Print Name

Signed by:
By: 
C111EE0327C44D0...
Print Name: Brian Douglass
Title: Director of Operations

7 day of April, 2026

SCHEDULE “A”
REVISED PRICING

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 sfluinc@sfluinc.com

12/16/2025

To Our Valued Customers:

This letter is to inform you of several changes to our billing rates beginning January 1st, 2026. The following is an update to the “Contractor Responsibilities” section of your Lift Station Maintenance Contract:

The contractor will provide the owner with the following pricing for repairs and other services that may be required during the contract period.

(A). Electrical and Control Panel Repairs: \$135.00 per man-hour plus parts.

(B). Pump and Piping or Other Repairs: \$120.00 per man-hour plus parts.

(C). Work Requiring the use of a Crane Truck: \$135.00 per hour

(D). Emergency Call Out During Regular Business Hours (M-F 7:30 AM – 4:00 PM):

Labor - \$135.00 first hour and \$120.00 each additional man-hour includes travel time.

(E). Emergency Call Out After Hours (M-F 4:00 PM to 7:30 AM; Sat., Sun., and Holidays):

Labor - \$175.00 per hour. Additional service fee of \$150.00 applies to after-hours emergencies.

**** Please note starting January 1st, 2026 that credit card payments on all invoices, excluding monthly/quarterly maintenance payments, will incur a 3% processing fee. ****

Sincerely,

Mark G. Carpenter
President

Certificate Of Completion

Envelope Id: 5924A857-201D-433A-8E8F-AAD1E555E2BD		Status: Completed
Subject: Bauer Drive: Complete with Docusign: 1st Amd.Services Agmt (Lift Station 2024-SF Utilities).pdf		
Source Envelope:		
Document Pages: 6	Signatures: 3	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
Envelopeld Stamping: Enabled		Kingston, TN 37763
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
		IP Address: 162.199.192.217

Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
4/7/2026 2:00:13 PM	eacosta@gmssf.com	

Signer Events

Signer Events	Signature	Timestamp
Brian Douglass sfluinc@sfluinc.com Director of Operations Security Level: Email, Account Authentication (None)	Signed by:  C111EE0327C44D0... Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:1335:0:d83d:db22:1cab:8389	Sent: 4/7/2026 2:02:33 PM Viewed: 4/7/2026 2:37:03 PM Signed: 4/7/2026 2:37:44 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Juliana Duque jduque@gmssf.com District Manager - Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by:  63215D558947430... Signature Adoption: Drawn on Device Using IP Address: 2601:586:5382:cb60:e5bd:99c:683e:2e74	Sent: 4/7/2026 2:02:33 PM Viewed: 4/7/2026 2:04:03 PM Signed: 4/7/2026 2:04:10 PM
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

Teresa Baluja teresa.baluja@lennar.com Chair Security Level: Email, Account Authentication (None)	DocuSigned by:  94784E94D2FF4EE... Signature Adoption: Uploaded Signature Image Using IP Address: 204.109.20.254	Sent: 4/7/2026 2:02:34 PM Viewed: 4/7/2026 2:27:26 PM Signed: 4/7/2026 2:27:38 PM
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/7/2026 2:02:34 PM
Certified Delivered	Security Checked	4/7/2026 2:27:26 PM
Signing Complete	Security Checked	4/7/2026 2:27:38 PM
Completed	Security Checked	4/7/2026 2:37:44 PM
Payment Events	Status	Timestamps

FIRST AMENDMENT TO ENGINEERING AGREEMENT

THIS FIRST AMENDMENT TO ENGINEERING AGREEMENT (“First Amendment”), dated the 13th day of March, 2026, is by and between:

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

ALVAREZ ENGINEERS, INC., a Florida corporation, whose principal and mailing address is 8935 NW 35th Lane, Suite 101, Doral, Florida 33172 (the "Engineer").

WITNESSETH:

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and the Engineer entered into an Agreement dated July 13, 2022 (the “Agreement”), pursuant to which the Engineer was engaged to serve as District Engineer and provide professional engineering services to the District; and

WHEREAS, the District and the Engineer desire to amend the Agreement to provide for the increase in certain hourly personnel billing rates, modifications to staff classifications, and to address other ancillary matters concerning the contractual relationship; and

WHEREAS, the District and Engineer have agreed to this First Amendment to provide for the hourly personnel billing rates, attached hereto as Schedule “A”.

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 above are true and correct and by this reference are incorporated herein and form a material part of this Amendment

Section 2. Schedule “A” (Hourly Personnel Billing Rates), attached as an exhibit to the Agreement, is hereby amended and restated in its entirety and replaced with the updated Schedule “A” attached to this First Amendment.

Section 3. Article 14 of the Agreement entitled “PUBLIC RECORDS” is hereby replaced in its entirety with the following:

A. Engineer shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Engineer does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Engineer or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Engineer transfers all public records to the District upon completion of the Agreement, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Engineer keeps and maintains public records upon completion of the Agreement, the Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District’s custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Engineer acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Engineer, the Engineer shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Engineer acknowledges that should Engineer fail to provide the public records to the District within a reasonable time, Engineer may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ENGINEER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-
SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

Section 4. Article 21 of the Agreement entitled "NOTICES" is hereby replaced in its entirety with the following:

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Bauer Drive Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

ENGINEER: **Alvarez Engineers, Inc.**
8935 NW 35th Lane, Suite 101
Doral, Florida 33172
Attention: Juan R. Alvarez, P.E.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be

extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 5. The Agreement is amended to add a new Article 26, entitled “SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION,” as follows:

ARTICLE 26 SCRUTINIZED COMPANY OR OTHER ENTITY
CERTIFICATION

Engineer hereby certifies that as of the date below Engineer is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Engineer further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Engineer is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Engineer does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Engineer does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Engineer is not engaged in business operations in Cuba or Syria.

Engineer understands that this Agreement may be terminated at the option of the District if Engineer is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more,

been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 6. The Agreement is amended to add a new Article 27, entitled “RESPONSIBLE VENDOR DETERMINATION,” as follows:

ARTICLE 27 RESPONSIBLE VENDOR DETERMINATION

Engineer is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a Engineer’s, vendor’s, or service provider’s social, political, or ideological interests when determining if the Engineer, vendor, or service provider is a responsible Engineer, vendor, or service provider.

Section 7. The Agreement is amended to add a new Article 28, entitled “CONVICTED VENDOR LIST,” as follows:

ARTICLE 28 CONVICTED VENDOR LIST

Engineer hereby certifies that neither Engineer nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Engineer, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 8. The Agreement is amended to add a new Article 29, entitled “ANTI-HUMAN TRAFFICKING AFFIDAVIT,” as follows:

ARTICLE 29 ANTI-HUMAN TRAFFICKING AFFIDAVIT

Engineer shall provide the District with an affidavit executed by an officer or representative of the Engineer under penalty of perjury attesting

that the Engineer does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

Section 9. This First Amendment shall be effective on March 13th, 2026 (the “Effective Date”). Prior to the Effective Date, the terms of the Agreement shall apply.

Section 10. In all other respects the Agreement, effective July 13, 2022, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this First Amendment and further agree that it shall take effect as of the effective date provided herein.

Attest:


DocuSigned by:
63215D558947430...
Print name: Juliana Duque
Secretary

BAUER DRIVE COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
94784E94D2FF4EE...
Print name: Teresa Baluja
Chairperson

25 day of March, 2026

ALVAREZ ENGINEERS, INC., a Florida corporation

Print Name

Print Name

By: 
Signed by:
91E21FBBCEDD4E0...
Print Name: Juan R. Alvarez, P.E.
Title: President

25 day of March, 2026

SCHEDULE "A"
HOURLY PERSONNEL BILLING RATES



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Bauer Drive Community Development District
Attn: District Manager Juliana Duque
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Reference: Bauer Drive Community Development District
Alvarez Engineers Personnel Billing Rates

Via: Email Only: jduque@gmssf.com

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated July 13, 2022, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:


91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.comWebsite www.alvarezeng.com

Bauer Drive CDD			
Current 2021 Rates		Proposed 2026 Rates	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
		Electrical Engineer	\$ 155.00
Engineer	\$ 130.00	Engineer Intern	\$ 140.00
		Senior Designer	\$ 120.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	CADD/Computer Technician	\$ 105.00
Engineering Technician	\$ 88.00	Senior Engineering Technician	\$ 110.00
Senior Administrative	\$ 86.00	Engineering Technician	\$ 100.00
Administrative	\$ 52.00	Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification**Definition**

Principal

Chief Engineer

Project Manager

Senior Engineer

Engineer 2

Engineer 1

Electrical Engineer

Engineer Intern

Senior Designer

CADD/Computer Technician

Senior Engineering Technician

Engineering Technician

Senior Administrative

Administrative

Professional Engineer with 15+ years of experience

Professional Engineer with 10+ years of experience

Professional Engineer with 10+ years of experience (production)

Professional Engineer with 5+ years of experience

Professional Engineer with 0+ years of experience

Electrical Engineer with 2+ years of post-graduate experience

Entry level with engineering degree; Engineering Intern License

15+ years of design experience, non-registered

Design and Drafting with 1+ years of experience

5+ years of experience

Entry level with 0-4 years of experience

Degreed executive assistant with 8+ years of experience

Secretary / Clerical

Certificate Of Completion

Envelope Id: 3D71282F-FDD7-4544-A0C8-442B7906005A

Status: Completed

Subject: Complete with Docusign: 1st Amd. District Engineer Agmt (Alvarez) 2026.pdf, 1st Amd. District E...

Source Envelope:

Document Pages: 36

Signatures: 12

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

3/23/2026 1:59:29 PM

eacosta@gmssf.com

Signer Events

Juan R. Alvarez, P.E.

juan.alvarez@alvarezeng.com

President

Alvarez Engineers, Inc.

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

91E21FBBCEDD4E0...

Signature Adoption: Pre-selected Style
Using IP Address: 74.95.138.1

Timestamp

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Viewed: 3/25/2026 5:57:30 AM

Signed: 3/25/2026 5:58:46 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication
(None)

DocuSigned by:

63215D558947430...

Signature Adoption: Drawn on Device
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Signed: 3/24/2026 5:40:48 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication
(None)

DocuSigned by:

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Signature Adoption: Uploaded Signature Image
Using IP Address: 204.109.20.254

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Viewed: 3/25/2026 6:44:30 AM

Signed: 3/25/2026 6:46:49 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	3/25/2026 6:46:49 AM
Completed	Security Checked	3/25/2026 6:46:49 AM

Payment Events	Status	Timestamps
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MAINTENANCE AGREEMENT

This Maintenance Agreement (the "Agreement") is made and entered into this _____ day of _____, 2025, (the "Effective Date"), by and between:

BAUER DRIVE 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 and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District");

and

HARMONY PARC HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal address is 13501 SW 128 Street Suite 111, Miami, Florida 33186, and whose mailing address is P.O. Box 770010, Miami, Florida 33186 (the "Association").

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, chapter 190, Florida Statutes, as amended;

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, has acquired or is in the process of acquiring Tracts A, B, F, and G, DOWN SOUTH Plat, as recorded at Plat Book 177, Page 34 in the Public Records of Miami-Dade County, Florida, located within the boundaries of the District, as more particularly identified in Exhibit A attached hereto and incorporated herein (the "CDD Tracts");

WHEREAS, the District and the Association desire to provide for regular and routine landscape and irrigation maintenance of the CDD Tracts and to clarify District and Association responsibilities with respect to the maintenance of District-owned properties and facilities; and

WHEREAS, the Association on behalf of and for the benefit of its members has agreed to provide, at its cost and expense, pursuant to the terms of the Agreement, certain landscape and irrigation maintenance services and materials with respect to the described CDD Tracts, as set forth and incorporated herein as Exhibit B (the "Maintenance Services");

WHEREAS, the landscaping and irrigation improvements within the CDD Tracts are identified in the plans attached hereto and made a part hereof as Composite Exhibit C (the "Plans").

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for One and no/100ths (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

1.0 Recitals. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

2.0 Description of Improvements. The CDD Tracts that are the subject of this Agreement are more fully described in the attached Exhibit A, which exhibit is incorporated by reference. The landscaping and irrigation improvements within the CDD Tracts are shown and more specifically described in the Plans.

3.0 Performance. The District and the Association hereby agree, as follows:

(A) the Association shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of, the maintenance services and materials necessary for the CDD Tracts, as set forth in the attached Exhibit B (the "Maintenance Services"), which exhibit is incorporated in its entirety and made a part hereof by reference, for the Improvements;

(B) the Maintenance Services shall be provided by the Association in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the CDD Tracts are properly maintained and continue to function with their intended purpose. In addition, since each of the CDD Tracts may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the Association shall be flexible and adjusted periodically depending on the condition of each of the CDD Tracts and particular maintenance needs;

(C) the Maintenance Services shall be provided by the Association in strict compliance with all governmental entities' and agencies' permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions, including but not limited to the following entities, if applicable, (1) the District; (2) South Florida Water Management District; (3) Florida Department of Environmental Protection; (4) Miami-Dade County, Florida; (5) any Florida municipality having jurisdiction thereof, and (6) any requirements of any applicable easements recorded against the CDD Tracts and granted to Florida Power & Light or any utility or governmental entity, either now or in the future;

(D) the Maintenance Services shall be provided by the Association without interfering in any way with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the CDD Tracts;

(E) the Association shall timely pay all invoices or other manner of billing, for all persons or entities with whom the Association may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Agreement, including the District as provided for in Sections 5.0 and 6.0 herein. This includes Association's obligation to pay for all costs associated with potable water usage, as the irrigation system is connected to Miami-Dade County Water and Sewer Department (WASD) facilities via a water meter;

(G) nothing herein shall be construed to grant any right or permission to the Association to change any of the the landscaping or the irrigation facilities or make any improvements in the CDD Tracts except to repair or replace dead or dying landscape material or inoperable or broken facilities; and

(H) any improvement by the Association to the CDD Tracts other than as provided herein shall require the approval of the District Board of Supervisors.

4.0 The Association's Responsibility for Acts of Force Majeure. The District and the Association agree that the Maintenance Services herein assumed by the Association shall not include, by way of example but not limitation, the repair or replacement of any improvements within the CDD Tracts that are damaged as a result of a hurricane, tornado, windstorm, freeze damage, fire, drought, or flooding.

5.0 Emergency Intervention by the District. In the event of an emergency, as determined by the District in its reasonable sole discretion, and regardless of any language in this Agreement to the contrary or any language in any contract or arrangement that the Association may have with third parties concerning the Maintenance Services for the CDD Tracts, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the following:

(A) the provision of Maintenance Services or materials for any one or more of the Improvements; and

(B) the removal, modification, relocation, or replacement, as the case may be and in the District's sole discretion, of one or more of any improvements situated within the CDD Tracts.

Further, in such event, the District shall be obligated to give a subsequent oral or written notice to the Association as soon as is reasonably possible, and the Association agrees that upon the District's commencement of a maintenance program or provision of Maintenance Services or materials for the CDD Tracts pursuant to this section, the District shall issue to the Association a written invoice for the reasonable costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

6.0 Remedies, Default, and Specific Performance. The District may elect any of one or more of the following remedies, as well as any other remedies available in law or equity, if the Association should default in carrying out the terms and conditions of this Agreement, namely:

(A) Material Breach by Association. Any failure of the Association to comply with Sections 3 or 5 of this Agreement shall be deemed a material breach of this Agreement. In the event of a material breach of this Agreement, the District will promptly deliver to the Association written notice of the same and shall provide the Association reasonable opportunity to cure the material breach of this Agreement. However, if the Association does not cure a material breach of this Agreement within thirty (30) days after it receives the District's written notice of a material breach of this Agreement, the District, at its sole discretion and without further advance notice or additional opportunity to cure, may elect to initiate its own maintenance program or provide such maintenance services and materials and thereby assume full control over maintenance of a portion of or all of the CDD Tracts; provided, however, the District shall be obligated to give a subsequent oral or written notice to the Association as soon as is reasonably possible, but in no event later than five (5) business days after commencement of a maintenance program or maintenance services or materials by the District pursuant to the authority of this section.

(B) Default by Association. If the Association should fail, refuse or neglect to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default from the District, then in that event the District, at its sole discretion and without further notice, may elect to (i) initiate a maintenance program or provide such maintenance services and materials and thereby assume full maintenance responsibility as all or a portion of the CDD Tracts or (ii) remove, modify, relocate, or replace, as the case may be and in the District's reasonable sole discretion, one or more of the improvements located within the CDD Tracts.

(C) Discontinuation and Reimbursement by Association.

(1) At such time as the District should commence a maintenance program or provide Maintenance Services or materials for all or a portion of the CDD Tracts under this section, and upon receipt of the oral or written notice from the District, the Association shall promptly discontinue the provision of Maintenance Services as to same until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the Association may have entered to perform Maintenance Services.

(2) Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for all or a portion of the CDD Tracts and every year thereafter on or about September 30th, the District shall issue to the Association a written invoice setting forth the estimated amount of money the District reasonably calculates it will need to have on hand, for the next twelve (12) months, in order to implement and carry out its maintenance program or provision of maintenance services or materials. The Association shall pay said invoice in full within

thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

(D) Other Remedies and Opportunity to Cure.

(1) At the sole discretion of the District, a breach or material default by the Association under the Agreement, including a failure to timely pay an invoice, shall entitle the District to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the Association's default under this Agreement, the parties agree and stipulate as to the irreparable harm of such default and as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, the Association's obligations hereunder.

(2) However, except for emergency situations (as so reasonably determined by the District), before the District may initiate legal action for the Association's failure or default under this Agreement, the District shall provide advance written notice to the Association of the nature of the alleged failure or default and afford a thirty (30) calendar day cure period, and the Association, shall have thirty (30) calendar days following the date of receipt of said notice to cure the alleged failure or default through appropriate and substantive remedial action.

7.0 Indemnification.

(A) The Association shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Association, its agents, servants or employees arising from the Association's assumption of the Maintenance Services for the CDD Tracts, this Agreement, or its performance. The Association and the District hereby agree and covenant that the Association has received specific additional consideration in the amount of one dollar (\$1.00) sufficient to support this obligation of indemnification provided for in this paragraph.

(B) The execution of this Agreement by the Association shall obligate Association to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 8 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Association to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Association.

(C) The Association acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statutes, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

(D) To the extent permitted by Florida law, the District shall indemnify the Association, its officers, directors, agents, servants and employees from liability for damages to persons or property to the extent caused by the grossly negligent and reckless acts and omissions of the District in an amount not to exceed the monetary limits on liability set forth in Section 768.28, Florida Statutes, as this statute may be amended from time to time. The provisions and limitations of Section 768.28, Florida Statutes, as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

(E) These indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

8.0 Insurance.

(A) Association shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and

- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(B) Prior to performance of this Agreement, Association shall submit to District copies of its required insurance coverages, specifically providing that the **Bauer Drive Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Association to the extent of the liabilities assumed by Association under this Agreement.

(C) In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Association shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect.

(D) District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Association's interest or liabilities but are merely minimum requirements utilized by the District.

(E) Insurance companies selected by Association must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

(F) The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

(G) All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

(H) Association understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

(I) Association shall make the District an additional insured under any and all policies of insurance applicable in any way, in whole or in part, to any of the maintenance activities arising under this Agreement, and shall insure that its agents or contractors performing Maintenance Services under the Agreement also comply with the insurance requirements of this Section 8.

(J) IT SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION TO INSURE THAT ANY CONTRACTOR HIRED BY THE ASSOCIATION TO PERFORM ANY MAINTENANCE OR REPAIR SERVICES WITH RESPECT TO THE IMPROVEMENTS AND ANY OTHER PROJECT APPROVED BY DISTRICT IN ACCORDANCE WITH THIS AGREEMENT, PRIOR TO ANY MAINTENANCE, REPAIR OR INSTALLATION ACTIVITY UNDERTAKEN, SHALL SUBMIT TO DISTRICT COPIES OF ITS COVERAGES, WITH MINIMUM LIMITS AS PROVIDED ABOVE, AND WHICH SPECIFICALLY PROVIDE THAT BAUER DRIVE COMMUNITY DEVELOPMENT DISTRICT (DEFINED TO MEAN THE DISTRICT, ITS OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES) IS AN ADDITIONAL INSURED OR ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND THE OPERATIONS OF CONTRACTOR.

9.0 Term of Agreement; Termination for Convenience.

(A) This Agreement shall take effect as of the Effective Date. Unless terminated as otherwise permitted in this Agreement, the term of this Agreement shall expire at midnight on October 1, 2030. Thereafter, this Agreement shall automatically renew for additional periods of five years each, commencing at 12:01 a.m. on October 1st of the then-current term expires, unless the Association provides written notice before 5:00 p.m. on April 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term. **Notwithstanding the content of this provision, the Association shall not be permitted to exercise its rights to terminate whereby the Agreement is terminated prior to September 30, 2026.**

(B) In addition to the rights and methods of termination established pursuant to any other provision of this Agreement, the District may terminate this Agreement at any time for any reason in its sole discretion by providing at least sixty (60) days written notice to the Association of its intent to terminate this Agreement pursuant to this provision.

10.0 Miscellaneous Provisions.

10.1 Time of the Essence: Time is of the essence with respect to this Agreement.

10.2 Notices: All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO DISTRICT: **Bauer Drive Community Development District**
c/o Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With a copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro and Ramsey, P.A.
515 E. Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

AS TO ASSOCIATION: **Harmony Parc Homeowners Association, Inc.**
13501 SW 128 Street Suite 111
Miami, Florida 33186
Attention: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

10.3 Public Records:

(A) Association shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized

by law for the duration of the Agreement term and following completion of the Agreement if the Association does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

(B) Association acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Association, the Association shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Association acknowledges that should Association fail to provide the public records to the District within a reasonable time, Association may be subject to penalties pursuant to Section 119.10, Florida Statutes.

(C) IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ASSOCIATION MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM**

10.4 E-Verify: Association, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. Association further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Association agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Association shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Association is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Association shall require an affidavit from each contractor providing that the contractor does not employ, contract with, or subcontract with an unauthorized alien. The Association shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a contractor of the Association is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Association and order the Association to immediately terminate its contract with the contractor. Association shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Association's failure to comply with the E-Verify requirements referenced in this subsection.

10.5 Entire Agreement: The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between District and Association and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement, and that in entering into this Agreement neither party relied upon any representation not herein contained.

10.6 Amendment and Waiver: This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this Agreement or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

10.7 Severability: The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

10.8 Controlling Law: This Agreement shall be construed under the laws of the State of Florida.

10.9 Authority: The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

10.10 Costs and Fees: In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

10.11 Successors and Assignment: The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the District, their heirs, executors, receivers, trustees, successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

10.12 No Third-Party Beneficiaries: This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10.13 Arm's Length Transaction: This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10.14 Execution of Documents: Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

10.15 Construction of Terms: Whenever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

10.16 Captions: The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

10.17 Counterparts: This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

10.18 Scrutinized Company Certification. Association hereby certifies that as of the date below Association is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Association further certifies that:

(A) Association is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Association was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.

(B) Association understands that this Agreement may be terminated at the option of the District if Association is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

10.19 Responsible Vendor Determination. Association is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

10.20 Convicted Vendor List. Association hereby certifies that neither Association nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

10.21 Anti-Human Trafficking Affidavit. Association shall provide the District with an affidavit executed by an officer or a representative of the Association under penalty of perjury attesting that the Association does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the date first above written.

ATTEST:

**BAUER DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Juliana Duque, Assistant Secretary

By: _____
Teresa Baluja, Chair
Board of Supervisors

_____ day of _____, 2025

**HARMONY PARC HOMEOWNERS,
INC., a Florida not-for-profit corporation**

WITNESSES:

Print Name: _____

By: _____
Name: _____
President

Print Name: _____

[CORPORATE SEAL]

_____ day of _____, 2025

EXHIBIT A
Description of CDD Tracts

Tracts A, B, F, G, DOWN SOUTH Plat, as recorded at Plat Book 177, Page 34 in the Public Records of Miami-Dade County, Florida (Folio Nos.: 30-6933-034-1060, 30-6933-034-1070, 30-6933-034-1110, and 30-6933-034-1120).

EXHIBIT B
Description of Maintenance Services

Regular and routine landscape and related maintenance of the CDD Tracts, which landscape and maintenance of those areas within the CDD Tracts as identified on the Plans, and other maintenance includes, but is not limited to, the following:

A. Basic Landscape Service:

1. Mowing all grass areas.
2. Edging of all improved surfaces.
3. Trimming of shrubbery.
4. Removal of suckers from tree trunks.
5. Trimming of trees to maintain a branch height clearance of seven feet, where applicable.
6. Weed control in planted beds.
7. Monitor common areas for debris and leaves at the time of regular service.
8. Cleanup clippings, leaves and debris generated during the performance of landscape maintenance work.
9. Mulch and fertilize the Improvements, as appropriate, at least once a year.
10. Apprise District on landscaping matters.
11. Trim and prune trees once a year.

B. Irrigation Services:

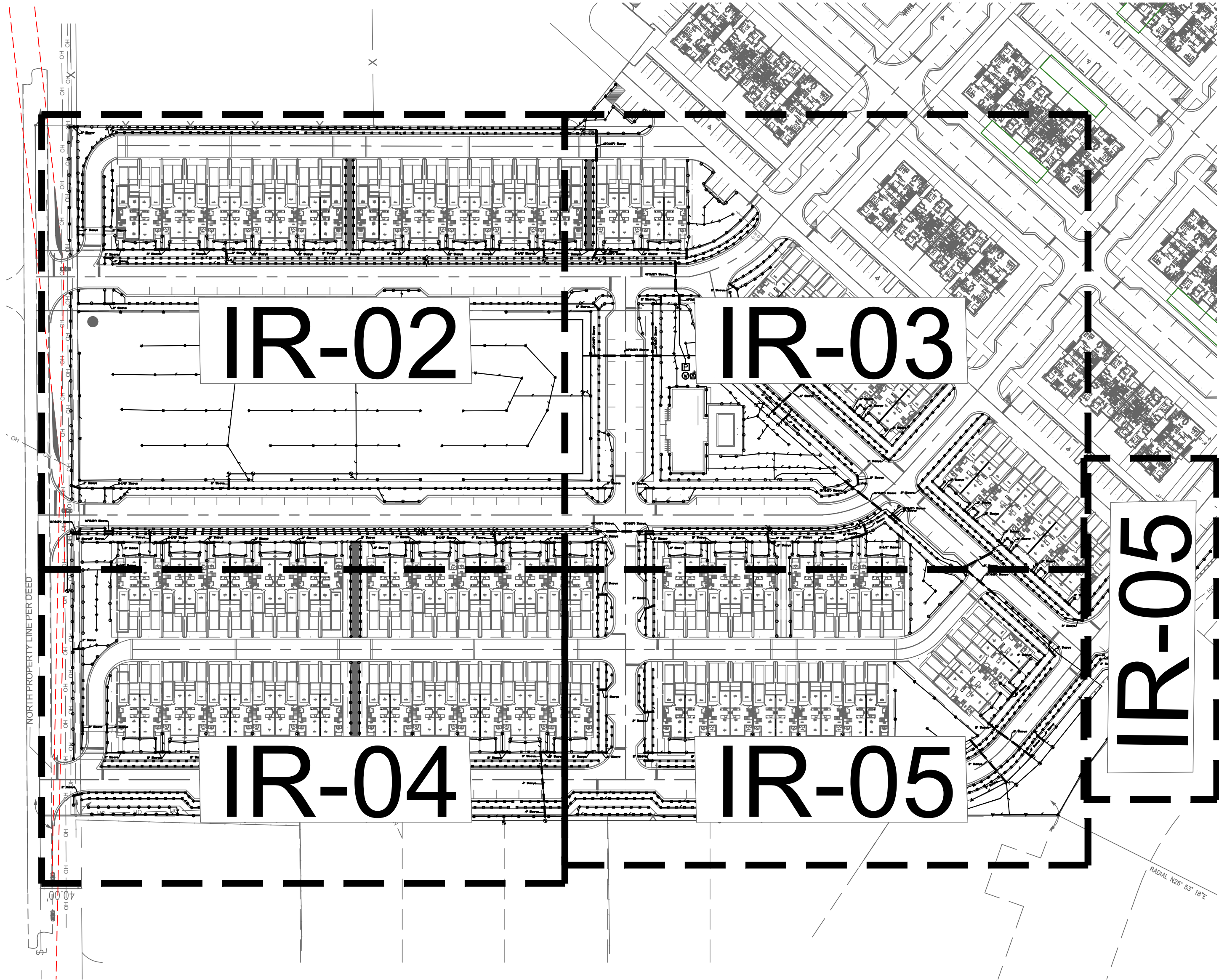
1. The Association shall be responsible for any damage done to the system as a result of their employees or equipment or their contractor's employees or equipment.
2. The irrigation systems shall be checked after each mowing. Damage to irrigation not caused by Association or its contractor will also be the responsibility of Association to repair.
3. The Association shall be responsible for the maintenance and repair of all irrigation pipes, lines, sprinkler heads, and related irrigation equipment and systems of the District.
4. As part of its maintenance responsibility, Association shall be responsible for assuring that the check valves that connect the District portion of the irrigation system with the private portion of said system are always functional as to avoid impacting either portion of the irrigation system due to a failure to monitor or maintain

C. Trash and Debris Clean-up and Removal:

Association shall be responsible for regular trash, garbage, and debris removal from the CDD Tracts.

COMPOSITE EXHIBIT C

Plans



IRRIGATION INDEX	
IR-01	IRRIGATION INDEX
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION PLAN
IR-04	IRRIGATION PLAN
IR-05	IRRIGATION PLAN
IR-06	IRRIGATION DETAILS



12950 Northwest 113 Ct.
Miami, FL 33178
P. 305-884-5700 F. 305-884-8843

This Drawing is the property of Dixie Landscape Co., Inc., and is an instrument of service not to be reproduced in whole or in part without the express written permission of DIXIE.

Date 02/11/2020

Scale 1=30'

Drawn AM

Check AM

Sheet

IR-01

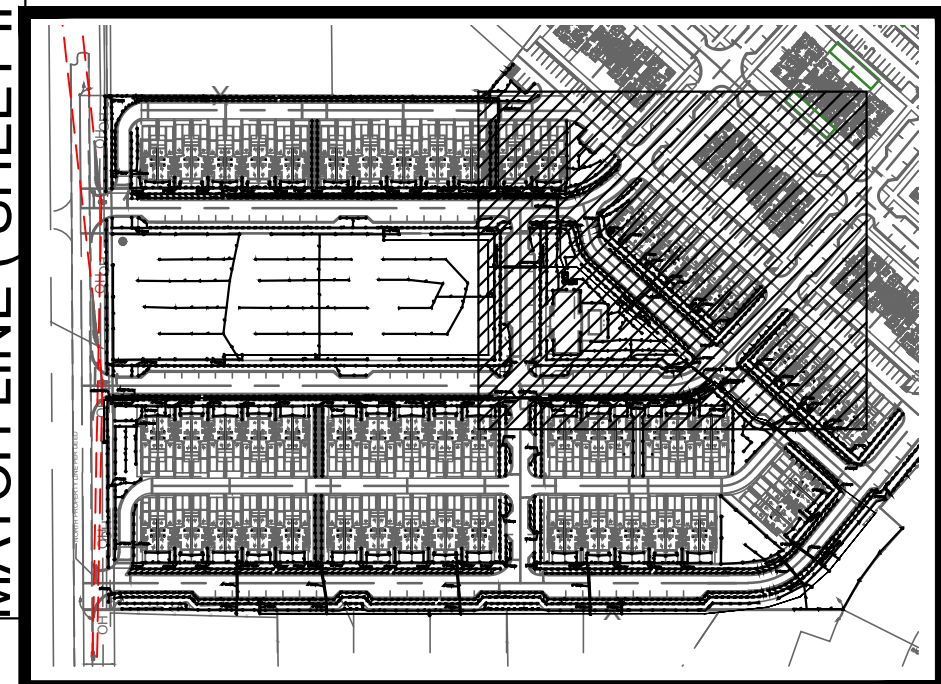
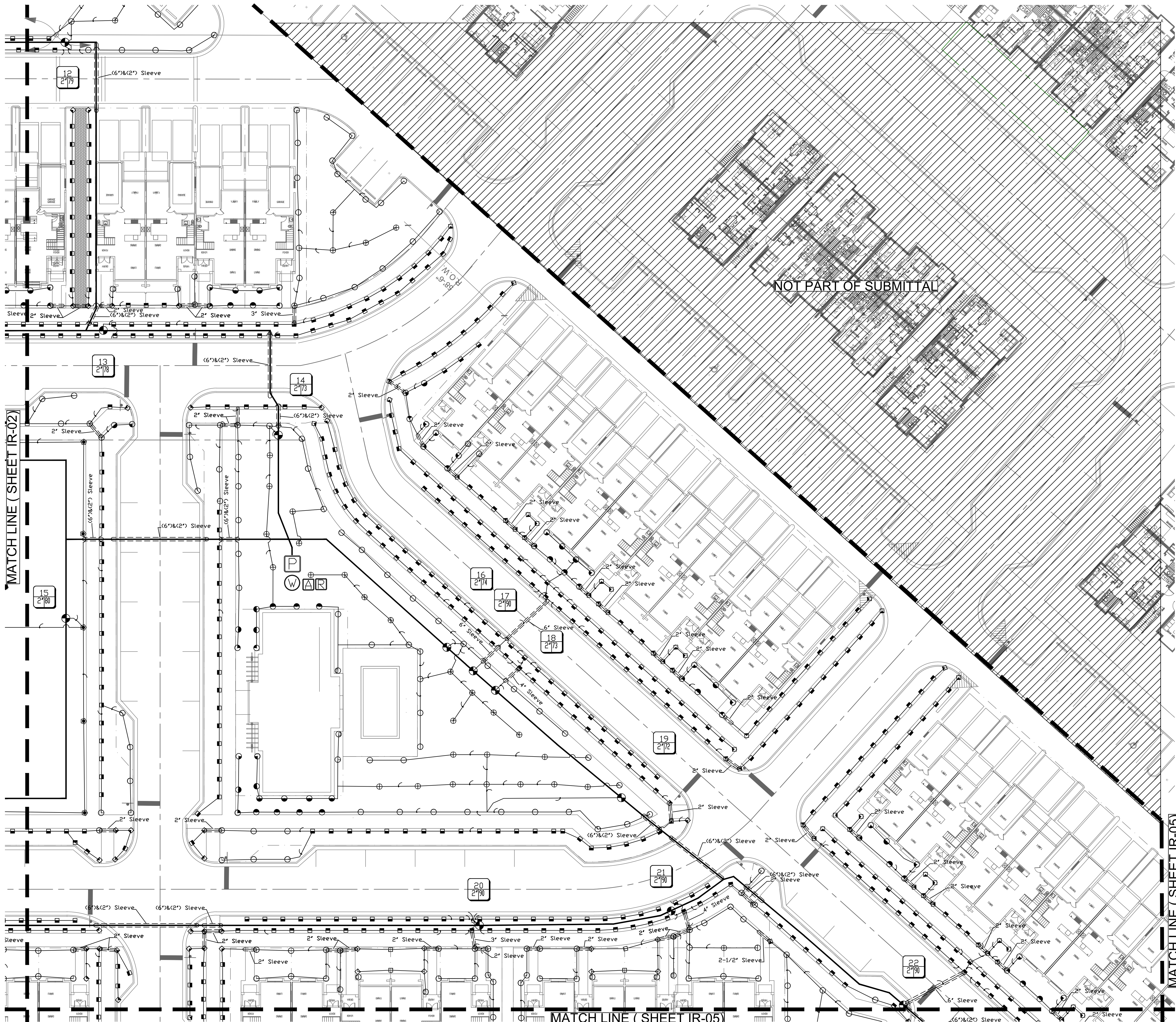
Of 6 Sheets

NARANJA DOWN SOUTH

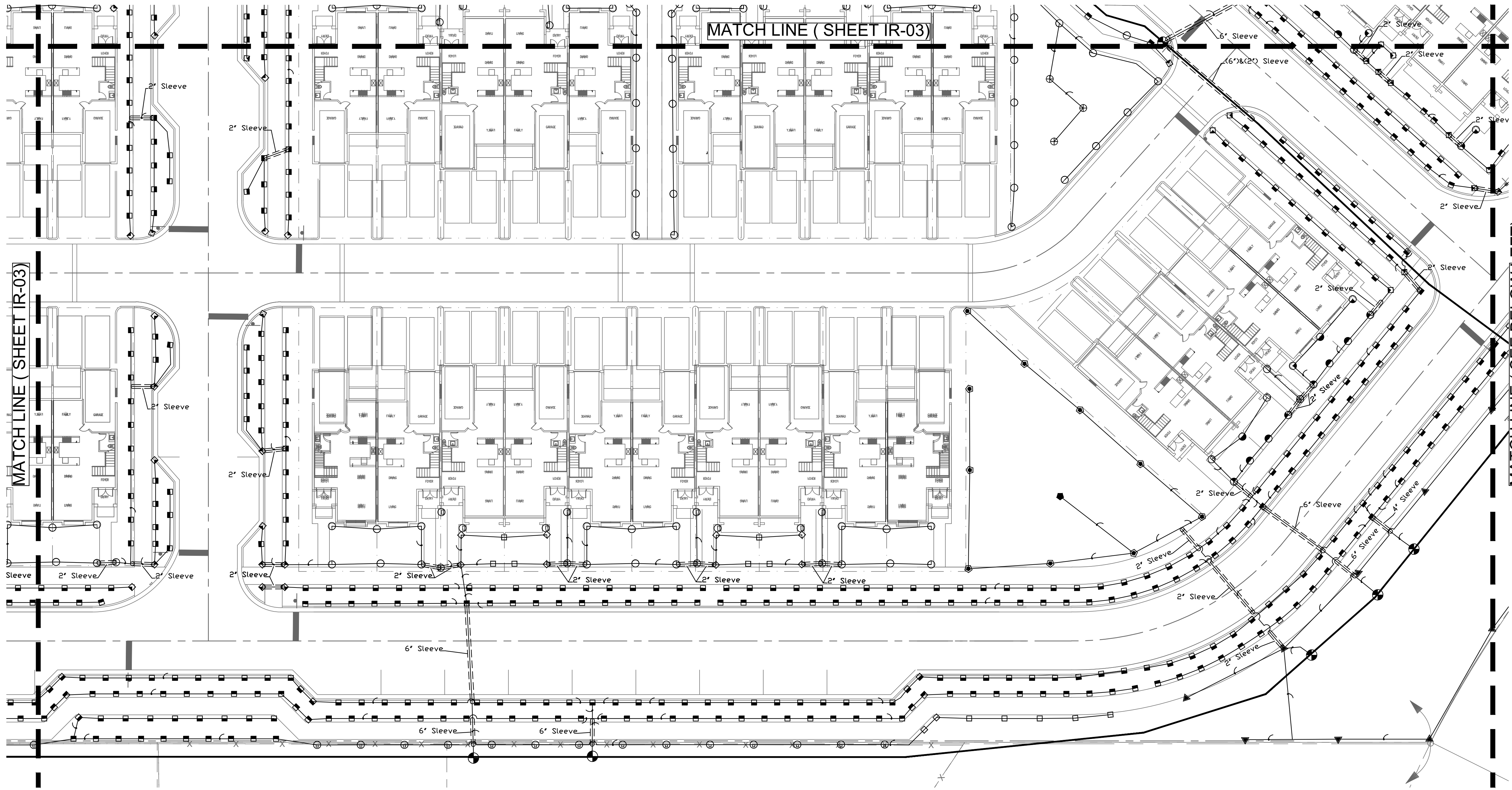
LENNAR
MIAMI DADE

IRRIGATION PLAN

REVISIONS	
LICENSED PROFESSIONAL	DATE:
DIEGO J. VANDERBILT, RLA FLORIDA NO. 6667355	



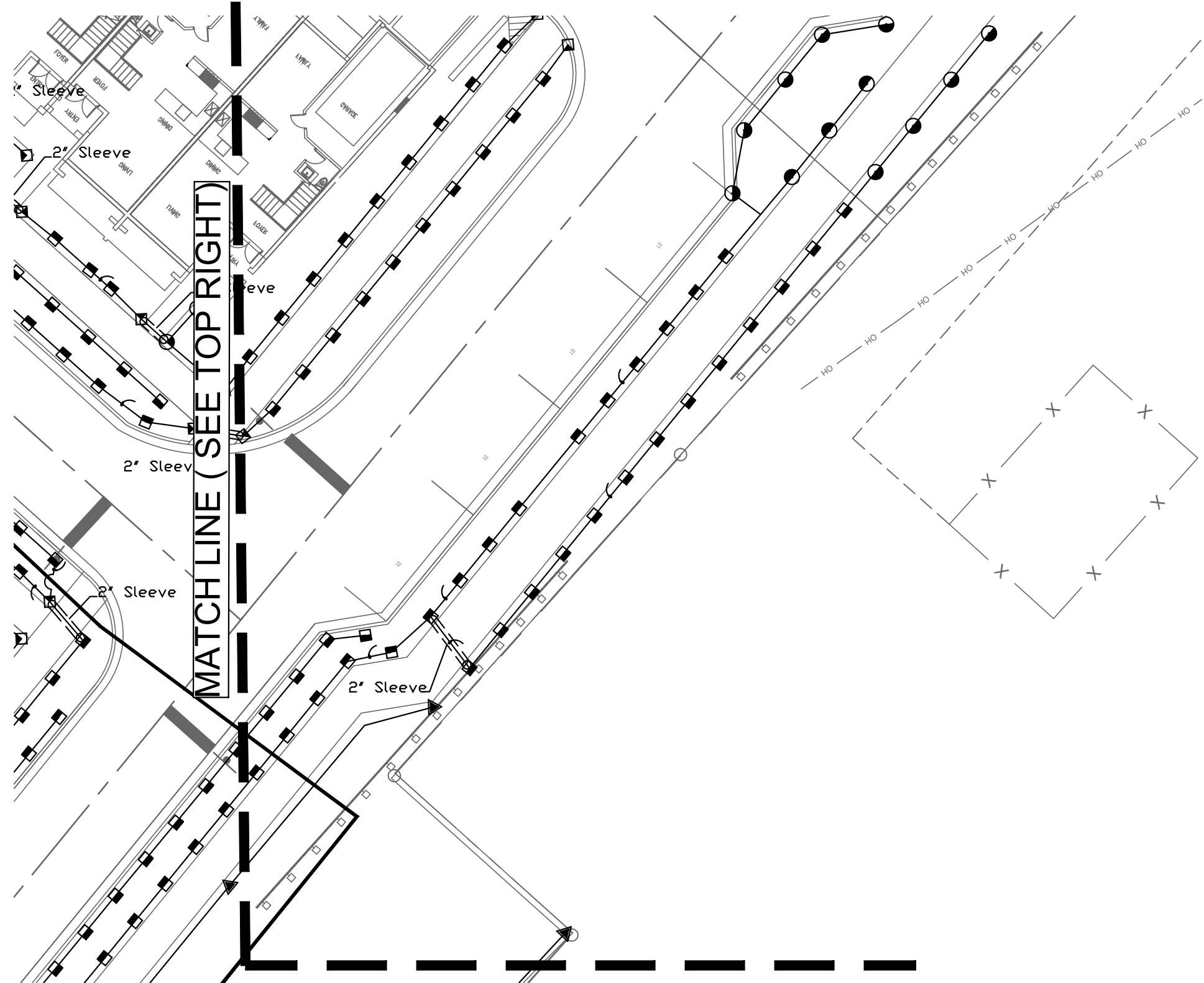
REVISIONS	
LICENSED PROFESSIONAL	DIEGO J. VANDERBILT, R.A. FLORIDA NO. 6667355 DATE:
IRRIGATION PLAN	
NARANJA DOWN SOUTH	
LENNAR	
MIAMI DADE	
	Date 12/02/201
	Scale 1=20'
	Drawn AM/NL
	Check AM
	Sheet IR-3
Of Sheets	
12950 Northwest 113 Ct. Miami, FL 33178 P. 305-884-5700 F. 305-884-8843 This drawing is the property of Dixie Landscape Co., Inc., and is an instrument of service not to be reproduced in whole or in part without the express written permission of DIXIE.	



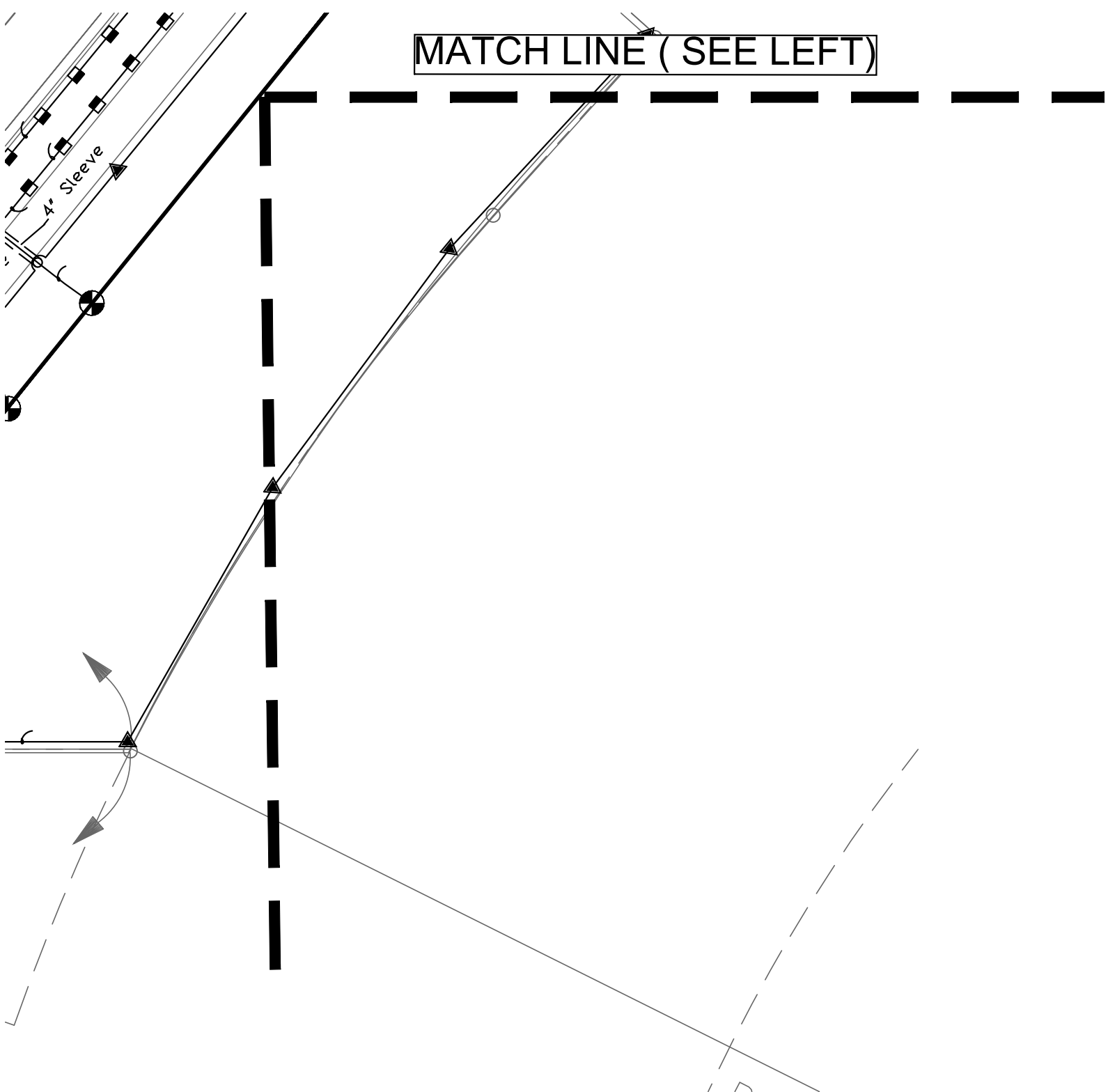
MATCH LINE (SHEET IR-03)

MATCH LINE (SHEET IR-03)

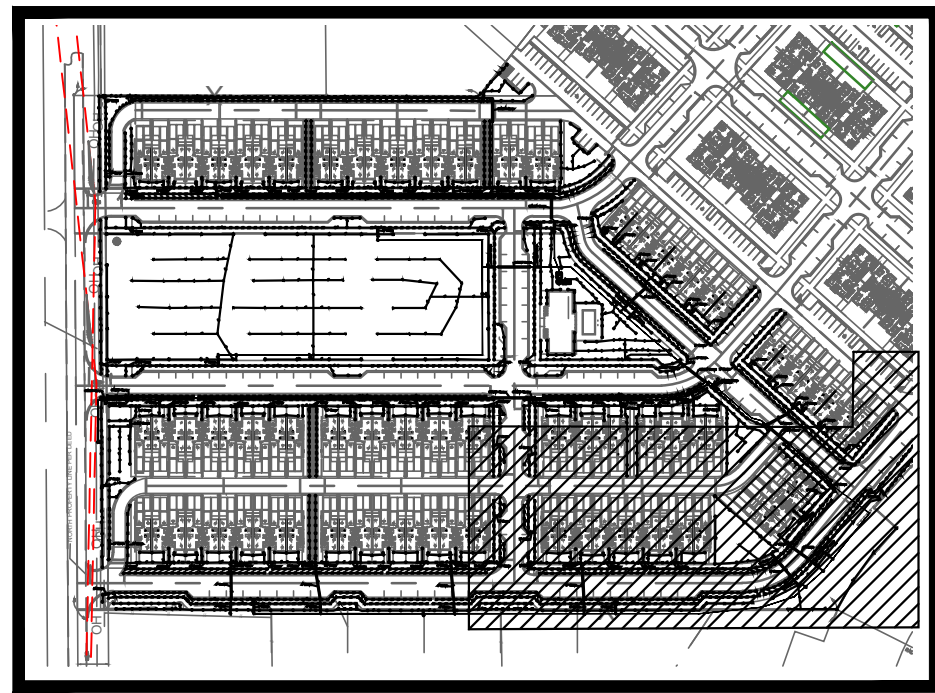
MATCH LINE (SEE BELOW LEFT)



MATCH LINE (SEE TOP RIGHT)



MATCH LINE (SEE LEFT)



		NARANJA DOWN SOUTH LENNAR MIAMI DADE		IRRIGATION PLAN	
12950 Northwest 113 Ct. Miami, FL 33178 P. 305-884-5700 F. 305-884-8843		Date 12/02/201		REVISIONS	
This Drawing is the property of Dixie Landscape Co., Inc., and is an instrument of service not to be reproduced in whole or in part without the express written permission of DIXIE.		Scale 1"=20'		LICENSED PROFESSIONAL	
Drawn AM/NL		Check AM		DIXIE LANDSCAPE, R.L.A. FLORIDA NO. 6667355	
Sheet IR-5		Of		DATE:	



INDEX
LANDSCAPE PLAN
TOWNHOME LANDSCAPE PLAN
APARTMENT LANDSCAPE PLAN
LANDSCAPE DETAILS

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Net Lot Area 13.8 acres 602,985.66 s.f.

R.O.W. Area 1.004 acres 43,750.56 s.f.

Lot Area minus R.O.W. 12.8 acres 559,235.1 s.f.

TREES

A. No. trees required per net lot acre

Rowhouses totaling 559,235.1 SF (12.8 acres)		
= <u>28</u> trees x net lot acres =	<u>358</u>	<u>360*</u>
Total Non-Townhome Lot Trees =	<u>171</u>	

B. % Palms Allowed: No. trees required x 30% =

	<u>161</u>	<u>24</u>
--	------------	-----------

C. % Natives Required: No. trees provided x 30% =

	<u>161</u>	<u>360*</u>
--	------------	-------------

D. Street trees (maximum average spacing of 25' o.c.):

<u>4,476</u> linear feet along street =	<u>179</u>	<u>179</u>
---	------------	------------

E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =

	<u>N/A</u>	<u>N/A</u>
--	------------	------------

F. Total Trees Required

A + D + E = <u>537</u> Total Trees	<u>537</u>	<u>539*</u>
------------------------------------	------------	-------------

SHRUBS

A. No. trees required x 10 = No. of shrubs allowed

	<u>5,370</u>	<u>5980*</u>
--	--------------	--------------

B. No. shrubs allowed x 30% = No. of native shrubs required

	<u>1,611</u>	<u>5,270*</u>
--	--------------	---------------

SEE LANDSCAPE

TOWNHOMES LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS AND MUST BE 20'-0" MAX.
- ALL TREE DIMENTSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

*Includes 156 Trees and 1,560 Shrubs and 78 Native Trees and 1,560 native shrubs, and 26 Trees Represented by Palms from Typical Landscape Plans.
See sheets L-15 for Typical Landscape Plans
Apartment Typical Building Landscape Plan Breakdown:
Apartment (10 Units):

* DENOTES NATIVE SPECIES



SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

Drawing: Index

Date: 04/20/2021

Scale: See Left

Drawn by: MAV

Sheet No.:

L-1

Cad Id.: 2021-032

NORTH PROPERTY LINE PER DEED

2 STORY TOWNHOMES 10 UNITS BLDG. TYPE

2 STORY TOWNHOMES 10 UNITS BLDG. TYPE

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

MATCH LINE (SEE SHEET L-3)

MATCH LINE (SEE SHEET L-4)

NORTH

A circular north arrow pointing upwards, with the word "NORTH" above it.[illegible]

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Cad Id.: 2021-032

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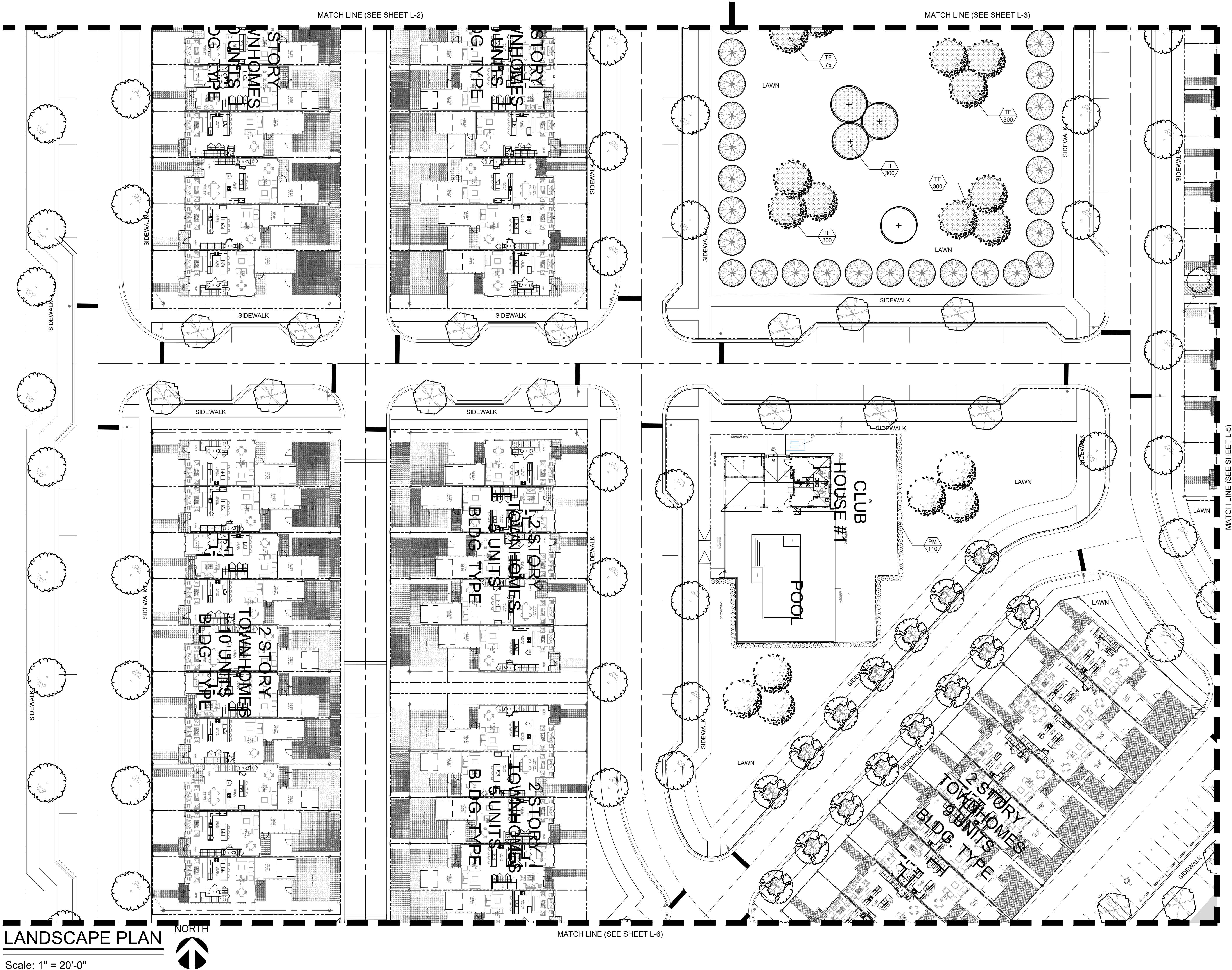
NARANJA DOWN SOUTH
S.W. 264TH STREET AND DIXIE HIGHWAY
MIAMI, FL
LANDSCAPE PLAN



WITKIN HULTS
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www.witkindesign.com







Scale: 1" = 20'-0"

Drawing: Landscape Plan

Date: 04/20/2021

Scale: See Left

Drawn by: MAV

Sheet No.:

L-9

Cad Id.: 2021-032



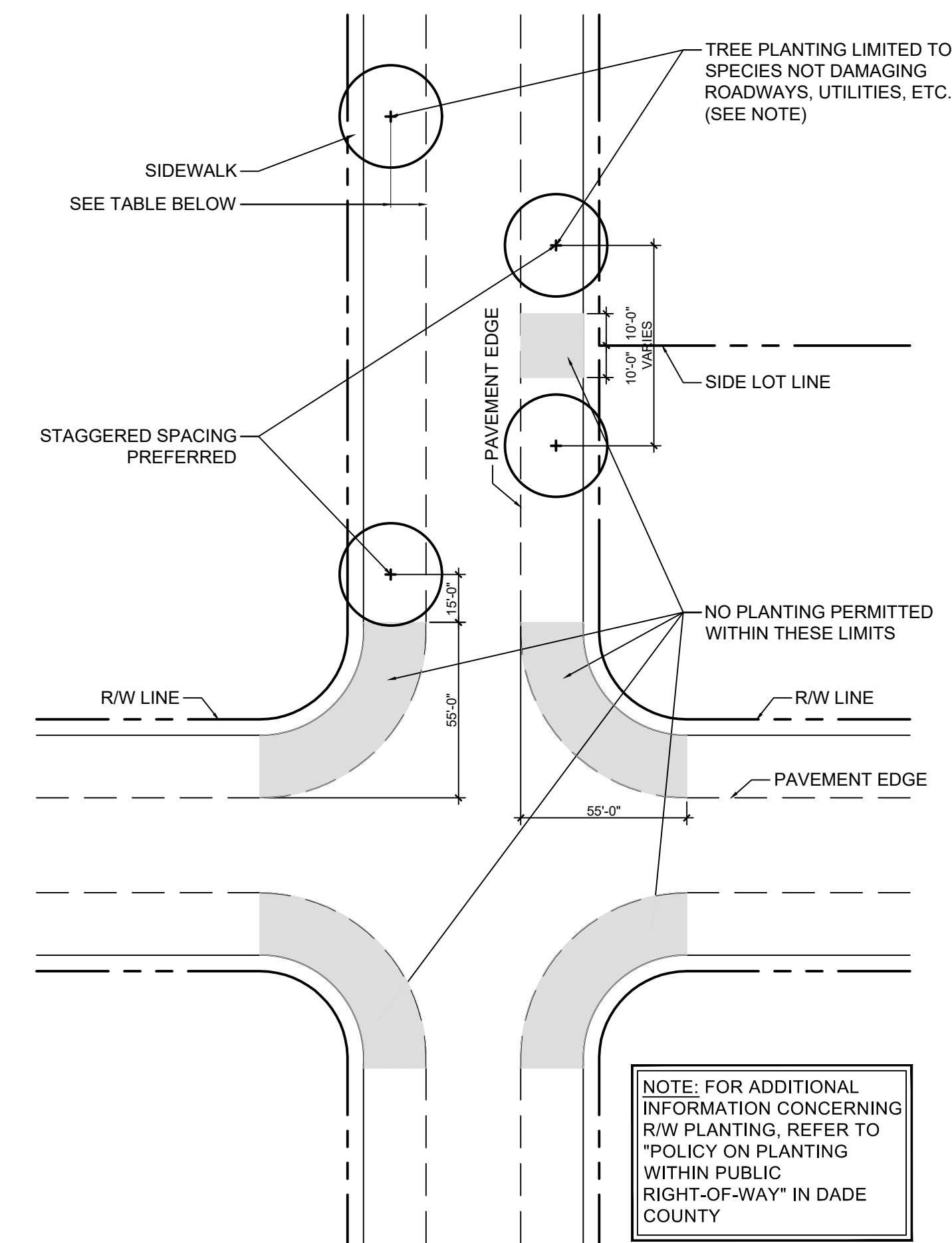
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Project: **NARANJA DOWN SOUTH**
S.W. 264TH STREET AND DIXIE HIGHWAY
MIAMI, FL
LANDSCAPE PLAN

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
<u>NO CURB & GUTTER</u>	6'	14'	30'
<u>WITH CURB & GUTTER</u>	4'	4'	14'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

TREES

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	5	Lagerstroemia indica 'Natchez'	10' HT. 2" Cal.
	7	WHITE CREPE MYRTLE	F.G.
		*Coccoloba diversiflora	8' HT. 1.5" Cal.
	2	PIGEON PLUM	F.G.
		Veitchia montgomeryana 'single'	10' O.A. HT.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	36	*Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	64	*Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	308	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

Net Lot Area .36 acres 15,775 s.f.

REQUIRED	PROVIDED
1. The contractor shall be responsible for obtaining all necessary permits and licenses for the project.	1. The contractor shall be responsible for obtaining all necessary permits and licenses for the project.
2. The contractor shall maintain a clean and safe work site at all times.	2. The contractor shall maintain a clean and safe work site at all times.
3. The contractor shall provide a detailed schedule of work and progress.	3. The contractor shall provide a detailed schedule of work and progress.
4. The contractor shall provide a detailed budget and cost breakdown.	4. The contractor shall provide a detailed budget and cost breakdown.
5. The contractor shall provide a detailed plan for the disposal of waste and debris.	5. The contractor shall provide a detailed plan for the disposal of waste and debris.
6. The contractor shall provide a detailed plan for the protection of existing structures and utilities.	6. The contractor shall provide a detailed plan for the protection of existing structures and utilities.
7. The contractor shall provide a detailed plan for the protection of the environment.	7. The contractor shall provide a detailed plan for the protection of the environment.
8. The contractor shall provide a detailed plan for the protection of public safety.	8. The contractor shall provide a detailed plan for the protection of public safety.
9. The contractor shall provide a detailed plan for the protection of the project's reputation.	9. The contractor shall provide a detailed plan for the protection of the project's reputation.
10. The contractor shall provide a detailed plan for the protection of the project's timeline.	10. The contractor shall provide a detailed plan for the protection of the project's timeline.

10 14

$$\frac{3}{\quad} \quad \frac{2}{\quad}$$
$$\frac{3}{\quad} \quad \frac{7}{\quad}$$

SEE OVERALL SEE OVERALL

10 14

100 100

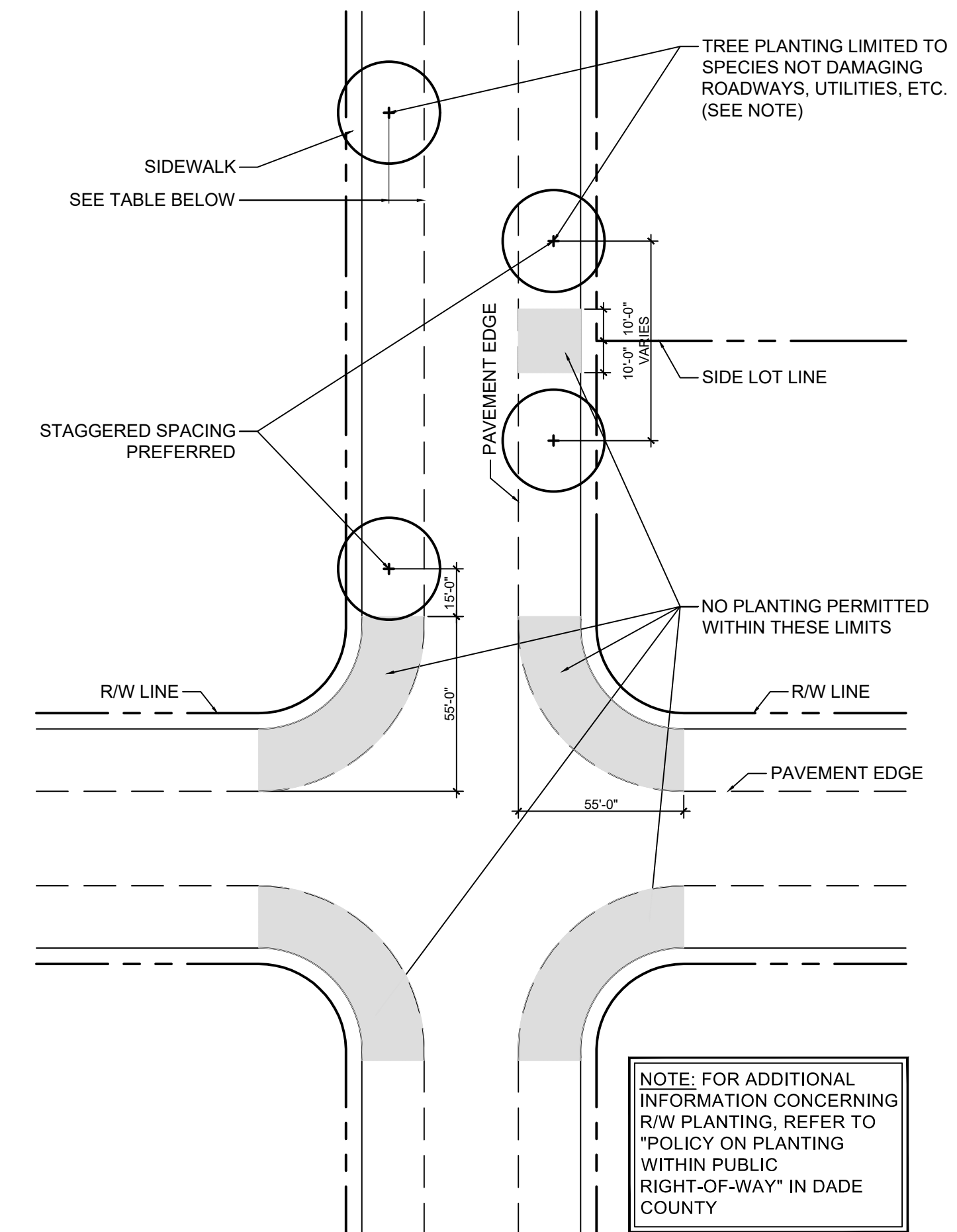
100 100

30 100

SEE LANDSCAPE

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
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- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

[illegible]



Scale: 1" = 10'-0"

TREES

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
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- ALL TREE DIMENTIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



- Sod is to be grade "A" weed free.

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

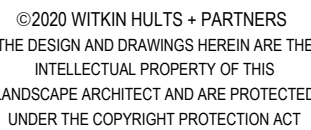
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



NARANJA DOWN SOUTH
S.W. 264TH STREET AND DIXIE HIGHWAY
MIAMI, FL
LANDSCAPE DETAILS

Project:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details

Date: 04/20/2021

Scale: NT

Drawn by: MAV

Sheet No. _____

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Cad 10.. 2021-032

L-16

BAUER DRIVE COMMUNITY DEVELOPMENT DISTRICT

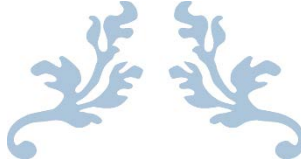
PARKING RULES AND REGULATIONS

1. The rules and regulations herein shall be referred to as the “Bauer Drive Community Development District Parking Rules and Regulations” or the “Parking Rules.”
2. No vehicles of any nature shall be parked on any portion of the Bauer Drive Community Development District (the “District”)-owned property except on the surfaced parking areas specifically designated for parking.
3. Vehicles may not be double-parked in marked parking spaces. All vehicles must fit within the footprint of a parking space, and no portion of the vehicle may extend beyond the boundaries of the parking space.
4. Parking in District-owned, designated parking spaces is permitted for up to 72 consecutive hours. Any vehicle parked for more than 72 consecutive hours in the same space will be deemed in violation of this rule. Vehicles may not be parked on curbs in any District-owned property. Vehicles may not be parked on curbs in any District-owned property.
5. Parking is prohibited upon or within all non-paved District property, including, but not limited to, green areas or other landscaped areas owned by the District and grass swales and landscaped areas within or adjacent to any District rights-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
6. Except as otherwise provided herein or by resolution of the District’s Board of Supervisors, on-street parking is prohibited twenty-four (24) hours per day, seven (7) days per week on all District streets, roadways, thoroughfares, and rights-of-way.
7. No vehicles shall be parked within or adjacent to District-owned property in a manner that damages, blocks, obstructs, or otherwise interferes with the proper functioning of District-owned or maintained drainage facilities and structures, irrigation facilities and structures, fire hydrants, or other public utilities.
8. No vehicles shall be parked within or adjacent to District-owned property in a manner that extends out into the roads or rights-of-way such that it does not leave at least nine (9) feet of clearance for traffic; in a manner that impedes or prevents law enforcement, emergency,

- public utilities, moving, or commercial delivery vehicles from accessing such roads or rights-of-way; or in a manner that blocks a sidewalk or obstructs access to a driveway.
9. No vehicles used in business for the purpose of transporting or delivering goods, equipment, and the like, shall be parked within or upon District-owned property, except during the period of delivery.
 10. No vehicle that cannot operate on its own power shall remain within the District-owned property for more than twenty-four (24) hours.
 11. No vehicle repairs or maintenance, except emergency repairs (e.g., battery replacement, flat tire repair or replacement), shall be permitted over or on any portion of the District roads, rights-of-way, or other District-owned property.
 12. No car washing or other cleaning of vehicles shall be permitted over or on any portion of the District roads, rights-of-way, or other District-owned property.
 13. No vehicles shall be stored on blocks or lifted on jacks within the District-owned property.
 14. No vehicles with flat, rotted, or missing tires or vehicles that are otherwise inoperable for any reason (for example, a totaled vehicle or a vehicle without a windshield) shall remain within the District-owned property for more than twenty-four (24) hours.
 15. No commercial vehicle, limousine, boat, trailer—including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description—or camper, may be kept within District-owned property. For purposes of this rule, the term “commercial vehicle” does not include marked law enforcement vehicles or recreational or personal sports utility vehicles (SUVs) or clean non-work vehicles such as pick-up trucks, vans, or cars if they are used by the owner daily for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to construction vehicles being used in connection with construction, improvements, installations, or repairs by the District at or in any property owned by the District.
 16. No vehicles displaying commercial advertising shall be parked within District-owned property.
 17. No vehicles bearing a “for sale” sign shall be parked within District-owned property.
 18. No vehicles with expired registrations or license plates (at least 30 days expired) or with tarpaulin covers or other vehicle covers may be parked within District-owned property.

19. Designated handicap parking spaces are to be used when handicap decal, state-issued placard, or disability plates with attached emblems are displayed on the front and/or rear of the vehicle.
20. Marked law enforcement or other emergency vehicles are exempt from these Parking Rules during the period of time such vehicles are being used in conjunction with law enforcement officers or emergency responders performing official duties at that location, and as otherwise provided by applicable law.
- 21. Any vehicle parked in violation of these Parking Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District, subject to the provisions of applicable ordinances of Miami-Dade County and the Florida Statutes.**
22. Appropriate signage shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and the Florida Statutes. "No Parking" signs and other parking signs related to the enforcement of the Parking Rules shall not be removed. **Damaging or removing the parking signs is a violation of the Parking Rules and may constitute a crime or crimes, including, but not limited to, the crime of Criminal Mischief under section 806.13, Florida Statutes, punishable as provided therein, and/or the crime of Theft under section 812.014, Florida Statutes, punishable as provided therein.**
23. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including, but not limited to, the requirements of chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or other approved law enforcement agency having jurisdiction thereof.
- 24. If District-owned property (including, but not limited to, sod or landscaping) is damaged or in need of repairs as a result of the violation of these Parking Rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair or replacement. In the event the invoice remains unpaid, the charges for the repair or replacement of District-owned property may be added to the Operations and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.**
25. The enforcement of these Parking Rules may be temporarily suspended or relaxed in whole or in part for specified periods of time (for example, on certain holidays or in the event of

an emergency or natural disaster), as determined by the District's Board of Supervisors in its sole discretion.



BAUER DRIVE CDD

Harmony Parc



JUNE 12, 2026

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

BAUER DRIVE CDD



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

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
222343	2025	Teresa Baluja	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Campo Bello Community Development District - Board of Supervisors [?] - Century Park Square Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

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Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?] - Silver Palms West Community Development District - Board of Supervisors [?]			
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?] - Silver Palms West Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
272858	2025	Carmen Beatriz Orozco	- Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✔ Form 1 - 4/22/2026	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			• Epmore Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Quail Roost Community Development District - Board of Supervisors [?] • Rancho Grande Community Development District - Board of Supervisors [?] • San Simeon Community Development District - Board of Supervisors [?] • Sedona Point Community Development District - Board of Supervisors [?]			
280466	2025	Vanessa Perez	• Acacia Grove Community Development District - Board of Supervisors [?] • Bauer Drive Community Development District - Board of Supervisors [?] • Biscayne Drive Estates Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?] • Campo Bello Community Development District - Board of Supervisors [?] • East Palm Drive Community Development District - Board of Supervisors [?] • Epmore Community Development District - Board of Supervisors [?] • Eureka Grove Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Quail Roost Community Development District - Board of Supervisors [?] • Rancho Grande Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]			
299519	2025	Marc Szasz	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Century Park Square Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings

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[Back](#)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



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

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Bauer Drive Community Development District**, as described in the attached **MAP**, has **116** voters.

Alina Garcia
Supervisor of Elections

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

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

Bauer Drive
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

2/1/26 - 4/30/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
2/1 - 2/28	140 - 142	\$ 3,881.84
3/1 - 3/31	143 - 146	4,779.65
4/1 - 4/30	147 - 151	10,970.54
TOTAL		\$19,632.03

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
2/05/26	00003	12/31/25	196707 DEC 25	202512 310-51300-31500			BILLING COCHRAN, P.A.	*	540.00	540.00	000140
2/05/26	00001	2/01/26	55 FEB 26	202602 310-51300-34000				*	2,289.83		
		2/01/26	55 FEB 26	202602 310-51300-35100				*	95.42		
		2/01/26	55 FEB 26	202602 310-51300-31300				*	114.50		
		2/01/26	55 FEB 26	202602 310-51300-49500				*	95.42		
		2/01/26	55 FEB 26	202602 310-51300-51000				*	.15		
		2/01/26	55 FEB 26	202602 310-51300-42000				*	6.52		
							GMS-SF, LLC			2,601.84	000141
2/05/26	00014	2/01/26	82983 FEB 26	202602 320-53800-45000			SOUTH FLORIDA UTILITIES, INC.	*	740.00	740.00	000142
3/10/26	00003	1/31/26	197113 JAN 26	202601 310-51300-31500				*	500.00		
		2/28/26	197414 FEB 26	202602 310-51300-31500				*	690.00		
							BILLING COCHRAN, P.A.			1,190.00	000143
3/10/26	00001	3/01/26	56 MAR 26	202603 310-51300-34000				*	2,289.83		
		3/01/26	56 MAR 26	202603 310-51300-35100				*	95.42		
		3/01/26	56 MAR 26	202603 310-51300-31300				*	114.50		
		3/01/26	56 MAR 26	202603 310-51300-49500				*	95.42		
		3/01/26	56 MAR 26	202603 310-51300-42000				*	1.48		
							GMS-SF, LLC			2,596.65	000144
3/10/26	00014	3/01/26	83524 MAR 26	202603 320-53800-45000			SOUTH FLORIDA UTILITIES, INC.	*	740.00	740.00	000145
3/19/26	00007	3/03/26	9061 ENGINEER FEES 2/1-2/28	202602 310-51300-31100			ALVAREZ ENGINEERS, INC	*	253.00	253.00	000146
							BAUE BAUER DRIVE SRINKUS				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/02/26	00001	4/01/26 57	202604 310-51300-34000		*	2,289.83	
		MAR 26 -	MANAGEMENT FEES				
		4/01/26 57	202604 310-51300-35100		*	95.42	
		MAR 26 -	COMPUTER TIME				
		4/01/26 57	202604 310-51300-31300		*	114.50	
		MAR 26 -	DISSEMINATION				
		4/01/26 57	202604 310-51300-49500		*	95.42	
		MAR 26 -	WEBSITE				
		4/01/26 57	202604 310-51300-51000		*	8.48	
		MAR 26 -	OFFICE SUPPLIES				
		4/01/26 57	202604 310-51300-42000		*	80.66	
		MAR 26 -	POSTAGE				
		4/01/26 57	202604 310-51300-42500		*	16.35	
		MAR 26 -	COPIES				
			GMS-SF, LLC				2,700.66 000147
4/02/26	00014	3/17/26 84597	202603 320-53800-45000		*	960.00	
			ANNUAL RENEWAL SVC PKG				
		4/01/26 84207	202604 320-53800-45000		*	740.00	
		APR 26 -	LIFT STATION MAINT				
			SOUTH FLORIDA UTILITIES, INC.				1,700.00 000148
4/09/26	00012	3/25/26 8125194	202603 310-51300-32300		*	4,256.13	
			S2023 FY26 TRUSTEE FEES				
			U.S. BANK				4,256.13 000149
4/16/26	00007	4/08/26 9129	202603 310-51300-31100		*	116.25	
			ENGINEER FEES 3/1-3/31				
			ALVAREZ ENGINEERS, INC				116.25 000150
4/16/26	00003	3/31/26 198004	202603 310-51300-31500		*	2,197.50	
		MAR 26 -	GENERAL COUNSEL				
			BILLING COCHRAN, P.A.				2,197.50 000151
TOTAL FOR BANK A						19,632.03	
TOTAL FOR REGISTER						19,632.03	

Bauer Drive
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2023</u>
4	<u>Capital Project Fund Series 2023</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

Bauer Drive
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 47,249	\$ -	\$ -	\$ 47,249
Due from General Fund	-	1,290	-	1,290
Deposit - Electric	103	-	-	103
<u>Investments:</u>				
<u>Series 2023</u>				
Reserve	-	52,475	-	52,475
Interest	-	-	-	-
Revenue	-	116,436	-	116,436
Acq & Construction	-	-	1,811	1,811
Total Assets	\$ 47,352	\$ 170,200	\$ 1,811	\$ 219,363
Liabilities:				
Accounts Payable	\$ 560	\$ -	\$ -	\$ 560
Due to Developer	-	-	-	-
Unavailable Revenue	-	-	-	-
Due to Debt Service	1,290	-	-	1,290
Total Liabilities	\$ 1,850	\$ -	\$ -	\$ 1,850
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 170,200	\$ -	\$ 170,200
Capital Project - Series			1,811	1,811
Unassigned	45,502	-	-	45,502
Total Fund Balances	\$ 45,502	\$ 170,200	\$ 1,811	\$ 217,514
Total Liabilities & Fund Balance	\$ 47,352	\$ 170,200	\$ 1,811	\$ 219,363

Bauer Drive
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 82,340	\$ 82,340	\$ 82,624	\$ 284
Total Revenues	\$ 82,340	\$ 82,340	\$ 82,624	\$ 284
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Engineering	\$ 1,800	\$ 1,050	\$ 369	\$ 681
Attorney	11,200	6,533	5,918	616
Annual Audit	4,400	4,400	4,400	-
Assessment Administration	2,000	2,000	2,000	-
Dissemination Agent	1,374	802	802	-
Trustee Fees	4,575	4,575	4,256	319
Management Fees	27,478	16,029	16,029	0
Computer Time	1,145	668	668	-
Website Maintenance	1,145	668	668	-
Telephone	30	18	-	18
Postage & Delivery	100	58	97	(38)
Insurance General Liability	6,584	6,584	5,732	852
Printing & Binding	50	29	16	13
Legal Advertising	1,500	875	-	875
Other Current Charges	1,400	817	970	(154)
Property Taxes	-	-	2	(2)
Office Supplies	100	58	9	50
Dues, Licenses & Subscriptions	175	175	175	-
Contingency	384	384	-	384
Total General & Administrative	\$ 65,440	\$ 45,723	\$ 42,110	\$ 3,613
<u>Operations & Maintenance</u>				
Field Expenditures				
Lift Station	\$ 12,900	\$ 7,525	\$ 6,140	\$ 1,385
Wireless Service	1,000	583	-	583
Contingency	3,000	1,750	-	1,750
Subtotal Field Expenditures	\$ 16,900	\$ 9,858	\$ 6,140	\$ 3,718
Total Operations & Maintenance	\$ 16,900	\$ 9,858	\$ 6,140	\$ 3,718
Total Expenditures	\$ 82,340	\$ 55,581	\$ 48,250	\$ 7,331
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 26,759	\$ 34,374	\$ (7,047)
Net Change in Fund Balance	\$ -	\$ 26,759	\$ 34,374	\$ (7,047)
Fund Balance - Beginning	\$ -		\$ 11,128	
Fund Balance - Ending	\$ -		\$ 45,502	

Bauer Drive
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budge Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 104,950	\$ 104,950	\$ 105,102	\$ 153
Interest Income	1,000	1,000	2,588	1,588
Total Revenues	\$ 105,950	\$ 105,950	\$ 107,690	\$ 1,740
<u>Expenditures:</u>				
Interest - 12/15	\$ 39,431	\$ 39,431	\$ 39,431	\$ -
Interest - 06/15	39,431	-	-	-
Principal - 06/15	25,000	-	-	-
Total Expenditures	\$ 103,863	\$ 39,431	\$ 39,431	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,087	\$ 66,518	\$ 68,258	\$ 1,740
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,021)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,021)	\$ -
Net Change in Fund Balance	\$ 2,087	\$ 66,518	\$ 67,238	\$ 1,740
Fund Balance - Beginning	\$ 47,075		\$ 102,962	
Fund Balance - Ending	\$ 49,161		\$ 170,200	

Bauer Drive
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 27	\$ 27
Total Revenues	\$ -	\$ -	\$ 27	\$ 27
<u>Expenditures:</u>				
Capital Outlay/Improvements	\$ -	\$ -	\$ 248	\$ (248)
Total Expenditures	\$ -	\$ -	\$ 248	\$ (248)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (221)	\$ (221)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,021	\$ 1,021
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,021	\$ 1,021
Net Change in Fund Balance	\$ -		\$ 800	
Fund Balance - Beginning	\$ -		\$ 1,011	
Fund Balance - Ending	\$ -		\$ 1,811	

Bauer Drive
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 5,898	\$ 73,745	\$ 1,966	\$ -	\$ -	\$ 1,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,624
Total Revenues	\$ -	\$ -	\$ -	\$ 1,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,624
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 253	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369
Attorney	500	990	540	500	690	2,198	500	-	-	-	-	-	5,918
Annual Audit	-	-	-	4,400	-	-	-	-	-	-	-	-	4,400
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Dissemination Agent	115	115	115	115	115	115	115	-	-	-	-	-	802
Trustee Fees	-	-	-	-	-	4,256	-	-	-	-	-	-	4,256
Management Fees	2,290	2,290	2,290	2,290	2,290	2,290	2,290	-	-	-	-	-	16,029
Computer Time	95	95	95	95	95	95	95	-	-	-	-	-	668
Website Maintenance	95	95	95	95	95	95	95	-	-	-	-	-	668
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	1	3	2	7	1	81	-	-	-	-	-	97
Insurance General Liability	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Printing & Binding	-	-	-	-	-	-	16	-	-	-	-	-	16
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	115	115	157	136	121	121	205	-	-	-	-	-	970
Property Taxes	-	2	-	-	-	-	-	-	-	-	-	-	2
Office Supplies	-	-	-	-	0	-	8	-	-	-	-	-	9
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 11,119	\$ 3,704	\$ 3,295	\$ 7,633	\$ 3,665	\$ 9,287	\$ 3,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,110
<u>Operations & Maintenance</u>													
Field Expenditures													
Lift Station	740.00	740.00	740.00	740.00	740.00	1,700.00	740.00	-	-	-	-	-	6,140.00
Wireless Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 740	\$ 740	\$ 740	\$ 740	\$ 740	\$ 1,700	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,140
Total Operations & Maintenance	\$ 740	\$ 740	\$ 740	\$ 740	\$ 740	\$ 1,700	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,140
Total Expenditures	\$ 11,859	\$ 4,444	\$ 4,035	\$ 8,373	\$ 4,405	\$ 10,987	\$ 4,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,250
Excess (Deficiency) of Revenues over Expenditures	\$ (11,859)	\$ (4,444)	\$ (4,035)	\$ (6,407)	\$ (4,405)	\$ (10,987)	\$ (4,146)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,374
Net Change in Fund Balance	\$ (11,859)	\$ (4,444)	\$ (4,035)	\$ (6,407)	\$ (4,405)	\$ (10,987)	\$ (4,146)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,374

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)
Current Bonds Outstanding		\$1,470,000

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%
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Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2023 Service	Debt 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