

Bahia Mar

Community Development District

***Approved Proposed Budget
FY 2026***



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Bahia Mar
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$	93,000	\$	17,705	\$	47,915	\$	65,620	\$	93,000
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TOTAL REVENUES	\$	93,000	\$	17,705	\$	47,915	\$	65,620	\$	93,000
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EXPENDITURES:

Administrative

Engineering	\$	10,000	\$	-	\$	3,500	\$	3,500	\$	10,000
Attorney		15,000		7,400		14,800		22,200		15,000
Annual Audit		5,000		-		3,400		3,400		3,500
Assessment Administration (1)		5,000		-		-		-		5,000
Arbitrage Rebate (1)		600		-		-		-		600
Dissemination Agent (1)		2,500		-		-		-		2,500
Trustee Fees (1)		4,200		-		-		-		4,200
Management Fees		39,000		13,000		15,167		28,167		39,000
Information Technology/Website Maintenance		2,000		833		1,167		2,000		2,000
Telephone		100		-		50		50		100
Postage & Delivery		500		25		150		175		500
Insurance General Liability		5,500		-		3,369		3,369		5,500
Printing & Binding		500		9		50		59		500
Legal Advertising		2,000		1,151		750		1,901		3,000
Other Current Charges		925		205		420		625		1,425
Office Supplies		-		-		-		-		-
Dues, Licenses & Subscriptions		175		175		-		175		175

TOTAL ADMINISTRATIVE	\$	93,000	\$	22,798	\$	42,822	\$	65,620	\$	93,000
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TOTAL EXPENDITURES	\$	93,000	\$	22,798	\$	42,822	\$	65,620	\$	93,000
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EXCESS REVENUES (EXPENDITURES)	\$	-	\$	(5,093)	\$	5,093	\$	-	\$	-
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⁽¹⁾ Represents costs associated with the issuance of Bonds.

Bahia Mar
Community Development District
Budget Narrative
FY 2026

REVENUES

Developer Contributions/Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

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.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted with an LLS Tax Solutions to perform the calculations.

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.

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

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.

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/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.

Telephone

Actual charges for conference calls.

Postage and Delivery

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

Printing and Binding

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

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.

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.

Due, Licenses & Subscriptions

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