Bahia Mar
Community Development District

June 15, 2026

Bahia Mar
Community Development District
Agenda

Seat 2: Kurt Drstvensek – (C.)	
Seat 4: Michael Fine – (V.C.)	
Seat 1: Ben Gerber – (A.S.)	
Seat 3: Landon McNeil – (A.S.)	
Seat 5: Michael Sperling – (A.S.)	

Monday
June 15, 2026
9:00 a.m.

801 Seabreeze Blvd, Fort Lauderdale, FL 33316
Join the meeting now
Meeting ID: 267 340 774 202 and Passcode: pgmoK3
1 872-240-4685 and Phone Conference ID: 973 389 554#

1. Oath of Office for Mr. Landon McNeil **– Page 4**
2. Roll Call
3. Audience Comments ***(Related to Right to Speak Statute Changes – Public Comment Limited to 3 Minutes)***
4. Approval of Minutes of the August 18, 2025 Meeting **– Page 5**
5. Consideration of:
   A. **Resolution #2026-01** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing **– Page 21**

   B. First Amendment to Interlocal Agreement between the City of Fort Lauderdale and Bahia Mar Community Development District **– Page 26**
6. Ratification of:
   A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 **– Page 30**

   B. Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments **– Page35**
7. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 **– Page 46**
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9. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards **– Page 79**
10. Financial Reports
    A. Approval of Funding Requests **#15, #16, #17, #18, #19 & #20 – Page 83**

    B. Acceptance of Unaudited Financials **– Page 89**
11. New Business
12. Supervisors Requests and Audience Comments

13. Adjournment

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

Oath of Office

I, ___________________________ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Bahia Mar Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Bahia Mar Community Development District, ________________County, Florida**.

Signature: ____________________________________

Mailing Address: ______________________________

____

County of Residence: __________________________

Telephone #: _________________________________

E-mail: ______________________________________

Date: _______________________________________

Sworn to (or affirmed) before me this _______ day of _______________, by ___________________________ whose signature appears hereinabove.

____
Notary Public State of Florida

____
Print Name

My Commission expires

Personally known ______ or produced identification ____________

Type of identification___________________

MINUTES OF MEETING
BAHIA MAR
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bahia Mar Community Development District was held on Monday, August 18, 2025 at 9:00 a.m. at 801 Seabreeze Blvd., Mariner Room, Fort Lauderdale, Florida 33316

Present and constituting a quorum were:

Kurt Drstvensek	Chairman
Ben Gerber	Assistant Secretary (by phone)
Landon McNeil	Assistant Secretary
Michael Sperling	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Andrew Gill	District Manager
Several Residents	

FIRST ORDER OF BUSINESS — Oath of Office for Landon McNeil

Mr. Gill: Prior to this meeting the oath of office was administered to Landon McNeil, so thank you for that.

SECOND ORDER OF BUSINESS — Roll Call

Mr. Gill called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS — Audience Comments (Related to Right to Speak Statute Changes – Public Comment Limited to 3 Minutes)

Mr. Gill: Moving on to item No. 3, audience comments, each member of the public is allowed 3 minutes to comment or speak at this point. Yes, go ahead.

A resident: Yes, I am a resident of the community and I'm just here to just confirm the documents for the basketball courts. So, I know that they were talking about that and I wanted to know if you are going to give notice to the public about that, and if that's going to be re-brought up at any of the commissioners hearings? So, that's really why I'm here and I hope that I can get some more information on how that process is going to roll out to the public.

Mr. Gill: Ok, thank you.

Mr. Ted (Resident) and Ms. Sarah (President, River Oaks Civic Association):, president of the River Oaks Civic Association, and like the shirt says, I'm local, I was born here at Broward General in 1956, I just don't know if you realize changing the basketball courts to pickleball courts, these are iconic courts in the City of Fort Lauderdale and mean a lot to the public, and so I don't know which is more, and I don't want to use the word "despicable" but you asking to change the courts from basketball to pickleball, or for the City Commission to agreeing with it but, I just don't think the people realize what a grassroots thing those basketball courts mean to the city, and that public beach and taking over part of the public beach and making it your own, changing from what has been there for generations into a pickleball court, in my opinion, that's not very good way to make good relationships with the residents. So, if there's anything we can do, something else, this place is vast, if you can't find enough room in this huge area for two pickleball courts, in this huge piece of property, then you maybe need a new designer but, those basketball courts have been in Fort Lauderdale for generations.

Mr. Gill: Ok, thank you.

Mr. Bill Brown (President, Central Beach Alliance): Good morning, first of all thank you for your service on the Board, Bill Brown, president of the Central Beach Alliance, we are the recognized neighborhood association of this area, are neighborhood association runs all the way from just south of the PMR and Ocean Drive, back all the way to Oakland Park on the barrier island, we represent some 6,000 members and over 50 condo buildings, we've been involved heavily with the Tate Brothers from day 1 on this project. We were opposed to the project of the original concept but, worked with them, worked with the mayor's office, the city commission, to have a reduction of the building and to the negotiations, and we're heavily informed and involved on the master agreements and we continue to look forward to working with the developers and the condominium association, as well as this body as you move forward in addressing your issues especially as the agreement calls for the relocation of the basketball courts. Thank you.

Mr. Gill: Thank you. If there are no further comments, I'll move to the next item.

FOURTH ORDER OF BUSINESS — Approval of the Minutes of the March 17, 2025 Meeting

Mr. Gill: This is the approval of the minutes of the March 17, 2025 meeting. These minutes were included in your packets and you've had a chance to review. Are there are any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve those minutes.

> On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, the Minutes of the November 18, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Gill: Moving on to item No. 5, this is the public hearing portion of today's meeting, and this is the public hearing to adopt the fiscal year 2026 budget. I'll first ask for a motion to open that public hearing.

> On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2025-05 Adopting Final Budget

Mr. Gill: Item B is public comment and discussion related to the fiscal year 2026 budget, I guess before the comments we can briefly go over the budget here. It's purely administrative at this point and developer funded. Here are copies of the budget for anyone to look at, for the Board, this is the budget that was previously reviewed and approved, there haven't been any changes since it was last approved. So, currently we're looking to adopt this budget today to take it from the approved proposed budget as you previously reviewed, and adopting that budget for fiscal year 2026. Again, it's purely administrative and there weren't any changes in it. For the public, are there any comments or questions? Also for the public we have a couple residents on the call as well. Ok, so hearing none, I'll move down to item C, this is resolution #2025-05 and this resolution adopts the final budget. It's pretty straight forward, and if there are no questions from the Board I'll ask for a motion to adopt resolution #2025-05 which adopts the final budget for fiscal year 2026.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, Resolution #2025-05 adopting the final budget was approved.

D. Motion to Close the Public Hearing

Mr. Gill: Now, I'm just looking for a motion to close the public hearing.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending September 30, 2024

Mr. Gill: Moving on to item No. 6, this is acceptance of our audit for the fiscal year ending September 30, 2024. This is a clean audit, it's pretty straight forward, if you drop down to page 24 in your packet you'll see the auditors statement that the District complied and there are no findings. If there are no questions on that, I'll just ask for a motion to accept the fiscal year 2024 audit, and again, that's page 42 of the agenda.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

SEVENTH ORDER OF BUSINESS — Email Confirmation of Interlocal Agreement Scriveners Error – Basketball Courts Locations

Mr. Gill: Jumping down to item No. 7, this is on page 43 of your packet, and this is an email confirmation of the interlocal agreement Scriveners Error, related to the basketball courts location. Again, we wanted to include this in your packet for the Board's information. There's no motion needed for this, right Ginger?

Ms. Wald: No, there's no action that is needed, it was just confirming that the north and south was a Scriveners Error because it was clear from the interlocal agreement that was approved by the city commission and also this Board for the funding of certain improvements that the city was going to perform on the city beach that it was the replacement of the existing basketball court or two pickleball courts, that was the only purpose for this email exchange with the city attorney.

Mr. Gill: Ok, thank you Ginger.

Ms. Racquel Williams (City Manager, City of Fort Lauderdale): Yes, I'd like to make a comment.

Mr. Gill: Go ahead.

Ms. Williams: Good morning, Racquel Williams, City Manager of the City of Fort Lauderdale, and I am joined by Ben Rogers, assistant city manager and Carl Williams, Parks and Recreation Director for the City of Fort Lauderdale. So, we are extremely thankful for your partnership with the city via the interlocal agreement described in item No. 7. We are here today to confirm the Board's intent to maintain the pickleball courts at the site as originally intended via the interlocal agreement and also want to inquire as to whether the Board might entertain or support funding for new basketball courts so as to improve the entirety of the beach area, as well as grills and picnic tables and other amenities that would serve to enhance the amenities of the site.

Mr. Gill: Thank you, and I'm not sure if the Board can make that decision at this point but, again, we can put it on another agenda so then the Board could consider it.

Mr. Drstvensek: Sure, and can we talk about it with other business at the end?

Mr. Gill: Yes, absolutely.

Ms. Williams: So, we have a draft presentation of potential sites for basketball courts so that we would not only have the pickleball courts but also have basketball courts and make sure that amenity is still available to the public. We can provide that now, or later during your business, I will be departing from the meeting a little bit early but, our staff will be here to have that conversation.

Mr. Drstvensek: Great.

Ms. Williams: Thank you.

Mr. Gill: Thank you Raquel. You have a question?

A resident: (inaudible comment) Yes, I'd just like to make a statement if I could, thank you guys, thank you everyone, I think this is so great that you're opening this up to the public and allowing everyone to speak and what you're doing in the community is great, we love Marina Village, it's bringing a lot of people down here and it's great to see this area thriving. However, I'm familiar with coastal area flooding regulations and runoff and whatnot, I think the relocation of this basketball court should be re-considered, I don't understand full spectrum of how this decision was conveyed to the public that has been using and thriving in this community. I'm one of the people that have grown up from playing at this basketball courts throughout the years, it's taught me not only business skills but also how to be a winner, and that's something that I'm really proud of from my community and I would never want to deprive other people, especially young women that are trying to come out here and play from that opportunity. That being said, I think there's a lot of environmental issues that we're worried about with building and reconstructing on environmental land, what are we going to do to protect the coastal area, like flooding regulations, the runoff, the debris that's coming from buildings and repurposing this area. So, those are some questions that I have and really about how is the public going to be weighed in since this is a public area and there was an error in the report which seems kind of funny as one job to the north and south and maybe we should really give the public due notice if that's changing. I didn't see anything in the documents about replacing the basketball courts, it just said that there would be a pickleball court south of the bridge, this is clearly north of the bridge and a lot of residents would probably just want to know this information and have a chance to bring it and work with the community on it because it's a great location, so I'm sure there's something that can be done here. So, these are just questions I think the community has and me in particular. So, I thank you for your time and if there's a way we can learn more I'm very interested in that, so thank you all.

Mr. Gill: Thank you.

EIGHTH ORDER OF BUSINESS Staff Reports

Mr. Gill: Moving on, I'll move down to item No. 8, staff reports, District attorney.

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Wald: Yes. You have in your agenda packet our annual legislative update, this is the one from this year from the State Legislature and the acts that have been passed and signed by the Governor. It's self-explanatory, and we have provided a summary thereof, if anybody has any questions please let me know and if you want the full acts to read I can provide those to you. There was nothing specifically in here that affects the District directly at this point in time but, at some point in time when we proceed more with rules and regulations there have been a couple little changes with advertisement and also with limitation as to change orders when you start a construction project but, they'll be built into the legal process thereof, and that's all I have on that. The other thing I wanted to state which is not related to the memorandum is, please do not forget that you have to do your annual ethics training, the 4 hours again, before the end of the year, December 31st of this year. We'll make sure that you're provided with the links again so you can chose one of those lovely courses to go ahead and listen to. That's all I have unless anybody has anything they want to ask, thank you.

Mr. Gill: Thank you Ginger. Any questions for Ginger?

B. Engineer

Mr. Gill: Not hearing any, the District engineer is available if you have any questions I can relay those to him.

C. Manager

1) **Number of Registered Voters in the District – 10**
2) **Consideration of Proposed Fiscal Year 2026 Meeting Schedule**

Mr. Gill: Moving down to item C is District manager, and first I'm required by law to announce the number of registered voters within the confines of the District and that number is 10. Again, we do this for a number of reasons but, you do have 10 registered voters in the District at this time. The next item is consideration of the proposed fiscal year 2026 meeting schedule, and apparently we're meeting every third Monday, and we moved it to 611 Seabreeze Boulevard, we can keep it there of if the Board would like we can remain here.

Mr. Drstvensek: Yes, let's remain at this address.

Mr. Gill: Ok, alright, so in your packet we have that proposed meeting schedule, and if it that looks good to the Board, we have a couple of exception dates due to holidays, January 12th is an exception, then February 16th.

Mr. Drstvensek: The October 20th boat show, I'm just concerned with traffic and accessibility and so on.

Mr. McNeil: I would take that out.

Mr. Gill: Take it out, ok, we likely don't need it.

Ms. Wald: All of October?

Mr. Drstvensek: Yes.

Mr. Gill: Ok.

Ms. Wald: So, remove October and then we can play it by ear for November if needed.

Mr. Drstvensek: Ok.

Mr. Gill: Again, for this Board, we like to advertise all of the meetings and if we don't have a meeting, we cancel it, but it's better to just have it advertised so we don't have to pay for additional advertising. So, if this proposed schedule looks good with Mr. Drstvensek input, removing the October 20th date, I'll ask for a motion from the Board approving the proposed fiscal year 2026 meeting schedule as amended and authorizing staff to advertise.

> On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule as amended removing the October 20th meeting date, and authorizing staff to advertise was approved.

3) **Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694**
4) **From 1 Financial Disclosure Due July 1, 2025 - *everyone has filed***
5) **Reminder to Complete Annual Ethics Training by December 31, 2025**

Mr. Gill: Item No. 3 is consideration of the 2025 performance measures and standards as required by Florida Statute. Again, this was presented to the Board earlier, or last year actually, we laid out requirements that the State Legislature gave us requiring Special Districts to provide some standards that they would meet at the end of the year. They really didn't give us much direction on what those standards were so we made them pretty basic. The Board has met those standards so I am now looking for a motion to accept these and allow us to put this on the website as required.

> On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

Mr. Gill: Next is your Form 1, and everyone has filed their Form 1s.

Ms. Wald: You forgot to adopt the fiscal year 2026 performance measures staying the same as 2025.

Mr. Gill: Yes, good point, so since we're not meeting before the end of this fiscal year, I'd also like a motion, moving back to the performance standards and measures, using the matrix that we used for this current fiscal year, for next fiscal year, and if the Board is ok with that I'll just ask for a motion to approve those.

> On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the 2026 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

Mr. Gill: Moving down to item No. 4, this is the Form 1, and everyone has filed their Form 1s, so good job on that to the Board members. Item No. 5, Ginger already touched on that, and my office will be sending out the ethics training links again, I'll send it out now and also right before the new year just to remind everyone.

NINTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Requests #12, #13, & #14

B. Acceptance of Unaudited Financials

Mr. Gill: Moving down to item No. 9, which is financial reports. We have funding requests #12, #13 & #14 included in your packet for your approval. Are there any questions on that?

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, Funding Requests #12, #13 & #14 were approved.

Mr. Gill: Next is acceptance of the unaudited financials, and these financials start on page 60 of your packet and they're through July 31,2025. Are there any questions on those, if not, I'll ask for a motion to accept the unaudited financials.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS — Supervisors Requests and Audience Comments

Mr. Gill: Now we're back to item No. 10 which is Supervisor's requests and audience comments. I know Kurt you had something you wanted to add.

Mr. Drstvensek: Yes. I'd like to propose to amend the language in the public improvements definition in the interlocal agreement. I'd like to it to also include two new basketball courts to be funded with excess funds from our $1 million commitment to that area, to work with the city manager's office on a mutually agreed upon location westward of the coastal construction line. I'd also like to propose pre-funding those improvements so work can commence as soon as possible and work with the city manager and her office to get moving on this.

Mr. Gill: So, can I wrap that into a motion?

Ms. Wald: I think it was being made as a motion.

Mr. Gill: Ok.

Mr. Drstvensek: Yes.

Ms. Wald: Do we have a dollar amount?

Mr. Drstvensek: We do not.

Ms. Wald: Ok, so it's basically a motion to engage in those discussions with the city manager's office to proceed with an amendment to the interlocal agreement based as you stated.

Mr. Drstvensek: Correct.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, authorizing the District to engage in discussions with the City Manager's office to proceed with an amendment to the Interlocal Agreement as stated on the record was approved.

Mr. Gill: Ok, and this section is also for audience comments. We have a few audience members who joined by phone or virtually, is there any members of the audience in person or on the phone who have further comments for the Board?

A resident: Yes, I have a question.

Mr. Gill: Yes, go ahead with your comment.

A resident: I guess you're proposing to pay for two new basketball courts, so your motion to fund two new basketball courts and to look into the location of this, is it going to be in the same location or are you guys just entertaining this discussion, where are these funds coming from?

Mr. Drstvensek: So, I'm going to address this. This CDD has committee a million dollars in funds for improvements in the public area of the beach.

A resident: In exchange for what?

Mr. Drstvensek: Part of a master agreement, so I'm proposing that we use some of those funds, if there's excess funds towards two new basketball courts.

A resident: Can we designate a certain amount of excess funds? Like is there some way we can sort of block off an amount because this is why I'm here, we were having this discussion, is this going to be moved out of this specific community and then building projects, they cost of lot of money and then things fall through and then all of a sudden nothing comes to fruition.

Mr. Drstvensek: My intent would not be moved out of this direct community. I think there are some potential locations so I'd like to work with the city manager and her team to go through that, I just don't have an idea on the true cost of it yet but, I think with the million dollars it's achievable.

A resident: And I think that also it would probably be a lot more cost efficient if we could establish that, so what is the issue with them building two pickleball courts in a different location, why is it that specific because I'm pretty sure that it is grandfathered in to like coastal area regulations, so if you wanted another court in a similar location on the beach that wouldn't really be allowed. So, I'm under the understanding that the pickleball courts were chosen because you can not build on the beach, you can only replace on the beach, and so if that formula is true then how therefore are we going to create two new basketball courts in the same area?

Mr. Drstrvensek: Working with the city manager's team I think they've identified some locations, if you guys want to speak briefly on that.

Ms. Ms. Williams: Sure, I just want to say thank you for the support in amending the agreement to include the basketball courts, the city really does want to enhance the entirety of the beach to include other amenities as well, so not just pickleball, and basketball courts but, also the picnic tables and umbrellas and some other areas, and so Ben Rogers is going to speak to someone of our initial due diligence as it relates to potential locations for basketball courts.

Mr. Rogers: Good morning, Ben Rogers, Assistant City Manager for the City of Fort Lauderdale. As the city manager indicated, we have a lot of efforts going on here and so I just want to provide a quick summary to the Board of what's going on. So, in the agreement there were two or three items that the city was responsible for committing to, the first one was the relocation of dumpsters and operational equipment at the end of the pedestrian bridge, that has been completed. If you look out there now there's a fenced off area, just south of that area that's more contained, modernized and less impactful to the pedestrian bridge. The second deliverable was the installation of fitness equipment, and the third one was the repurposing of the basketball courts to pickleball courts. Separate from this initiative, the city has a park program that has $1.3 million dollars going towards improvements at the beach, and so what we're looking to do is really take the two efforts and combined them into one. So, rather than just making independent decisions, we've onboarded our consultant to do a site kind of concept plan, we think we'll have that by the end of September which would identify how the improvements could be made, where they'd be made at, and the overall flow of the park area. That doesn't give us a next step timeline, what that does is it just gives us some consensus on what it would look and feel like, and from that point forward we'd have to go and understand what the true permitting requirements are. You're very specific on discussing west of the CCL that would be our preference as well to mitigate a lot of the concerns that some of the members of the audience have made with the challenges of building on the beach. So, at this point right now, the area that we've identified is kind of a potential landing point for the basketball courts which is the south part of the parking lot, on the sand, there is room there to do that, and again, what we're working with our consultant on now is getting all of the fine tuned information with that. We also want to take the fitness equipment and make sure that fits well and align that with all the other amenities that are on the beach and so that will be part of our park improvement as well. So, we do appreciate you willingness to amend the agreement to let any excess dollars of that million dollars contribution go to the basketball courts and would love for it to actually go to just the beach improvements if possible because we do have other things that the manage mentioned just general amenities, ADA improvements, picnic tables, grills, just public amenities in general. So, if we can combine the one million dollar contribution for the CDD along with our park dollars that gives us $2.3 million dollars to try to make all of these improvements at the same time. Thank you.

Mr. Gill: Thank you, any other audience comments?

A resident on teleconference audio: I just have a question.

Mr. Gill: Yes, go ahead.

A resident on teleconference audio: (Asks question regarding the basketball courts to be built)

Ms. Williams: Yes, so we intend to have two full basketball courts just like we have available today.

A resident: Thank you.

Ms. Williams: So, the answer is yes.

A resident on teleconference audio: Ok. (Asks further questions about the specifics of the proposed basketball courts)

Ms. Wald: We're going to have to go with the city on that, and direct to the city, the only thing the CDD is saying is they're willing to amend the agreement with the funding in place for also additional amenities such as the basketball courts. So, the design and everything else, is the city, the city is the one providing the construction.

A resident on teleconference audio: (Asks a question about the parking locations)

Ms. Williams: Our intention is to preserve as much parking as we possibly can, we're going to do our due diligence and we anticipate that there could be some changes to overall layout of the beach but, our intention is to preserve parking.

A resident on teleconference audio: (Asks further questions.)

Ms. Williams: We would have to go through all the environmental and regulatory permitting processes to make this renovation happen so, yes, we've considered that and we will be speaking to all the agencies in terms of what the rules and regulations are.

A resident on teleconference audio: Ok, that's all I had, thank you.

A resident on teleconference audio: I wanted to make a couple of comments about the restrictions that are currently under state law for the coastal construction restrictions in that area that extend out into the parking lot. I was told by the city that pickleball courts cannot be installed in that location strictly because footers and pilings cannot be put into the sand.

Mr. Gill: Ok.

A resident on teleconference audio: Now, we're totally against removing the basketball courts and we're going to fight this to the end, even if we have to go through the legal process because right now you're taking away a very historic section of Fort Lauderdale beach. (inaudible comment) Currently nobody is for moving the courts, many people in the city also are against moving the courts.

Mr. Gill: Thank you for your comment. Is there anything else?

A resident on teleconference audio: (Comments about the history of the Fort Lauderdale Beach)

Ms. Wald: Sir, the CDD is not the one that is constructing any of these public improvements, it is the city, so I'm going to direct you back to the city because we don't have that information, we're just funding it.

A resident on teleconference audio: Ok. So, whose idea was it to put the pickleball courts in that location, and why remove the basketball courts? That's what most of the people want to know. Now, it's a well know fact that they're trying to get rid of the demographics of the area, nobody wants to face that information, that's the truth.

Mr. Gill: Thank you, the Board has heard your comment and will consider it. Are there any further public comments?

A resident on teleconference audio: Yes, I'm just trying to get more clarification of how much exactly is going to be earmarked for the public areas as far as the basketball courts and the exercise area, because I'm really unclear on that, how much is earmarked for that?

Ms. Williams: All of the million dollars is earmarked for public improvements.

A resident on teleconference audio: And what is all included in the public improvements?

Ms. Williams: Currently fitness equipment, pickleball courts and relocating the storage facility for equipment, or the storage area, the Board has motioned to allow us to also utilize the funding for the two basketball courts and other public improvements.

A resident on teleconference audio: Ok. Now is that million dollars sufficient enough for everything that it's earmarked for?

Ms. Williams: As stated earlier, we also have a park program about $1.3 million dollars so that will be funding from CDD as well as through the park program will be able to cover all the amenities potentially.

A resident on teleconference audio: Ok.

Mr. Gill: Thank you.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Gill: If there are no further questions or comments, I'll ask for a motion to adjourn the meeting.

> On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, the Meeting was adjourned.

____
Secretary /Assistant Secretary

____
Chairman / Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: ______________________________

Hour: ______________________________

Place: ______________________________

____

____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____________day of ____________, 2026

____
Chairman/Vice Chairman

____
Secretary/Assistant Secretary

Bahia Mar

Community Development District

Approved Budget
FY 2027

Table of Contents

Bahia Mar

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/25	Projected Next 16 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Developer Contributions	$ 93,000	$ 28,112	$ 40,160	$ 68,272	$ 93,000
TOTAL REVENUES	**$ 93,000**	**$ 28,112**	**$ 40,160**	**$ 68,272**	**$ 93,000**
EXPENDITURES:					
Administrative					
Engineering	$ 10,000	$ 56	$ 3,500	$ 3,556	$ 10,000
Attorney	15,000	5,998	6,998	12,996	15,000
Annual Audit	5,000	3,500	-	3,500	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	26,000	13,000	39,000	40,950
Information Technology/Website Maintenance	2,000	1,333	667	2,000	2,100
Telephone	100	-	50	50	100
Postage & Delivery	500	3	150	153	200
Insurance General Liability	5,500	5,000	-	5,000	5,500
Printing & Binding	500	2	50	52	250
Legal Advertising	2,000	154	750	904	2,000
Other Current Charges	925	467	420	887	925
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 93,000**	**$ 42,688**	**$ 25,584**	**$ 68,272**	**$ 93,000**
TOTAL EXPENDITURES	**$ 93,000**	**$ 42,688**	**$ 25,584**	**$ 68,272**	**$ 93,000**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ (14,576)**	**$ 14,576**	**$ -**	**$ -**

(1) Represents costs associated with the issuance of Bonds.

Bahia Mar

Community Development District

Budget Narrative

FY 2027

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 Board

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.

FIRST AMENDMENT OF INTERLOCAL AGREEMENT BETWEEN CITY OF FORT LAUDERDALE AND BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT

This First Amendment to Interlocal Agreement is made and entered into on the ___ day of _________, 2026 ("Effective Date"), by and between the **City of Fort Lauderdale, Florida**, a municipal corporation of the State of Florida ("City") and **Bahia Mar Community Development District**, a local unit of special-purpose government organized and existing pursuant to Chapter 190 of the Florida Statutes ("CDD") (each, a "Party" and collectively referred to as the "Parties").

RECITALS

WHEREAS, on January 29, 2024, the Parties entered into an Interlocal Agreement; and

WHEREAS, the Interlocal Agreement provided for completion of certain Improvements by the City, by January 29, 2027, three (3) years from the effective date of the Interlocal Agreement; and

WHEREAS, the City has requested, and the CDD has agreed, to a three (3) year extension of time for completion of the Improvements, specifically January 31, 2030 and for replacement of the Improvements as contemplated in the Interlocal Agreement; and

WHEREAS, the Parties have determined that it is mutually beneficial and in the best interests of the CDD and the City to enter into this First Amendment to the Interlocal Agreement; and

WHEREAS, Part I of Chapter 163, Florida Statutes, as amended (the "Interlocal Cooperation Act"), permits the Parties, as public agencies, under the Interlocal Cooperation Act, to enter into interlocal agreements with each other to make the most efficient use of their power by enabling them to cooperate on a basis of mutual advantage and thereby provide the services and facilities in a manner and pursuant to forms of governmental organization that accords best with geography, economy, population and other factors influencing the needs and development of such governmental units; and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Section 1. **Recitals.** The above recitals are true and correct and by this reference are incorporated as if fully set forth herein.

Section 2. **Section 3.1** of the Interlocal Agreement is amended to read as follows:

3.1. CDD shall finance the following Improvements and, subject to securing the necessary permits and securing additional funding, if required, the City shall construct the following Improvements within the timeframes set forth below;

Improvements	Timeframe
Resurface the existing basketball courts and install new commercial-grade backboards on the existing gooseneck system	Completed no later than January 31, 2030
Install four (4) pickleball courts south of the existing basketball courts and Bahia Mar pedestrian bridge.	Completed no later than January 31, 2030
Install new outdoor fitness equipment and two (2) new synthetic flex-green passive use areas within Fort Lauderdale Beach Park	Completed no later than January 31, 2030
Relocation of storage/maintenance yard currently located under the Bahia Mar pedestrian bridge	Completed no later than January 31, 2030

Section 3. All other conditions and terms of the original Interlocal Agreement, not specifically amended herein, shall remain in full force and effect.

Section 4. This First Amendment shall be effective upon full execution by the Parties.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: CITY OF FORT LAUDERDALE, signing by and through its Mayor, authorized to execute same by Commission action on the ____ day of _______________, 2026, (Agenda Item No. ___), and BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT, signing by and through its _________, duly authorized to execute same.

CITY OF FORT LAUDERDALE

ATTEST:

By: ______________________________
David R. Soloman, City Clerk

(SEAL)

CITY OF FORT LAUDERDALE, a Florida municipal corporation

By: ______________________________
Dean J. Trantalis, Mayor-Commissioner

____ day of _________________, 2026

By: ______________________________
Rickelle Williams, City Manager

____ day of _________________, 2026

APPROVED AS TO FORM AND CORRECTNESS:

By: ______________________________
Shari L. McCartney
City Attorney

____ day of _________________, 2026

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT

ATTEST:	BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
By: ______________________________	By: __________________________________
Secretary/Assistant Secretary	Chair/Vice-Chair
	____ day of _________________, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

November 25, 2024

Board of Supervisors
Bahia Mar Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Bahia Mar Community Development District, Broward County, Florida ("the District") for the fiscal year ended September 30, 2024, with an option for nine (9) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bahia Mar Community Development District as of and for the fiscal year ended September 30, 2024, with an option for nine (9) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

This agreement provides for a contract period of one (1) year with the option of nine (9) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $3,400 for the September 30, 2024 audit. The fees for the fiscal years 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032 and 2033 will not exceed $3,500, $3,600, $3,700, $3,800, $3,900, $4,000, $4,100, $4,200 and $4,300, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Bahia Mar Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Bahia Mar Community Development District.

By: ______________________

Title: Treasurer

Date: 2/13/25

Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs

AICPA Peer Review Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

INTERLOCAL AGREEMENT FOR UNIFORM COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

THIS INTERLOCAL AGREEMENT ("Agreement") made and entered into this 30th day of October, 2025, by and between the Bahia Mar Community Development District (the "District"), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the "Tax Collector")(collectively, District and Tax Collector referred to as the "Parties").

SECTION I
Purpose

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments ("Special Assessments"), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

SECTION II
Term and Termination

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice form the aggrieved Party identifying the breach.

SECTION III
Duties and Responsibilities of District

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the

collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem special assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

SECTION IV
Duties of the Tax Collector

1. The Tax Collector shall take all actions legally required to collect the Special Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting the Special Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any special assessment. The District shall bear the cost of any such error or omission.

4. The Tax Collector hereby agrees to accept District Resolution No. 2025-01 attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.

5. The Tax Collector will place the Special Assessments on the tax bill and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.

6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

SECTION VI
Miscellaneous

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

3. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

4. This Agreement shall be governed by the laws of the State of Florida.

5. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

6. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

a.	As to Tax Collector:	Hon. Abbey Ajayi Broward County Tax Collector 115 S. Andrews Avenue, A100 Fort Lauderdale, FL 33301
	With a copy to:	Timothy R. Qualls, Esq. Young Qualls, P.A. Post Office Drawer 1833 Tallahassee, FL 32302-1833
b.	As to District:	District Manager Bahia Mar Community Development District 5385 N. Nob Hill Road Sunrise, FL 33351 c/o Jennifer McConnell
	With a copy to:	Michael J. Pawelczyk, Esq. Billing Cochran, P.A. 515 E. Las Olas Blvd., Suite 600 Fort Lauderdale, FL 33301

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

Signed by:
Nadia Alcide
AB861013910C447...

Signature

Nadia Alcide

Printed Name

BROWARD COUNTY TAX COLLECTOR

Signed by:
Abbey Ajayi
AB861013910C447...

Abbey Ajayi, Tax Collector

11/5/2025

Date

ATTEST:

DocuSigned by:
Paul Winkeljohn
7E743FF03E08419...

Signature

Paul Winkeljohn

Printed Name

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Kurt Drstvensek
0761DC293CF74C1...

Name: Kurt Drstvensek

Title: Managing Director

2025-10-30

Date

EXHIBIT A

RESOLUTION 2025-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH HEREINAFTER MAY BE LEVIED BY THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, the Bahia Mar Community Development District was established pursuant to the provisions of Chapter 190 Florida Statutes which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 Florida Statutes for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 Florida Statutes; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Section 197.3632 Florida Statutes in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632 Florida Statutes the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within **Broward County** for four consecutive weeks preceding said hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT

1. The Bahia Mar Community Development District upon conducting its public hearing as required by Section 197.3632 Florida Statutes hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 Florida Statutes each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 Florida Statutes for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached legal description which is made a part of the

Resolution as Exhibit "A". Said assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Broward County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before **January 10, 2025**.

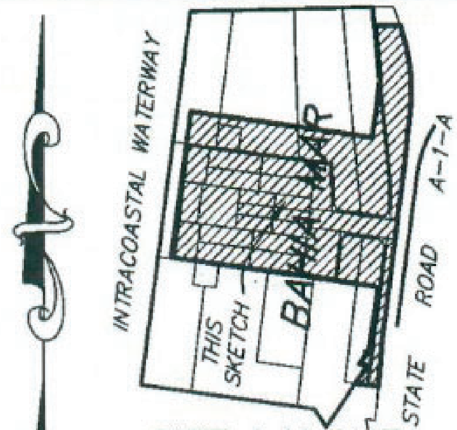
PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2024

Signed by:
Kurt Drstvensek
0761DC293CF74C1...
Chairman/ Vice Chairman

Signed by:
Andrew Gill
996FCF5DA76943E...
Secretary / Assistant Secretary

McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

SKETCH AND DESCRIPTION
BAHIA MAR CDD SITE
SHEET 1 OF 2 SHEETS



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of the Parcels and those certain 10.00 foot Walkways adjacent thereto and within said Parcels, BAHIA MAR, according to the plat thereof, as recorded in Plat Book 35, Page 39, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Northeast corner of Parcel 32, of said BAHIA MAR; thence South 05°24'49" East, a distance of 80.22 feet to the Point of Beginning; thence North 88°51'31" East, a distance of 110.52 feet to a point on a curve; thence Southerly on the West right of way line of State Road A-1-A (Seabreeze Boulevard) the following six (6) courses and distances 1) thence Southerly on said curve to the right, whose radius point bears South 71°48'21" West, with a radius of 876.51 feet, a central angle of 24°37'04", an arc distance of 376.60 feet to a point of tangency; 2) thence South 06°25'25" West, a distance of 226.21 feet; 3) thence South 08°01'55" West, a distance of 700.37 feet to a point of curve; 4) thence Southerly on said curve to the left, with a radius of 2935.35 feet, a central angle of 03°56'09", an arc distance of 201.91 feet to a point of tangency; 5) thence South 04°05'46" West, a distance of 50.00 feet; 6) thence South 04°36'00" West, a distance of 20.31 feet to the end of said six (6) courses and distances; thence North 81°57'59" West, on the South line of said Parcels 33 and 2a, distance of 99.93 feet; thence North 35°18'52" East, a distance of 81.26 feet; thence North 07°15'43" East, a distance of 14.94 feet; thence North 81°51'50" West, a distance of 29.26 feet; thence North 34°15'43" East, a distance of 53.37 feet; thence North 82°45'12" West, a distance of 4.55 feet; thence North 08°00'24" East, a distance of 7.99 feet; thence South 80°43'25" East, a distance of 7.98 feet; thence North 07°14'48" East, a distance of 3.63 feet; thence South 83°07'40" East, a distance of 5.83 feet; thence North 08°17'38" East, a distance of 284.99 feet; thence North 81°41'33" West, a distance of 181.34 feet; thence North 81°56'46" West, a distance of 311.67 feet; thence North 81°35'54" West, a distance of 414.05 feet; thence North 08°16'19" East, a distance of 634.25 feet; thence South 81°44'28" East, a distance of 796.02 feet; thence North 08°15'42" East, a distance of 258.16 feet; thence North 05°12'38" West, a distance of 224.92 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County Florida and containing 696,197 square feet or 15.9825 acres more or less.

NOTES:

1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Legal description prepared by McLaughlin Engineering Co.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the North line of plat (35/39), as North 81°51'26" East.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 25th day of September, 2023.

McLAUGHLIN ENGINEERING COMPANY
A DIVISION OF CONTROL POINT ASSOC. INC.

JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

FIELD BOOK NO. ______ DRAWN BY: JMMjr

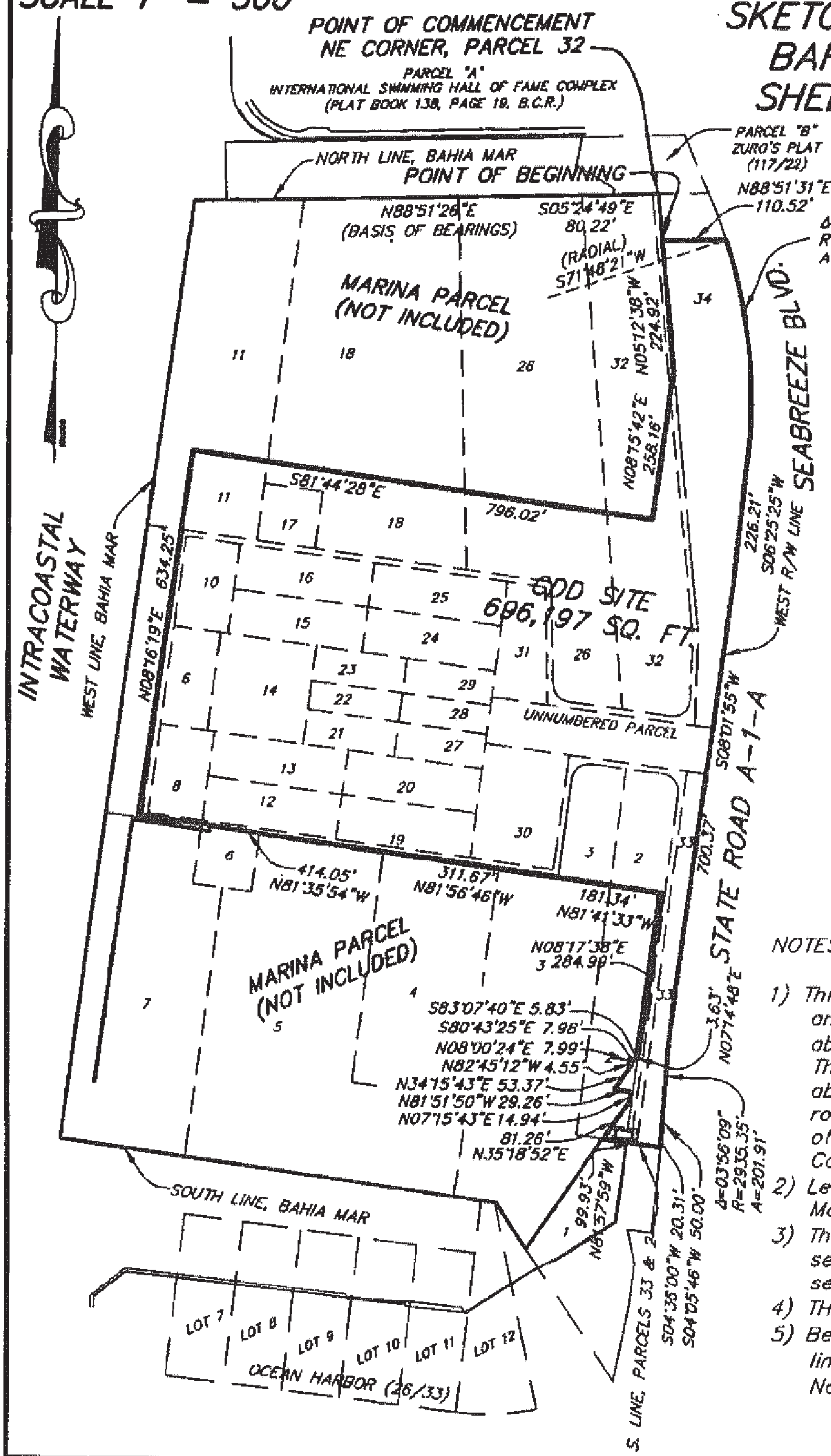
JOB ORDER NO. 230306 (BAHIA MAR) CHECKED BY: ______

REF. DWG.: A-20(14), 97-3-134 C: \JMMjr/2023/ 230306 (BAHIA MAR)

McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

SCALE 1" = 300'

SKETCH AND DESCRIPTION
BAHIA MAR CDD SITE
SHEET 2 OF 2 SHEETS



LEGAL DESCRIPTION:

A portion of the Parcels and those certain 10.00 foot Walkways adjacent thereto and within said Parcels, BAHIA MAR, according to the plat thereof, as recorded in Plat Book 35, Page 39, of the public records of Broward County, Florida, more fully described on Sheet 1 of 2 Sheets.

NOTES:

1) This sketch reflects all easements and rights-of-ways, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Legal description prepared by McLaughlin Engineering Company.
3) This drawing is not valid unless sealed with an appropriate surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the North line of plat (35/39), as North 81°51'26" East.

FIELD BOOK NO. ____________

DRAWN BY: JMMjr

JOB ORDER NO. 230306 (BAHIA MAR)

CHECKED BY: ____________

REF. DWG.: A-20(14), 97-3-134

C: \JMMjr/2023/ 230306 (BAHIA MAR)

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
www.graucpa.com

March 12, 2026

To the Board of Supervisors
Bahia Mar Community Development District
Broward County, Florida

We have audited the financial statements of Bahia Mar Community Development District ("District") as of and for the fiscal year ended September 30, 2025*,* and have issued our report thereon dated March 12, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable**:

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Districts's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida.* If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

BAHIA MAR
COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Bahia Mar Community Development District
City of Fort Lauderdale, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Bahia Mar Community Development District, City of Fort Lauderdale, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year ended September 30, 2025 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 12, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 12, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bahia Mar Community Development District, City of Fort Lauderdale, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A").

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($3,584).

- The change in the District's total net position in comparison with the prior fiscal year was ($6,325), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of ($3,584), a decrease of ($6,325) in comparison with the prior fiscal year. The total fund balance is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 16,869	$ 28,362
Total assets	16,869	28,362
Current liabilities	20,453	25,621
Total liabilities	20,453	25,621
Net position		
Unrestricted	(3,584)	2,741
Total net position	$ (3,584)	$ 2,741

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ -	$ 121,743
Operating grants and contributions	57,827	-
Total revenues	57,827	121,743
Expenses:		
General government	64,152	119,002
Total expenses	64,152	119,002
Change in net position	(6,325)	2,741
Net position - beginning	2,741	-
Net position - ending	$ (3,584)	$ 2,741

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $64,152. The costs of the District's activities were paid primarily by program revenues. Program revenues are comprised of Developer contributions. In total, expenses decreased from the prior fiscal year, the majority of the decrease was the result of a decrease in legal services for an interlocal agreement in the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is expected that the general operations of the District will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Bahia Mar Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 9,643
Due from Developer	7,226
Total assets	16,869
LIABILITIES	
Accounts payable	12,893
Due to Developer	7,560
Total liabilities	20,453
NET POSITION	
Unrestricted	(3,584)
Total net position	$ (3,584)

See notes to the financial statements

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:			
Governmental activities:			
General government	$ 64,152	$ 57,827	$ (6,325)
Total governmental activities	64,152	57,827	(6,325)
	Change in net position		(6,325)
	Net position - beginning		2,741
	Net position - ending		$ (3,584)

See notes to the financial statements

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds		Total
	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash	$ 9,643	$ -	$ 9,643
Due from other funds	7,560	-	7,560
Due from Developer	7,226	-	7,226
Total assets	$ 24,429	$ -	$ 24,429
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 12,893	$ -	$ 12,893
Due to Developer	7,560	-	7,560
Due to other funds	-	7,560	7,560
Total liabilities	20,453	7,560	28,013
Fund balances:			
Unassigned	3,976	(7,560)	(3,584)
Total fund balances	3,976	(7,560)	(3,584)
Total liabilities and fund balances	$ 24,429	$ -	$ 24,429

See notes to the financial statements

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds		Total
	General	Capital Projects	Total Governmental Funds
REVENUES			
Developer contributions	$ 57,827	$ -	$ 57,827
Total revenues	57,827	-	57,827
EXPENDITURES			
Current:			
General government	64,152	-	64,152
Total expenditures	64,152	-	64,152
Excess (deficiency) of revenues over (under) expenditures	(6,325)	-	(6,325)
Fund balances - beginning	10,301	(7,560)	2,741
Fund balances - ending	$ 3,976	$ (7,560)	$ (3,584)

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Bahia Mar Community Development District ("District") was created on December 5, 2023 by the City of Fort Lauderdale, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under City of Fort Lauderdale Ordinance C-23-44. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Rahn Bahia Mar, LLC, the (“Developer”).

The Board has the final responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation
The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments
Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund
The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund
This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – INTERFUND RECEIVABLES and PAYABLES

Interfund receivables and payables at September 30, 2025 were as follows:

Fund	Receivable	Payable
General	$ 7,560	$ -
Capital projects	-	7,560
Total	$ 7,560	$ 7,560

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital project fund relate to expenses paid out of the general fund that are to be reimbursed by the capital projects fund.

NOTE 6 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $57,827 as well as a receivable of $7,226 as of September 30, 2025. Additionally, the District recorded a due to Developer in the amount of $7,560 that is expected to be paid off with the issuance of Bonds.

NOTE 7 – INTERLOCAL AGREEMENT, MASTER LEASE, AND AIR RIGHTS

In January 2024, the District entered into an Interlocal Agreement with the City of Fort Lauderdale to support public improvements related to the Bahia Mar redevelopment. The Agreement provides for the conveyance of fee simple air rights over a designated portion of the property ("CDD Air Rights Parcel") for the construction of a public parking garage. The conveyance is governed by related documents, including Amendment No. 2 to the Master Lease, the Amended and Restated Master Association Declaration, and a Declaration of Restrictive Covenants.

The Interlocal Agreement specifies that certain District activities, including use of the air-rights parcel, are subject to the terms of the Master Lease between the City and Rahn Bahia Mar LLC. While the District is not a party to the Master Lease, its rights under the Interlocal Agreement operate within the Master Lease's restrictions, easements, and governance structure.

Under the Interlocal Agreement, the District also committed up to $1,000,000 in funding for City-constructed public improvements, including pickleball courts, outdoor fitness equipment, and the relocation of a City maintenance yard.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 10 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	$ 93,000	$ 57,827	$ (35,173)
Total revenues	93,000	57,827	(35,173)
EXPENDITURES			
Current:			
General government	93,000	64,152	28,848
Total expenditures	93,000	64,152	28,848
Excess (deficiency) of revenues over (under) expenditures	$ -	(6,325)	$ (6,325)
Fund balance - beginning		10,301	
Fund balance - ending		$ 3,976	

See notes to required supplementary information

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT LAUDERDALE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	$0
Independent contractor compensation	$0
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Not applicable
Special assessments collected	Not applicable
Outstanding Bonds:	Not applicable

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Bahia Mar Community Development District
City of Fort Lauderdale, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Bahia Mar Community Development District, City of Fort Lauderdale, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 12, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 12, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Bahia Mar Community Development District
City of Fort Lauderdale, Florida

We have examined Bahia Mar Community Development District, City of Fort Lauderdale, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bahia Mar Community Development District, City of Fort Lauderdale, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 12, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
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www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Bahia Mar Community Development District
City of Fort Lauderdale, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bahia Mar Community Development District, City of Fort Lauderdale, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 12, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 12, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Bahia Mar Community Development District, City of Fort Lauderdale, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Bahia Mar Community Development District, City of Fort Lauderdale, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 12, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 19.

SAMPLE

Bahia Mar

Community Development District
Landowners Meeting Agenda

Tuesday
November 3, 2026
9:00 a.m.

Doubletree by Hilton
801 Seabreeze Blvd
Fort Lauderdale, FL 33316

1. Call to Order

2. Election of a Chairman for the Purpose of Conducting the Landowners Meeting

3. Determination of Number of Voting Units Represented

4. Nominations for the Position of Supervisors

5. Casting of Ballots

6. Tabulation of Ballots and Announcement of Results

7. Adjournment

SAMPLE
LANDOWNER PROXY
BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ______________________________ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Bahia Mar Community Development District to be held at Doubletree by Hilton, 801 Seabreeze Blvd Fort Lauderdale, FL 33316 on November 3, 2026, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

______________________________________ ____________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
______________________________	________________	_______
______________________________	______________________	
______________________________	______________________	

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

SAMPLE
OFFICIAL BALLOT
BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the _______________ Community Development District and described as follows:

Description | **Acreage**
____ ________
____ ________
____ ________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of _____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
4		
5		

Date: ____________________________

Signed: ______________________________
Printed Name: ________________________

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

---

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

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed and the District Engineer's yearly infrastructure condition assessment.

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

Andrew J. Gill
District Manager
GMS-SF

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Andrew J. Gill
District Manager
GMS-SF

Bahia Mar Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2024 – September 30, 2025

---

1. Community Communication and Engagement

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

Meeting Dates:
October 21, 2024 – Cancelled
November 18, 2024 – Held
December 16, 2024 – Cancelled
January 13, 2025 - Cancelled
February 10, 2025- Cancelled
March 17, 2025 – Held
April 21, 2025 - Cancelled
May 19, 2025 – Cancelled
June 16. 2025 - Cancelled
July 21, 2025 - Cancelled
August 18, 2025 – Held
September 15, 2025 – Cancelled
Result: Standard achieved.

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

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

---

2. Infrastructure and Facilities Maintenance

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

Andrew J. Gill
District Manager
GMS-SF

Goal 2.2: District Engineer Inspections
This District does not have constructed infrastructure necessitating an annual inspection and report by the District Engineer.
Result: Not applicable

---

3. **Financial Transparency and Accountability**

Goal 3.1: Annual Budget Preparation
The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved.

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

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

Overall Determination
The Bahia Mar Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: ______________________________ Date: _________________
Print Name: ___________________________________
Bahia Mar Community Development District

District Manager: ______________________________ Date: _________________
Print Name: ___________________________________
Bahia Mar Community Development District

Andrew J. Gill
District Manager
GMS-SF

Bahia Mar

Community Development District

Funding Request #15
August 18, 2025

	PAYEE		GENERAL FUND
1	**Billing, Cochran, Lyles, Mauro & Ramsey, PA**		
	Inv# 194008 - General Counsel (Jun 2025)	$	500.00
2	**GMS-SF, LLC**		
	Inv# 21 - Mgmt Fees & Expenses (Jul 2025)	$	2,333.34
	Inv# 22 - Mgmt Fees & Expenses (Aug 2025)	$	2,333.34
3	**Grau and Associates**		
	Inv# 26930 - Audit FYE 9/30/25	$	500.00
	TOTAL	**$**	**5,666.68**

Please make check payable to:

Bahia Mar Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Bahia Mar

Community Development District

Funding Request #16
October 20, 2025

	PAYEE		GENERAL FUND
1	**Billing, Cochran, Lyles, Mauro & Ramsey, PA**		
	Inv# 194511 - General Counsel (Jul 2025)	$	1,105.00
	Inv# 194945 - General Counsel (Aug 2025)	$	2,210.00
	Inv# 195405 - General Counsel (Sep 2025)	$	1,450.00
2	**Egis Insurance Advisors**		
	Inv# 29141 - Insurance FY2026	$	5,000.00
3	**FloridaCommerce**		
	Inv# 93764 - Special District Fee FY26	$	175.00
4	**GMS-SF, LLC**		
	Inv# 23 - Mgmt Fees & Expenses (Sep 2025)	$	2,460.97
	Inv# 24 - Mgmt Fees & Expenses (Oct 2025)	$	3,570.36
	TOTAL	**$**	**15,971.33**

Please make check payable to:

Bahia Mar Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Bahia Mar

Community Development District

Funding Request #17
February 25, 2026

	PAYEE		GENERAL FUND
1	**Alvarez Engineers, Inc.**		
	Inv# 8995 - Engineering Services (Jan 2026)	$	56.25
2	**Billing, Cochran, Lyles, Mauro & Ramsey, PA**		
	Inv# 195952 - General Counsel (Oct 2025)	$	500.00
	Inv# 196392 - General Counsel (Nov 2025)	$	585.00
	Inv# 196749 - General Counsel (Dec 2025)	$	500.00
	Inv# 197095 - General Counsel (Jan 2026)	$	500.00
3	**GMS-SF, LLC**		
	Inv# 26 - Mgmt Fees & Expenses (Nov 2025)	$	3,420.39
	Inv# 27 - Mgmt Fees & Expenses (Dec 2025)	$	3,418.16
	Inv# 28 - Mgmt Fees & Expenses (Jan 2026)	$	3,416.67
	Inv# 29 - Mgmt Fees & Expenses (Feb 2026)	$	3,416.67
4	**Grau and Associates**		
	Inv# 28276 - Audit FYE 9/30/25	$	3,500.00
	TOTAL	**$**	**19,313.14**

Please make check payable to:

Bahia Mar Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Bahia Mar

Community Development District

Funding Request #18
April 21, 2026

	PAYEE		GENERAL FUND
1	**Billing, Cochran, Lyles, Mauro & Ramsey, PA**		
	Inv# 197470 - General Counsel (Feb 2026)	$	780.00
2	**GMS-SF, LLC**		
	Inv# 30 - Mgmt Fees & Expenses (Mar 2026)	$	3,416.67
	Inv# 31 - Mgmt Fees & Expenses (Apr 2026)	$	3,416.67
	TOTAL	**$**	**7,613.34**

Please make check payable to:

Bahia Mar Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Bahia Mar

Community Development District

Funding Request #19
May 18, 2026

	PAYEE		GENERAL FUND
1	**Billing, Cochran, Lyles, Mauro & Ramsey, PA**		
	Inv# 198049 - General Counsel (Mar 2026)	$	500.00
2	**GMS-SF, LLC**		
	Inv# 32 - Mgmt Fees & Expenses (May 2026)	$	3,416.67
	TOTAL	**$**	**3,916.67**

Please make check payable to:

Bahia Mar Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Bahia Mar

Community Development District

Funding Request #20
June 15, 2026

	PAYEE		GENERAL FUND
1	**Billing, Cochran, Lyles, Mauro & Ramsey, PA** Inv# 198470 - General Counsel (Apr 2026)	$	2,632.50
2	**GMS-SF, LLC** Inv# 33 - Mgmt Fees & Expenses (Jun 2026)	$	3,416.67
	TOTAL	**$**	**6,049.17**

Please make check payable to:

Bahia Mar Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Bahia Mar

Community Development District

Unaudited Financial Reporting

May 31, 2026

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Bahia Mar

Community Development District

Combined Balance Sheet

May 31, 2026

		General Fund
Assets:		
<u>Cash:</u>		
Operating Account	$	11,123
Due from Future Bond Issue		-
Total Assets	**$**	**11,123**
Liabilities:		
Accounts Payable	$	14,163
Due to Developer		7,560
Total Liabilites	**$**	**21,723**
Fund Balance:		
Unassigned		(10,600)
Total Fund Balances	**$**	**(10,600)**
Total Liabilities & Fund Balance	$	11,123

Bahia Mar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Amended Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Developer Contributions	$ 93,000	$ 28,112	$ 28,112	$ -
Total Revenues	**$ 93,000**	**$ 28,112**	**$ 28,112**	**$ -**
Expenditures:				
General & Administrative:				
Engineering	$ 10,000	$ 4,167	$ 56	$ 4,110
Attorney	15,000	6,250	5,998	253
Annual Audit	3,500	3,500	3,500	-
Assessment Administration	5,000	-	-	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,500	-	-	-
Trustee Fees	4,200	-	-	-
Management Fees	39,000	16,250	26,000	(9,750)
Information Technology/Website Admin	2,000	833	1,333	(500)
Telephone	100	42	-	42
Postage & Delivery	500	208	3	205
Insurance General Liability	5,500	5,500	5,000	500
Printing & Binding	500	208	2	206
Legal Advertising	3,000	1,250	154	1,096
Other Current Charges	1,425	594	467	127
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	**$ 93,000**	**$ 38,977**	**$ 42,688**	**$ (3,711)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (10,865)	$ (14,576)	$ (3,711)
Net Change in Fund Balance	**$ -**	**$ (10,865)**	**$ (14,576)**	**$ (3,711)**
Fund Balance - Beginning	$ -		$ 3,976	
Fund Balance - Ending	$ -		$ (10,600)	

Bahia Mar

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ 8,411	$ -	$ -	$ -	$ 12,087	$ -	$ 7,613	$ -	$ -	$ -	$ -	$ 28,112
Total Revenues	**$ -**	**$ 8,411**	**$ -**	**$ -**	**$ -**	**$ 12,087**	**$ -**	**$ 7,613**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 28,112**
Expenditures:													
General & Administrative:													
Engineering	-	-	-	56	-	-	-	-	-	-	-	-	56
Attorney	500	585	500	500	780	500	2,633	-	-	-	-	-	5,998
Annual Audit	-	-	3,500	-	-	-	-	-	-	-	-	-	3,500
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	-	-	-	-	26,000
Information Technology/Website Admin	167	167	167	167	167	167	167	167	-	-	-	-	1,333
Postage & Delivery	-	2	1	-	-	-	-	-	-	-	-	-	3
Insurance General Liability	-	5,000	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	-	2	1	-	-	-	-	-	-	-	-	-	2
Legal Advertising	154	-	-	-	-	-	-	-	-	-	-	-	154
Other Current Charges	57	57	59	58	58	59	57	62	-	-	-	-	467
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	**$ 4,303**	**$ 9,062**	**$ 7,477**	**$ 4,031**	**$ 4,255**	**$ 3,975**	**$ 6,106**	**$ 3,479**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 42,688**
Excess (Deficiency) of Revenues over Expenditures	$ (4,303)	$ (651)	$ (7,477)	$ (4,031)	$ (4,255)	$ 8,112	$ (6,106)	$ 4,135	$ -	$ -	$ -	$ -	$ (14,576)
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (4,303)**	**$ (651)**	**$ (7,477)**	**$ (4,031)**	**$ (4,255)**	**$ 8,112**	**$ (6,106)**	**$ 4,135**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (14,576)**