

***Bahia Mar
Community Development District***

September 17, 2026

Bahia Mar

Community Development District

Special Meeting 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.)	

Thursday
September 17, 2026
9:00 a.m.

801 Seabreeze Blvd, Fort Lauderdale, FL 33316

Join the meeting now

Meeting ID: 288 285 644 202 772 and Passcode: Ja2nX7qN
1 872-240-4685 and Phone Conference ID: 219 413 206#

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 June 15, 2026 Meeting – **Page 5**
5. Public Hearing to Adopt the Fiscal Year 2026 Budget – **Page 13**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-02** Adopting Final Budget – **Page 17**
 - D. Consideration of Developers Funding Agreement – **Page 18**
 - E. Motion to Close the Public Hearing
6. Executed and Recorded First Amendment to Interlocal Agreement between City of Fort Lauderdale and Bahia Mar Community Development District – **Page 25**
7. Discussion of Second Phase of Surplus Air Rights
8. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 29**
9. Staff Reports
 - A. Attorney – Memorandum – 2026 Legislative Update – **Page 34**
 - B. Engineer
 - C. Manager
 - 1) Execution of Developer Funding Agreement – Fiscal Year 2024-2025 – **Page 40**
 - 2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 51**
 - 3) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 52**
 - 4) Reminder to Complete Annual Ethics Training by December 31, 2026

- 5) Number of Registered Voters in the District – **10 – Page 53**
- 6) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 54**
- 7) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 58**
10. Financial Reports
 - A. Approval of Funding Request **#21 – Page 63**
 - B. Approval of Unaudited Financials – **Page 64**
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, June 15, 2026 at 9:00 a.m. at 801 Seabreeze Blvd., Mariner Room, Fort Lauderdale, Florida 33316

Present and constituting a quorum were:

Kurt Drstvensek
Michael Fine
Ben Gerber
Landon McNeil
Michael Sperling

Chairman
Vice Chairman
Assistant Secretary (by phone)
Assistant Secretary
Assistant Secretary

Also present were:

Ginger Wald
Andrew Gill

District Counsel
District Manager

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Landon McNeil

Ms. Wald: We already did item No. #1.

Mr. Gill: Ok, yes.

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: So, I'll start with audience comments, there are no members of the public present in person or on the TEAMS.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 18, 2025 Meeting

Mr. Gill: So, I'll move down to approval of the minutes, and these are the minutes of the August 18, 2025 meeting. Are there any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve those.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, the Minutes of the August 18, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of:

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

Mr. Gill: Next up is item No. 5, this is consideration of resolution #2026-01, and this resolution approves the proposed fiscal year 2027 budget and sets the public hearing to adopt that budget. Included in your packet on page 21 is that proposed budget. Again this District is developer funded as you can see from the top line of that.

Mr. Gerber: Good morning again.

Mr. Gill: Welcome back, this is Supervisor Gerber who just joined us on the phone. So Supervisors, are there any general questions on the budget? And Ben, right now we're item No. 5, consideration of resolution #2026-01, and again, this is the proposed budget for fiscal year 2027. This resolution will approve the proposed budget, it does not adopt it but, we will set the date for the public hearing to adopt that budget. The date for the public hearing to adopt the budget needs to be at least or greater than 60 days from today's date. Supervisors do you have a date in mind that you'd like to set that public hearing?

Ms. Wald: We did look up the date.

Mr. Gill: Yes, we looked up September 17, 2026 as an option, that's a Thursday.

Mr. Sperling: September 17th?

Mr. Gill: Yes. So, Ben would September 17th work for you potentially?

Mr. Gerber: Yes, in the morning?

Mr. Gill: Yes, it would be 9:00 a.m.

Mr. Gerber: Yes.

Mr. Gill: Ok, so this is resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing to adopt that budget for September 17, 2026 at 9:00 a.m. in this location, 801 Seabreeze Blvd., Fort Lauderdale, Florida 33316, I'm just looking for a motion.

On MOTION by Mr. McNeil seconded by Mr. Sperling with all in favor, Resolution#2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on September 17, 2026 at 9:00 a.m. at 801 Seabreeze Blvd., Fort Lauderdale, Florida was approved.

B. First Amendment to Interlocal Agreement between the City of Fort Lauderdale and Bahia Mar Community Development District

Mr. Gill: The next item is item No. 5B, this is the first amendment to the interlocal agreement between the City of Fort Lauderdale and Bahia Mar Community Development District, and I'll turn it over to District counsel.

Ms. Wald: So, the city approached us in regards to getting an extension of time for the interlocal agreement that is set to expire January of next year, and asking for a 3 year extension, along with that they ask for some revisions to the park, and the contribution of the million dollars from the CDD. With that if you go to the second page you will see the changes that have been requested by the city, keeping the basketball courts, resurfacing them, putting the backboards on, and again the 3 year extension, installing 4 pickleball courts which should be south of the existing basketball courts and bridge, at the same time period. The same thing with the new outdoor fitness equipment, a synthetic flex screen passive use areas and then also which was always in place, the relocation of the storage maintenance yard located on the Bahia Mar pedestrian bridge which I think may have already been done but, they requested just in case anything had needed an extension of time for that 3 year period of time as well, and this was previously provided as part of the agenda package. Does anybody have any questions? No, so if so, we'll take a motion to approve the first amendment to the interlocal agreement.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, accepting the First Amendment to Interlocal Agreement between the City of Fort Lauderdale and Bahia Mar Community Development District was approved.

SIXTH ORDER OF BUSINESS

Ratification of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Gill: Let's jump down to item No. 6, this is ratification of two agreements, the first one is the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. Included in your packet is that engagement letter, and again, Grau & Associates is your auditor. Every year they supply us with an engagement letter for that year's audit, so this is that letter, and it had to be signed previously so we're just looking for a motion to ratify this engagement letter with Grau & Associates.

On MOTION by Mr. Sperling seconded by Mr. McNeil with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

B. Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments

Mr. Gill: The next item is the interlocal agreement for the uniform collection of Non Ad Valorem Special Assessments. This agreement is between the District and the Broward County Tax Collector to allow special assessments to be placed on the tax roll, and we're not on the tax roll yet but this is an agreement that we need for when we do end up being on the tax roll, so we're not using this just yet, correct?

Ms. Wald: Correct, you activate when you're ready.

Mr. Gill: Ok, and again this was previously signed so we are just looking for ratification of this.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, ratifying the interlocal Agreement for Uniform Collection Non Ad Valorem Special Assessments was approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Audit for Fiscal Year Ending September 30, 2025**

Mr. Gill: Jumping down to item No. 7, this is your audit for the fiscal year ending September 30, 2025, done by Grau & Associates. Again, this was a clean audit, if you jump down to page 75 of the agenda you'll see, I believe it's notes to management, there were no findings here, so again this is a clean audit. If there are no questions, we're just looking for a motion to accept the audit as presented by Grau & Associates.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

EIGHTH ORDER OF BUSINESS**Discussion of Procedures for Landowners Election Meeting – November 3, 2026**

Mr. Gill: Next item No. 8, and you all have a landowners election upcoming November 3, 2026 and included in your packet are the documents for that landowners election, along with procedures for it. Florida Statutes require that I discuss the landowners election, also provide sample proxies, the date and sample agenda to be presented at that meeting. Up for the landowners election are seats #1, #4 and #5, that is Ben Gerber, Michael Fine, and Michael Sperling. Are there any questions on the procedures for the landowners election on November 3rd?

NINTH ORDER OF BUSINESS**Staff Reports**

Mr. Gill: Not hearing any, we can jump down to staff reports, back to you Ginger.

A. Attorney

Ms. Wald: Nothing to report.

Mr. Gill: Ok.

B. Engineer

Mr. Gill: District engineer is not present but, if there are any questions I can relay them to the District engineer.

C. Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Gill: Next is District manager, if you all recall the state has required Special Districts to come up with performance standards and matrix that we need to meet, so we came up with those standards, and we haven't met in awhile so these are little bit older, these are for fiscal year 2024-2025. Again, those standards were met and one of them was that we needed to meet at least 3 times per year, record compliance, we need to advertise our meetings, we need to have a budget prepared and presented to the Board by June 15th, and adopt it before the end of the fiscal year, we did all of those. So, what I'm looking for now is a motion to approve the final performance standards and measures for fiscal year 2024 through 2025 and authorize my office to post this on the District's website.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, final approval of the FY2024-FY2025 Report Performance Measures and Standards and authorizing staff to post it on the District's website was approved.

Ms. Wald: Before you move on, don't forget, if you haven't done it already to file your Form 1s, the statement of financial interest.

Mr. Drstvensek: Yes, and I just the email this morning around 9:00.

Mr. Sperling: Yes, they sent an email out.

Mr. Gill: Ok.

Ms. Wald: Ok, great.

Mr. Gill: Then to piggyback on that, ethics training as well.

Ms. Wald: Yes, that's due by December 31st, so they have time.

Mr. Gill: Yes, and I'll remind you at the next meeting as well.

TENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Requests #15, #16, #17, #18, #19 & #20

B. Acceptance of Unaudited Financials

Mr. Gill: Moving on to financial reports, we have funding requests #15 through #20 included in your packet. If there are no questions on that, I'm just looking for a motion to approve those which starts on page 83.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, Funding Requests #15 through #20 as listed above were approved.

Mr. Gill: The last thing, your unaudited financials through May 31, 2026, those are included in your packet, are there any specific questions on those? If not just looking for a motion to accept those.

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

ELEVENTH ORDER OF BUSINESS

New Business

Mr. Gill: Then we have new business before we move down to Supervisor's requests and audience comments, any new business for us?

Mr. Drstvensek: No.

Mr. Gill: Ok.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Next is Supervisor's requests and audience comments, we don't have any members from the audience present or on the phone, is there any Supervisor's requests of comments?

Mr. Fine: I have a question, if the developer is changing the site plan, does the CDD have to approve it?

Ms. Wald: No.

Mr. Fine: Ok.

Ms. Wald: And we'll approve the fiscal year 2027 meeting schedule in September.

Mr. Gill: Yes, in September at the public hearing.

Ms. Wald: Yes.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Gill: If there is nothing further, I'm just looking for a motion to adjourn.

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

Chairman / Vice Chairman



Bahia Mar

Community Development District

Approved Proposed Budget
FY 2027



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Bahia Mar
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 8/31/25	Projected Next 13 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Developer Contributions	\$ 93,000	\$ 28,112	\$ 40,150	\$ 68,262	\$ 93,000
TOTAL REVENUES	\$ 93,000	\$ 28,112	\$ 40,150	\$ 68,262	\$ 93,000
EXPENDITURES:					
Administrative					
Engineering	\$ 10,000	\$ 56	\$ 3,500	\$ 3,556	\$ 10,000
Attorney	15,000	10,128	3,038	13,166	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	35,750	3,250	39,000	40,950
Information Technology/Website Maintenance	2,000	1,833	167	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	647	59	706	925
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 93,000	\$ 57,248	\$ 11,014	\$ 68,262	\$ 93,000
TOTAL EXPENDITURES	\$ 93,000	\$ 57,248	\$ 11,014	\$ 68,262	\$ 93,000
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (29,136)	\$ 29,136	\$ -	\$ -

⁽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.

RESOLUTION 2026-02

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's proposed General Fund Budget, for [Fiscal Year 2027](#); and

WHEREAS, a public hearing has been held on [this 17th day of September, 2026](#) at which members of the general public were accorded the opportunity to speak prior to the adoption of the final budget;

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

1. The General Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final General Fund Budget of the District for the [2027 Fiscal Year](#).

2. A verified copy of said final General Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings".

Adopted this [17th day of September, 2026](#).

Chairman / Vice Chairman

Secretary / Assistant Secretary

DEVELOPER'S FUNDING AGREEMENT

This Agreement is made and entered into this **September 17, 2026**, by and between:

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in, **Broward County, Florida**, and whose mailing address is **5385 N. Nob Hill Rd., Sunrise, Florida 33351** (the "District"); and

Rahn Bahia Mar, L.L.C., a Florida limited liability company, the primary developer of lands within the boundaries of the District, whose address is **1175 NE 125th Street, Suite 102, North Miami Florida 33161**, and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer is the leaseholder of the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including without limitation **certain water distribution and sanitary sewer collection and transmission systems and facilities, a stormwater management system, park and open space improvements, public roadway and right of way improvements, public promenade, off-site public improvements, public parking improvements, and related improvements**, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as "Improvements"); and

WHEREAS, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developer is agreeable to the initial funding of the operations of the District as called for in the budget approved by the Board of Supervisors ("Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time. Any increase in the Budget must be approved by the Developer as long as the Developer is obligated to fund such increase in the Budget; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. Developer agrees to make available to the District the money necessary for the operation of the District as called for in the Budget, monthly, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account.

Upon future written authorization of the Developer, the District and the Developer hereby authorize district staff, the District Engineer, District Manager, District Counsel, the Financial Advisor, Bond Counsel, the Underwriters, the Trustee, Trustee's Counsel and any other necessary professionals to proceed with the work related to the issuance of the Bonds. The Developer and the District agree that all reasonable fees, costs, or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement which are due and payable prior to the issuance of the Bonds shall be paid solely from the funds provided by the Developer pursuant to this Agreement. In the event that the District does not issue Bonds, the Developer and the District agree that all reasonable fees, costs or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement shall be paid by the Developer to the extent required by and in accordance with the terms of each party's engagement by the District.

3. The parties hereto recognize that payments not part of the Budget may be made by the Developer, at Developer's discretion or pursuant to other agreements, to the District or on behalf of the District, in connection with the Improvements set forth in the report of the District Engineer which are to be financed with special assessment bonds ("Bonds") and as such may be considered to be reimbursable advances. The District agrees to use best efforts such that upon the issuance of its Bonds there will be included an amount sufficient to repay the Developer for the payments advanced to the District by the Developer prior to the issuance of the Bonds in accordance with this Agreement and

in connection with the cost of the Improvements. Such repayment shall be made within a reasonable period of time following the issuance of the Bonds; however, District agrees to, in good faith, make every reasonable effort to pay within thirty (30) days thereof. The parties further agree that the advances made pursuant to this Agreement and in connection with the improvements and repayments will not include any interest charge.

4. Developer shall make available to the District the money necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements arising during the [fiscal year](#) as set forth in the Budget for [Fiscal Year 2027](#), as such Budget may be amended from time to time. As long as the Developer is obligated to fund such expenditure, Developer must approve in writing any amounts to be expended by the District that are not included in the Fiscal Year 2027 Budget as attached hereto or any increase in the Budget.

5. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

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

7. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, and injunctive relief.

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

9. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and

conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

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

13. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

Attest:

BAHIA MAR COMMUNITY

DEVELOPMENT DISTRICT, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes

Secretary / Assistant Secretary

By: _____
Chair/Vice-Chair

_____ day of _____, 202____

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 202____, by _____, as Chair/Vice-Chair of the Board of Supervisors of the **BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government, who is personally known to me or produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 202____, by _____, as Secretary/Assistant Secretary of the **BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government. He or she is personally known to me or produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

Rahn Bahia Mar, L.L.C., a Delaware
limited liability company

Print Name

By: _____

Print Name: _____

Title: _____

Print Name

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 202____, by
_____, as _____ of **Rahn Bahia Mar, L.L.C.**, a Delaware
limited liability company, on behalf of the company, who is personally known to me or
who produced _____ as identification.

[SEAL]

Notary Public

Commission Expires: _____

Exhibit "A" - Budget

Docusign Envelope ID: 72176174-F418-836B-8102-8CB5D0BA2228

**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 15th day of June, 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.

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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.

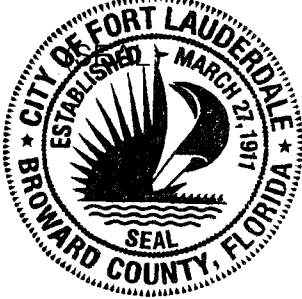
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IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: CITY OF FORT LAUDERDALE, signing by and through its Mayor, authorized to execute same by Commission action on the 2nd day of July, 2026, (Agenda Item No. 26-2659), and BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT, signing by and through its CHAIR, duly authorized to execute same.

CITY OF FORT LAUDERDALE

ATTEST:

By: David R. Soloman
David R. Soloman, City Clerk



CITY OF FORT LAUDERDALE, a Florida
municipal corporation
By: Dean J. Trantalis
Dean J. Trantalis, Mayor-~~Commissioner~~

8 day of September, 2026

By: Christopher Cooper
Christopher Cooper, Acting City Manager

8 day of September, 2026

APPROVED AS TO FORM AND
CORRECTNESS:

By: Shari L. McCartney
Shari L. McCartney
City Attorney

4TH day of SEPTEMBER, 2026

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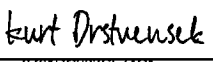
BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

BAHIA MAR COMMUNITY
DEVELOPMENT DISTRICT

By: Signed by:

998FCF5DA78943E...
Secretary/Assistant Secretary

By: Signed by:

07810C293CF74C1...
Chair/Vice-Chair

15th day of June, 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

July 30, 2026

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, 2026. 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, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

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@GMSFL.COM

Our fee for these services will not exceed \$3,600 for the September 30, 2026 audit, 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.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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 2025 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: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, 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, 2028. 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
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

DEVELOPER'S FUNDING AGREEMENT

This Agreement is made and entered into this **August 19, 2024**, by and between:

BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in, **Broward County, Florida**, and whose mailing address is **5385 N. Nob Hill Rd., Sunrise, Florida 33351** (the "District"); and

Rahn Bahia Mar, L.L.C., a Florida limited liability company, the primary developer of lands within the boundaries of the District, whose address is 1175 NE 125th Street, Suite 102, North Miami Florida 33161, and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer is the leaseholder of the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including without limitation **certain water distribution and sanitary sewer collection and transmission systems and facilities, a stormwater management system, park and open space improvements, public roadway and right of way improvements, public promenade, off-site public improvements, public parking improvements, and related improvements**, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as "Improvements"); and

WHEREAS, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developer is agreeable to the initial funding of the operations of the District as called for in the budget approved by the Board of Supervisors ("Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time. Any increase in the Budget must be approved by the Developer as long as the Developer is obligated to fund such increase in the Budget; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. Developer agrees to make available to the District the money necessary for the operation of the District as called for in the Budget, monthly, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account.

Upon future written authorization of the Developer, the District and the Developer hereby authorize district staff, the District Engineer, District Manager, District Counsel, the Financial Advisor, Bond Counsel, the Underwriters, the Trustee, Trustee's Counsel and any other necessary professionals to proceed with the work related to the issuance of the Bonds. The Developer and the District agree that all reasonable fees, costs, or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement which are due and payable prior to the issuance of the Bonds shall be paid solely from the funds provided by the Developer pursuant to this Agreement. In the event that the District does not issue Bonds, the Developer and the District agree that all reasonable fees, costs or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement shall be paid by the Developer to the extent required by and in accordance with the terms of each party's engagement by the District.

3. The parties hereto recognize that payments not part of the Budget may be made by the Developer, at Developer's discretion or pursuant to other agreements, to the District or on behalf of the District, in connection with the Improvements set forth in the report of the District Engineer which are to be financed with special assessment bonds ("Bonds") and as such may be considered to be reimbursable advances. The District agrees to use best efforts such that upon the issuance of its Bonds there will be included an amount sufficient to repay the Developer for the payments advanced to the District by the Developer prior to the issuance of the Bonds in accordance with this Agreement and

in connection with the cost of the Improvements. Such repayment shall be made within a reasonable period of time following the issuance of the Bonds; however, District agrees to, in good faith, make every reasonable effort to pay within thirty (30) days thereof. The parties further agree that the advances made pursuant to this Agreement and in connection with the improvements and repayments will not include any interest charge.

4. Developer shall make available to the District the money necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements arising during the [fiscal year](#) as set forth in the Budget for [Fiscal Year 2025](#), as such Budget may be amended from time to time. As long as the Developer is obligated to fund such expenditure, Developer must approve in writing any amounts to be expended by the District that are not included in the Fiscal Year 2025 Budget as attached hereto or any increase in the Budget.

5. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

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

7. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, and injunctive relief.

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

9. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and

conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

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

13. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

Attest:

BAHIA MAR COMMUNITY
DEVELOPMENT DISTRICT, a local unit of
special purpose government organized under and
pursuant to Chapter 190, Florida Statutes

Andrew J. Gill
Secretary / Assistant Secretary

By: [Signature]
Chair/Vice-Chair

____ day of _____, 2024

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of Aug, 2024, by Lara Drstivensek, as Chair/Vice-Chair of the Board of Supervisors of the BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government, who is personally known to me or produced _____ as identification.

[SEAL]

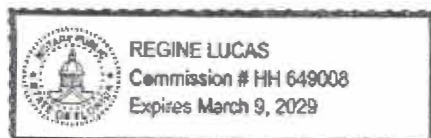


[Signature]
Notary Public
Commission Expires 1/24/27

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 26 day of August, 2024, by _____ as Secretary/Assistant Secretary of the BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government. He or she is personally known to me or produced _____ as identification.

[SEAL]



Regine Lucas
Notary Public

Commission Expires: March 9, 2029

Rahn Bahia Mar, L.L.C., a Delaware
limited liability company

Print Name

By: _____
Print Name: _____
Title: _____

Print Name

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2024, by
_____, as _____ of **Rahn Bahia Mar, L.L.C.**, a Delaware
limited liability company, on behalf of the company, who is personally known to me or
who produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

Exhibit "A" - Budget

Bahia Mar
Community Development District

Adopted Budget
FY 2024 and 2025

Presented by:



Table of Contents

1	General Fund
2	Narratives

Bahia Mar
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Adopted Budget FY2025
<u>REVENUES:</u>		
Developer Contributions/Maintenance Assessments	\$ 117,825	\$ 93,000
TOTAL REVENUES	\$ 117,825	\$ 93,000
<u>EXPENDITURES:</u>		
<u>Administrative</u>		
Engineering	\$ 17,000	\$ 10,000
Attorney	72,000	15,000
Annual Audit	-	5,000
Assessment Administration ⁽¹⁾	-	5,000
Arbitrage Rebate ⁽¹⁾	-	600
Dissemination Agent ⁽¹⁾	-	2,500
Trustee Fees ⁽¹⁾	-	4,200
Management Fees	21,000	39,000
Information Technology/Website Maintenance	1,575	2,000
Telephone	-	100
Postage & Delivery	200	500
Insurance General Liability	-	5,500
Printing & Binding	150	500
Legal Advertising	3,100	2,000
Other Current Charges	2,600	925
Dues, Licenses & Subscriptions	200	175
TOTAL EXPENDITURES	\$ 117,825	\$ 93,000
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -

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

Bahia Mar
Community Development District
Budget Narrative
FY 2024 and 2025

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.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

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.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

Information Technology/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.

Insurance General Liability

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

Printing and Binding

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

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 Department of Economic Opportunity Community Affairs for \$175.

**BOARD OF SUPERVISORS MEETING DATES
BAHIA MAR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

The Board of Supervisors of the Bahia Mar Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at **9:00 a.m.** at 801 Seabreeze Blvd, Fort Lauderdale, FL 33316, on the third Monday of each month as follows

October 19, 2026
November 03, 2026 Exception -Regular & Landowners meeting
December 21, 2026
January 11, 2027 Exception
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

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

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

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

Andrew Gill
Manager

Public Search Results

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

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

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

Export to Excel

COMPLETED

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
306106	2025	Kurt John Drstvensek	Jennifer McConnell Primary Coordinator (954) 721-8681 jmcconnell@gmssf.com Bahia Mar Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 8/25/2026	View Filings
306127	2025	Michael Adam Fine	Bahia Mar Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 7/30/2026	View Filings
306128	2025	Ben Gerber	Bahia Mar Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 8/27/2026	View Filings
306107	2025	Landon McNeil	Bahia Mar Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 8/14/2026	View Filings
306160	2025	Michael Sperling	Bahia Mar Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 6/17/2026	View Filings

1-5 of 5

Rows per page: 25

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Back

MEMORADUM

To: Jennifer McConnell
Governmental Management Services

From: Patricia Santiago *PS*
Administration Director

Date: April 16, 2026

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2026, in the Special Districts/Community Development Districts (CDDs) requested is as follows:

Special District/CDD	# of Registered Voters
Academic Village Community Development District	87
Bahia Mar Community Development District	10
Botaniko Community Development District	128
Coral Bay Community Development District	2,270
Cypress Cove Community Development District	434
Griffin Lakes Community Development District	655
Hollywood Beach 1 Community Development District	0
Mainstreet at Coconut Creek Community Development District	0
Metropica Community Development District	157
McJunkin at Parkland Community Development District	794
Oakridge Community Development District	1,290
Orchid Grove Community Development District	717
Sabal Palm Community Development District	1,455
Shotgun Road Community Development District	0
Solterra Community Development District	0
Turtle Run Community Development District	3,140
Woodlands at Section 9 Community Development District	0

We hope this information has been of assistance to you.



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

This report details the accomplishments for the Fiscal Year 2026, 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 2025-2026 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, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, during the Fiscal Year.

Meeting Dates:

June 15, 2026 - Held

September 17, 2026 - Held

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.

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 FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Andrew J. Gill

District Manager

GMS-SF

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 2025-2026. 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



Memorandum

To: Bahia Mar Board of Supervisors

From: District Management

Date: September 17, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

Bahia Mar Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Bahia Mar Community Development District

District Manager: _____

Date: _____

Print Name: _____

Bahia Mar Community Development District

Bahia Mar

Community Development District

Funding Request #21

August 25, 2026

PAYEE		GENERAL FUND	
1	Billing, Cochran, Lyles, Mauro & Ramsey, PA		
	Inv# 198974 - General Counsel (May 2026)	\$	1,040.00
	Inv# 199480 - General Counsel (Jun 2026)	\$	2,590.00
	Inv# 199968 - General Counsel (Jul 2026)	\$	500.00
2	GMS-SF, LLC		
	Inv# 34 - Mgmt Fees & Expenses (Jul 2026)	\$	3,416.67
	Inv# 35 - Mgmt Fees & Expenses (Aug 2026)	\$	3,416.67
TOTAL		\$	10,963.34

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
August 31, 2026



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Bahia Mar
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Capital Project Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	\$ 3,329	\$ -	\$ 3,329
Total Assets	\$ 3,329	\$ -	\$ 3,329
Liabilities:			
Accounts Payable	\$ 20,929	\$ -	\$ 20,929
Due to Developer	7,560	-	7,560
Due to General Fund		\$ 7,560	7,560
Total Liabilites	\$ 28,489	\$ 7,560	\$ 36,049
Fund Balance:			
Restricted for:			
Capital Project		\$ (7,560)	\$ (7,560)
Unassigned	(25,160)	-	(25,160)
Total Fund Balances	\$ (25,160)	\$ (7,560)	\$ (32,720)
Total Liabilities & Fund Balance	\$ 3,329	\$ -	\$ 3,329

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

	Amended	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 93,000	\$ 28,112	\$ 28,112	\$ -
Total Revenues	\$ 93,000	\$ 28,112	\$ 28,112	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Engineering	\$ 10,000	\$ 4,167	\$ 56	\$ 4,110
Attorney	15,000	6,250	10,128	(3,878)
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	35,750	(19,500)
Information Technology/Website Admin	2,000	833	1,833	(1,000)
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	647	(53)
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	\$ 93,000	\$ 38,977	\$ 57,248	\$ (18,271)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (10,865)	\$ (29,136)	\$ (18,271)
Net Change in Fund Balance	\$ -	\$ (10,865)	\$ (29,136)	\$ (18,271)
Fund Balance - Beginning	\$ -		\$ 3,976	
Fund Balance - Ending	\$ -		\$ (25,160)	

Bahia Mar
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -		\$ (7,560)	
Fund Balance - Ending	\$ -		\$ (7,560)	

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	2,590	1,040	500	-	-	10,128
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	3,250	3,250	3,250	-	35,750
Information Technology/Website Admin	167	167	167	167	167	167	167	167	167	167	167	-	1,833
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	60	60	60	-	647
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	\$ 4,303	\$ 9,062	\$ 7,477	\$ 4,031	\$ 4,255	\$ 3,975	\$ 6,106	\$ 6,069	\$ 4,516	\$ 3,977	\$ 3,477	\$ -	\$ 57,248
Excess (Deficiency) of Revenues over Expenditures	\$ (4,303)	\$ (651)	\$ (7,477)	\$ (4,031)	\$ (4,255)	\$ 8,112	\$ (6,106)	\$ 1,545	\$ (4,516)	\$ (3,977)	\$ (3,477)	\$ -	\$ (29,136)
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)	\$ 1,545	\$ (4,516)	\$ (3,977)	\$ (3,477)	\$ -	\$ (29,136)