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Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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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

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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

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

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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.

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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

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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.

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District Manager
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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: Signed by: 0761DC293CF74C1... Date: 2026-09-23
Print Name: Kurt Drstvensek
Bahia Mar Community Development District

District Manager: Signed by: Andrew Gill 996FCF5DA76943E... Date: 2026-10-01
Print Name: Andrew Gill
Bahia Mar Community Development District

Andrew J. Gill
District Manager
GMS-SF

Certificate Of Completion

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Andrew Gill agill@gmssf.com DISTRICT MANAGER Security Level: Email, Account Authentication (None)	Signed by: Andrew Gill 996FCF5DA76943E... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4801:7da0:e500:cdf4:cb05:226c	Sent: 9/23/2026 12:53:37 PM Resent: 9/28/2026 11:34:22 AM Resent: 10/1/2026 6:14:41 AM Viewed: 10/1/2026 6:21:47 AM Signed: 10/1/2026 6:22:02 AM
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Kurt Drstvensek Kurt.Drstvensek@relatedgroup.com Managing Director Security Level: Email, Account Authentication (None)	Signed by: 0761DC293CF74C1... Signature Adoption: Drawn on Device Using IP Address: 170.250.8.114 Signed using mobile	Sent: 9/23/2026 12:53:36 PM Viewed: 9/23/2026 1:06:31 PM Signed: 9/23/2026 1:07:15 PM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

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Envelope Summary Events	Status	Timestamps
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