



Botaniko
Community Development District

<http://www.botanikocdd.com>

Antonio Fernandez, Chairman

Jai Kumar Lachu Nandwani, Vice Chairman

Tony Sanchez, Assistant Secretary

Michael Piazza, Assistant Secretary

Heberto Del Rio, Assistant Secretary

March 3, 2026



Botaniko

Community Development District

Agenda

Seat 3: Antonio Fernandez (C.)	
Seat 4: Jai Kumar Lachu Nandwani (V.C.)	
Seat 2: Tony Sanchez (A. S.)	
Seat 1: Michael Piazza (A.S.)	
Seat 5: Heberto Del Rio (A.S.)	

Tuesday
March 3, 2026
1:00 p.m.

2900 Glades Circle, Suite 325, Weston FL 33327

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Meeting ID: 218 895 102 063 and Passcode: 9Eo6Ww9Z
1 872-240-4685 and Phone conference ID: 779 862 712#

1. Roll Call
2. Approval of Minutes of the May 7, 2025 – **Page 3** and February 3, 2026 Meetings – **Page 11**
3. Discussion of:
 - A. Response to Outstanding Questions Raised at January Meeting – **Page 14**
 - B. Lakes Current Situation and Corrective Actions
 - C. Financial Review
 - D. Website Policy
4. Consideration of **Resolution #2026-03** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 25**
5. **Audit Selection Committee Meeting: – Page 34**
Opening Audit Selection Committee Meeting
 - A. Roll Call**
 - B. Ranking of Respondents to RFP**
 - C. Adjournment**
 - D. Selection of Audit Firms**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
7. Financial Reports
 - A. Approval of Check Register – **Page 103**
 - B. Approval of Unaudited Financials – **Page 105**
8. Supervisors Requests and Audience Comments
9. 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.botanikocdd.com>

**MINUTES OF MEETING
BOTANIKO
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Botaniko Community Development District was held on Wednesday, May 7, 2025, at 1:30 p.m. at 4000 Hollywood Blvd., Suite 555-S, Hollywood, Florida

Present and constituting a quorum were:

Tony Sanchez
Kira Cabrera
Susan Reaser

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andrew Gill
Ginger Wald

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
March 5, 2025 Meeting**

Mr. Gill: The next item on the agenda is the approval of the minutes of the March 5, 2025 meeting. Those minutes were included in your packet and were previously sent to you. Are there any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve those.

On MOTION by Ms. Cabrera seconded by Mr. Sanchez with all in favor, the Minutes of the March 5, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hering to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Gill: The next item is your public hearing to adopt the fiscal year 2026 budget and so I'll first start with asking for a motion to open that public hearing.

On MOTION by Mr. Sanchez seconded by Ms. Cabrera with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2025-04 Annual Appropriation Resolution

Mr. Gill: Ok, so now we're in the public hearing portion of the meeting, and I just want to state, there are no members of the public in person or on the phone of audio video. So, I'll start by just saying that previously at the last meeting in March, we provided this proposed budget for fiscal year 2026, and you reviewed the line items, and as you all know there is no assessment increase, most of the lines are identical, and there have been no changes since the March meeting. So, if you have any questions for me I can go over them in the budget. So, if there are no questions, the first for your consideration is resolution #2025-04 which is the annual appropriations resolution which is included in your packet. If there are no questions, I'll ask for a motion to adopt.

Ms. Wald: This is adopting the fiscal year 2025/2026 final budget, so this would be your budget that will be on your tax roll and then your next resolution is levying and adopting the assessment roll but, you do them one at a time.

Mr. Gill: So, if there are no questions, I'll ask for a motion to adopt resolution #2025-04.

On MOTION by Ms. Cabrera seconded by Mr. Sanchez with all in favor, Resolution #2025-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-05 Levy of Non Ad Valorem Assessments

Mr. Gill: Next up is resolution #2025-05 this resolution levies the Non Ad Valorem Assessments that was discussed relating to the budget so, and also certifies to the Tax Collector the assessment roll, and this allows the District to put those

assessments on the tax bill. If there are no questions, I'll ask for a motion to adopt resolution #2025-05.

On MOTION by Mr. Sanchez seconded by Ms. Cabrera with all in favor, Resolution #2025-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Gill: Next I'd be looking for a motion to close the public hearing.

On MOTION by Mr. Sanchez seconded by Ms. Cabrera with all in favor, opening the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Next up is staff reports, Ginger.

A. Attorney

Ms. Wald: I don't have anything to report.

Mr. Gill: Ok.

B. Engineer

Mr. Gill: The engineer is available if you all have any questions for him.

Ms. Wald: Well, there is something going on, and I'll speak for the engineer. The District doesn't have to do anything at this point because the District already has the agreement with Bonaventure Development District, and it's related to the transfer of the permit for the operation of the stormwater management system, for some reason the submittal had the HOA, it actually should be the CDD and Bonaventure, so the District engineer is working through that with the appropriate permitting agency, so that's ongoing but, we've already accounted for it, what our responsibility is, our being the CDD's responsibility for the stormwater management system.

Mr. Gill: Is there anything that the Board would have to approve in the process?

Ms. Wald: No, we will need our November meeting because what we're going to have to do if you remember from last year the legislature, we were hoping that they were going to rescind it because there was a bill but, they did pass it. The goals

performance measures and standards that we had, so we have to have the determination of whether those goals have been met, and that report has to be placed by December 1, 2025 on the District's website. So, my recommendation for you folks, since we have the November 5th landowners election meeting, and regular meeting on your notice of meetings for next fiscal year already on your agenda, I would say definitely have that and we can go ahead and we can proceed with that function, so I said I didn't have a report but, I guess I did. The legislative session is over, the bills on the Governor's desk to sign, and he signed a few yesterday, so we're just waiting until that's completed and then we'll put together a memo that we do every year, so you will have that for your next meeting as well. Oh, don't forget to do your Form 1s, and I think Andrew has that under his report next.

Mr. Gill: Yes, ok thank you Ginger.

C. Manager

- 1) Number of Registered Voters in the District – 110**
- 2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Mr. Gill: Moving on to item 4C, District manager, Florida Statutes requires that each year we report on the number of registered voters within the District and that number is 110. If you move down the agenda under item No. 4C-1, you'll see a letter to my office from the Supervisors of Elections laying out that number of registered voters.

Ms. Cabrera: Ok.

Mr. Gill: Next is item No. 4C-2 which is consideration of the proposed fiscal year 2026 meeting schedule. So currently we meet the first Wednesday of the month at 1:30 p.m. in this location, and if that's fine with the Board we can keep that the same.

Ms. Cabrera: Yes.

Mr. Sanchez: Yes.

Mr. Gill: And we generally advertise every month even if we don't meet because it's the same price to advertise, so I recommend that we advertise each month with the first Wednesday and then we can just cancel if necessary.

Ms. Cabrera: Ok.

Ms. Wald: So, changing from what you have here because that's not what you have, what you have here is November 5th, for the regular and landowners meeting, March 4, 2026, June 3, 2026, and September 2, 2026, so do you want to change it?

Mr. Gill: So, for all my Districts I've been trying to have it so we're advertising every month.

Ms. Wald: So, just tell me so I can change it.

Mr. Gill: So, in the past year I did look at your calendar and you guys generally meeting the same few times, I guess we can just keep these four dates the same.

Ms. Wald: I mean, you could add them, I'm just asking because I have to give this to my calendar person but, you can add as many as you want.

Mr. Gill: Let's just keep it as it is, I don't want to complicate it.

Ms. Wald: I would recommend that you add a couple more just to be on the safe side, I would recommend that you add, let's say a January meeting, and May meeting, and when is the first Wednesday in January?

Mr. Gill: That would be January 7, 2026.

Ms. Wald: Ok, so I would recommend just adding out of an abundance of caution, a January and a May meeting because you have to do a special advertisement for your public hearing on your budget so it doesn't matter if it's on this one. What's the May date?

Mr. Gill: May 6, 2026.

Ms. Wald: So, I would just recommend a couple more.

Ms. Cabrera: Ok.

Mr. Sanchez: So, we would have a May and June meeting?

Ms. Wald: Just adding it to the advertisement, so here's the thing, you don't have to have a meeting unless you have business but, you want to save money with advertisements. So, if you only have to do one advertisement with all the dates, that's the best way to go, that's why Andrew was recommending every month. I would say just to add two more.

Ms. Cabrera: Yes, we're fine with that.

Mr. Gill: So, as Ginger said, for the proposed fiscal year 2026 meeting schedule with the following dates, November 5, 2025 as the regular and landowners meeting, we

have January 7, 2026, we also have March 4, 2026, we have May 6, 2026, June 3, 2026, and September 2, 2026, and if the Board is ok with that, I'll ask for a motion to approve the meeting schedule.

On MOTION by Ms. Cabrera seconded by Mr. Sanchez with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule as amended, adding January 7, 2026 and May 6, 2026 to the meeting schedule as stated on the record was approved.

Mr. Gill: So, the next item that's required for this Board, before the end of this calendar year, correct Ginger?

Ms. Wald: Well, Form 1 is due July 1st.

Mr. Gill: Ok.

Ms. Wald: So, you have to make sure, and you did them last year online I believe, so remember if you don't get an email it's still your responsibility, the deadline is July 1st, and you do it online again, it's the same thing. The only difference is on the form there's going to be a little box to check confirming that you took your ethics training, remember I kept telling you about that 4 hours of ethics training, so hopefully you all did it, and so it's in arrears to you're checking the box saying, I did that ethics training before that December 31st deadline. Remember again, you have to do ethics training again before December 31, 2025 and we'll remind you again, I did a new updated one that I believe I sent out to all of the District managers, and they'll send it out to you to remind you to get it done.

Ms. Reaser: How don't remember if I actually did it or not because I didn't get any certificate or receipt and now I don't remember.

Ms. Wald: No, the ethics training, the ones that we provided previously, only one gave you a certificate because it's not required by law, you don't have to take a test, you have to enter in like I have to do with CLEs, it is self-reported, so self-reported is, you took it, you check the box saying I took it. So, the receipt of it, is a receipt to the state to the Department of Ethics saying, yes, I am attesting to this form that I took it, so it's self-reported. Let's say you did it because it's self-reported which means they're going to trust you. What I tell everybody is, make a notation that you did it, a screen shot, put it

in your calendar, or something because you're not going to get anything from them, that's why I say just calendar it, which one you took, you have the memo, and you probably need to go back and look at the memo and say, oh it was that one.

Ms. Reaser: Alright, so we have to do it by when?

Ms. Wald: So, July 1st is Form 1, and December 31st, is doing another round of ethics training.

Mr. Reaser: And Andrew is going to send those to us?

Mr. Gill: Yes, my office will send you shortly the links for the ethics training, and you probably did it last year but, the Form 1 my office usually will send out reminder, and if not I'll do that for all of you.

Ms. Reaser: I appreciate that.

Ms. Cabrera: Yes, that would be great.

Ms. Wald: But you should be getting an email this month from the state, you should be getting an email so you can just click on it but, they had problems last year so I don't know if they've gotten their act together.

Ms. Cabrera: Ok.

Ms. Wald: Hopefully, not this year because everyone is supposed to be in the system for this year, especially for you folks who have been on the Board for awhile but, we'll see.

Mr. Gill: Are there any questions for me?

Ms. Cabrera: No.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Summary Invoices

B. Acceptance of Unaudited Financials

Mr. Gill: Moving on to financial reports, you have the check run summary under item No. 5A which is page 33 of the agenda. If there are no question on the invoices, I'd be looking for a motion to approve.

On MOTION by Mr. Sanchez seconded by Ms. Cabrera with all in favor, the summary of invoices were approved.

Mr. Gill: Next up is your unaudited financials and these are through March 31, 2025. If there are no question on the financials, I'll ask for a motion to accept those.

On MOTION by Ms. Cabrera seconded by Mr. Sanchez with all in favor, the unaudited financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Moving on to Supervisor's requests and audience comments, as I mentioned earlier, there is no one from the public present in person or audio video. Are there any Supervisor's requests?

Mr. Sanchez: No.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Gill: Not hearing any, I'm looking for a motion to adjourn.

On MOTION by Ms. Reaser seconded by Mr. Sanchez with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

**MINUTES OF MEETING
BOTANIKO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Botaniko Community Development District was held on Tuesday, February 3, 2026, at 1:00 p.m. at 2900 Glades Circle, Suite 235, Weston, Florida.

Present and constituting a quorum were:

Antonio Fernandez	Chairman
Jai Nandwani	Vice Chairman
Tony Sanchez	Assistant Secretary
Michael Piazza	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Ginger Wald	District Counsel
Juan Alvarez	District Engineer

Please Note: Due to technical issues with the audio recording device during this meeting these minutes were summarized. The following reflects key points of discussion and actions taken by the Board.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
May 7, 2025 and January 7,
2026 Meetings**

Mr. Winkeljohn presented the minutes of the May 7, 2025 meeting and the January 7, 2026 meeting which were included in the agenda. He then asked for any deletions, additions, or corrections.

The Board made a motion to table the May 7, 2025 minutes to review the audio recording and also approved the January 7, 2026 meeting minutes with the submitted corrections.

On MOTION by Mr. Sanchez seconded by Mr. Nandwani with all in favor, the Minutes of the May 7, 2025 meeting was tabled to review the audio recording, and the January 7, 2026 Minutes with the submitting corrections were approved.

THIRD ORDER OF BUSINESS

Approval of License Agreement (Security Measures) with Botaniko Weston Community Association

Mr. Winkeljohn presented the approval of the License Agreement (Security Measures) with Botaniko Weston Community Association

Ms. Wald gave a brief explanation of the license agreement.

(At this point a discussion was held among the Board members, Mr. Winkeljohn and Ms. Wald relating to this item)

Mr. Winkeljohn then asked for a motion to approve.

On MOTION by Mr. Sanchez seconded by Mr. Nandwani with all in favor, the License Agreement (Security Measures) with Botaniko Weston Community Association with the indicated edits as stated on the record was approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Winkeljohn presented the audit for fiscal year ending September 30, 2025 and gave a brief explanation relating to this item. He then asked for any questions or comments and upon hearing none, asked for a motion to approve.

(At this point a discussion was held among the Board members and Mr. Winkeljohn relating to this item)(The Board agreed to table this item due to the audit referencing developer ownership and ongoing construction)

FIFTH ORDER OF BUSINESS

Discussion of Outstanding CDD Questions

Mr. Winkeljohn presented the discussion of outstanding CDD questions.

(At this point a discussion was held among the Board members, Mr. Winkeljohn and Ms. Wald relating to this item)(The Board requested a memorandum reply from District management with all questions combined)

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer – Engineer’s Report for Fiscal Year 2025-2026

Mr. Alvarez presented his engineer’s report for fiscal year 2025-2026 and gave a brief explanation stating he had revised one of the tables in the report and removed the statement the CDD owned the entry feature.

(At this point a discussion was held among the Board members, Mr. Alvarez and Ms. Wald relating who owns the lakes within certain platted tracts) (The Board requested GMS and Mr. Winkeljohn to assist with HOA/The City to aid in the stormwater status)(At this point two Board members indicated they needed to leave the meeting so quorum was lost and no additional actions could be taken)

C. Manager

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

(The Board agreed to table this item to the next meeting due to lack of quorum)

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

(The Board agreed to table this item to the next meeting due to lack of quorum)

NINTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn asked for a motion to adjourn the meeting.

On MOTION by Mr. Piazza seconded by Mr. Fernandez with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Governmental Management Services

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

At the January 7, 2026, Botaniko Community Development District (“CDD”) meeting, Chairman Fernandez provided District staff with a series of questions seeking clarification on the CDD’s purpose, infrastructure acquisitions, assessment methodology, governance practices, and compliance with Chapter 190, Florida Statutes. The responses below are being provided in draft form and are intended for preliminary discussion at the upcoming February 4, 2026, meeting.

1. Legislative findings and purpose relied upon by the City of Weston in Ordinance No. 2019-011 when approving the creation of the Botaniko Community Development District.

City of Weston Ordinance No. 2019-11 establishing the Botaniko Community Development District (“CDD”) set forth the findings of fact as required by Chapter 190, Florida Statutes.

2. Whether the historical actions of the District, including the 2020 acquisition of infrastructure from the developer and the issuance of the Series 2020 bonds, were consistent with those legislative findings and with the purposes contemplated by Chapter 190, Florida Statutes.

As set forth in the Ordinance, the City found that the CDD services and facilities of the CDD were compatible with the capacity and uses of the City based upon the Petition filed with City which the Petitioner at the time of filing intended that CDD would participate in the funding of certain improvements, namely, stormwater management system, water distribution system, wastewater collection system, roadway improvements and landscape improvements. Chapter 190, Florida Statutes specifically provides for CDD to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for water management and supply, wastewater management, roadways, conservation areas, parks, and any other project that is subject to an agreement with CDD and local government and any other project, facility or service required by development approval, zoning condition or permit issued by a

governmental authority with jurisdiction in CDD. The Series 2020 bonds were issued to provide for the costs associated with the improvements. Specificity regarding the improvements is set forth in the original Engineer's Report dated September 30, 2019. The Acquisition Agreement for the Series 2020 Bonds entered between CDD and Developer set forth the improvements to be acquired by CDD from the Developer with the bond proceeds. There is consistency in the improvements to be funded and acquired.

3. The nature, scope, and completion status of the infrastructure acquired in 2020, identifying which components were complete, partially complete, or ongoing at the time of acquisition.

All the acquired lift stations, sanitary sewers, stormwater management, drainage, landscaping, irrigation, and entries, not including the final lift of asphalt, as described in the bills of sale attached to the Series 2020 Bonds, Requisitions 1 and 2, dated February and March of 2020, were completed at the time of acquisition.

In accordance with the Acquisition Agreement between the CDD and Terra Weston Residential, LLC ("Developer"), dated February 14, 2020, Developer conveyed to the CDD by bills of sale, the completed improvements described in the requisitions. Developer executed certain deeds and easements related to the location of the improvements to the CDD, as shown in the requisitions. Developer provided plans and surveys related to the improvements to the CDD in accordance with the Acquisition Agreement.

The CDD paid for actual cost of construction incurred by Developer for the improvements, as documented in the Developer affidavits regarding costs paid included in the backup of the requisitions.

On January 7, 2026, at the CDD Board of Supervisors meeting, Alvarez Engineers provided the Board with hard copies of the following documents:

- 1. Requisitions 1, 2, 3, 4.*
- 2. Plans for the landscaping, irrigation, lift stations, paving, grading, drainage and sewer improvements acquired by the CDD.*
- 3. All recorded deeds and easements related to the acquired CDD improvements.*
- 4. The recorded plat of the development.*
- 5. The SFWMD permit for the stormwater management system.*

6. *The 2025 Yearly Engineer's Report.*

- 4. The dates, scope, and documentation of site visits, inspections, or certifications performed by the District Engineer, including any conducted prior to the 2020 acquisition.**

The dates and actions, including site visits, related to the acquisition of improvements of February and March of 2020, are listed and described on Alvarez Engineers Invoice No. 5408 included in the backup of Requisition No. 3. The CDD engaged Alvarez Engineers as District Engineer on January 8, 2020. Prior to that date, the District Engineer was Ford Engineers, Inc. Additional information will need to be obtained directly from Ford Engineers, Inc. that is not already provided in the documentation.

The only certifications performed by the District Engineer are the ones on the second page of each of the four requisitions processed to date from the CDD construction account. Other documents that have been signed and sealed by District Engineer are the Yearly Engineer's Reports for 2023, 2024 and 2025 (Revised January 20, 2026) on file with the District. Project has not been fully certified complete until final SFWMD permit is transferred from construction to operating entity.

- 5. The actions taken, or not taken, by District's engineer, legal counsel, and district management to communicate, coordinate, document, disclose, and ensure the effective implementation of maintenance agreement entered between the District and the Botaniko HOA and the Bonaventure Development District (BDD), including: how those agreements were communicated and coordinated with the HOA, the BDD, and the HOA's property management, what records exist evidencing such disclosure, coordination, and acknowledgement, what procedures, if any, were in place to ensure ongoing execution of those agreements.**

The District counsel prepared the Maintenance Agreement between the HOA and CDD. The Maintenance Agreement was approved by the Board of Supervisors of CDD on May 6, 2020 at a duly advertised meeting of the Board of Supervisors of CDD and included on the agenda. District Manager forwarded the Maintenance Agreement executed by the CDD to Michael Piazza, President of the HOA, on May 13, 2020 for review and execution by the HOA. Mr. Piazza executed the Maintenance Agreement. It would have been incumbent on Mr. Piazza to communicate to the HOA property management of the existence of the Maintenance Agreement.

- 6. Whether the continuation of non-ad valorem assessments remains lawful, equitable, and supported by a continuing public purpose, including whether the assumptions in Sections 2.1 through 2.3 of the GMSSF's Assessment Methodology regarding total infrastructure costs, developer contributions, and allocation of special benefit to only a portion of the planned homes reconcile with the certified infrastructure acquisitions and requisitions paid by the District, given the that the infrastructure appears to confer system-wide benefit while assessments are imposed on only a portion of the homes.**

The continuation of the non-ad valorem assessments remains lawful, equitable, and supported by a continuing public purpose. All 125 residential units were determined to receive equal special benefit from the Project and were assigned one (1) ERU each. Of those units, 46 homes were sold prior to District establishment and were not included in the Series 2020 bond financing structure. These 46 units were allocated the same benefit as the unsold units, but instead of issuing bonds to fund the Project Costs relating to those 46 units, the Developer contributed the infrastructure in lieu assessment on these units. The District utilized bond proceeds from the Series 2020 Bonds to purchase a portion of the total improvements constructed and levied Series 2020 Debt Assessments on the lots for which the improvements were acquired. The improvement cost for the lots for which there are no Series 2020 Debt Assessments levied were funded directly by the Developer, not the District. The District acquired a portion of the completed project with bond proceeds and a portion of the completed improvements were conveyed to the District at no cost to the District.

- 7. What lawful options exist to reduce or eliminate costs to residents, including asset conveyance, restructuring or termination of assessments, bond resolution, or dissolution of the District.**

The CDD could convey District owned property to another governmental entity, such as the City of Weston. This would eliminate the burden of ownership of the CDD. If this occurred, the City of Weston would have financial responsibility for the property and associated improvements. The CDD is obligated to the bondholders for the payment of the debt from the issuance of the Series 2020 bonds. The CDD would not be able to terminate the debt assessments until payment of the Series 2020 bonds. The CDD would not be able to dissolve until all CDD assets are transferred and there are no longer any CDD liabilities.

Chairman's Emailed Questions

1. Scope of the CDD vs. HOA

Based on the records reviewed, all homes and lots within the Botaniko CDD are also within the boundaries of the Botaniko Community Association (HOA) and vice versa.

There is effectively a 1:1 relationship between the CDD and the HOA. While this 1:1 structure may have been appropriate during development and bond financing, the Board must now evaluate whether it remains necessary and efficient for homeowners going forward.

What independent function does the CDD serve that is not already performed by the HOA, and does this create unnecessary duplication and cost?

Briefly, the fundamental differences would be financial capabilities related to tax exempt bonding and use of the non-ad valorem tax process, which translate to higher re-payment rate and lower costs of capital and collection. Another key feature is Board makeup and selection (general public elections), Public financial disclosure and Public records/Sunshine requirements. With these features, CDDs are a government-to-government partner with city, county, state, and regulatory agencies. Other areas include other vast Public vs Private differences, including being subjected under different State and Federal laws, especially regarding immunity and insurance costs.

Similar to the License Agreement recently approved, some functions can be delegated to the HOA or vice versa, to the CDD, for efficiency matters as determined by the Board. Each community finds its preferred balance for many differing reasons.

2. Infrastructure Described as "Improvements"

Engineering documentation refers to various facilities as "improvements" (Ford Engineer Report dated September 2019). However, homeowners were already living in Botaniko as early as 2018, and many facilities were operational at that time.

- **Were these facilities new improvements to be constructed, or already completed infrastructure later acquired by the CDD?**

These were already completed and later acquired by the CDD.

- **If they were future improvements, who certified that, when, and which components were still pending? Please share available documentation.**

These were already completed

- **If already constructed and operational at the time of acquisition, they were not new capital improvements being planned or constructed by the District, but rather existing infrastructure later acquired.**
- **Under Chapter 190, Florida Statutes, a CDD is created to plan, build, and create improvements, not merely to purchase existing infrastructure and delegate maintenance.**

Ford Engineering provided a complete listing of estimates and construction invoices with a breakdown including areas of the CDD infrastructure that were not part of the debt assessment. These costs and the itemized lists detail that the “non-debt assessed” (45 units) properties were provided the same new infrastructure in proportion to the areas assigned to the debt. As a result, the total costs for the “non-debt assessed” properties were funded by the Developer and given to the CDD at no cost to the CDD. Nothing in the calculation was existing infrastructure. Bond sizing was set ultimately at \$7 million inclusive of the infrastructure and costs of issuance. Engineering data below with costs of issuance would easily equate to the contribution.

Category	Amount*
Entrance Roadway Construction	\$50,800
Stormwater Management (Including Earthwork)	\$4,684,600
Sewage Collection	\$2,437,000
Landscaping & Irrigation**	\$3,458,500
TOTAL:	\$10,630,900

Some cost and revenue actuals differ from the adopted amounts because the approved debt was based on a 4.5% interest rate. However, at the time of sale, the final rate was 3.85%. The bond resolution assigns a maximum debt amount. If the market shifts significantly after approval, the costs cannot exceed the approved amount. A lower interest rate at the time of sale is an added benefit.

3. Ownership, Maintenance, and Engineering Oversight

The District Engineer’s FY 2025–2026 report lists certain facilities as owned by the CDD (Entrance, Gates and Guardhouse).

- **The District Engineer’s FY 2025–2026 report lists certain facilities as owned by the CDD (Entrance, Gates and Guardhouse).**

The Entrance, Gates and Guardhouse are owned by the HOA. This is reflected in the updated Engineer’s Report.

- **On what basis is that ownership asserted? Since when?**

The Entrance, Gates and Guardhouse are owned by the HOA. This is reflected in the updated Engineer’s Report.

- **Which documents exist to support it?**

The Entrance, Gates and Guardhouse are owned by the HOA. This is reflected in the updated Engineer’s Report.

- **When did the District Engineer conduct site visits or inspections of infrastructure acquired in 2020?**

See response to Question 4 above.

- **Were any inspections conducted prior to acquisition?**

See response to Question 4 above.

- **Were any inspections conducted after the acquisition and more recently in 2025?**

See response to Question 4 above.

- **What written documentation exists?**

Annual inspection reports and invoices submitted for services provided.

- **Have stormwater overflow, lake levels, and shoreline conditions been reviewed?**

Yes.

- **Has the Bonaventure Development District been notified?**

Yes. Staff has been in contact with BDD.

- **The District Engineer’s FY 2025–2026 report assures that “all tracts and infrastructure are in good repair, working order and condition” (paragraph (i)).**

- **How does this reconcile with the observations and conditions described above, based on the information available to the District Engineer?**
- **The District Engineer’s FY 2025–2026 report assures that “the District’s proposed budget amounts for maintenance are adequate” (paragraph (ii)).**
- **The CDD 2026 budget does not include any maintenance expense line. How does this reconcile with the District Engineer’s statement.**
- **Has the District Engineer reviewed and assessed the BDD’s and the HOA’s 2026 Maintenance Budgets? Please share documentation.**

Juan Alvarez has submitted the details his firm conducted and the prior engineer, Ford Engineering has submitted all files of the District which were made available.

4. Coordination and Execution of Maintenance Agreements

Maintenance agreements were executed with the Botaniko HOA and the Bonaventure Development District.

- **What actions did District engineering, legal counsel, and management take to coordinate and implement these agreements?**
- **How were they communicated to the HOA, the BDD, and HOA property management?**
- **What records exist?**
- **What procedures ensured these agreements were actually executed and operational?**

The CDD and HOA executed an agreement for maintenance in May 2020 which is archived in the District Public Records. Currently, the CDD has 26 agreements in its archives mainly for professional services and governmental relationships.

All records are public and available in various steps including the records of the meeting, the files of the district. These are available via the District Records system and have been made available to the Board.

Agreements generally are not subject to additional disclosure. In some instances, agreements may be recorded into the county recordation system. The Minutes of the CDD memorialize the discussion and sequence of the decision.

An agreement is prepared, reviewed and presented by staff to the Board in draft form. The Board determines in its meeting these actions and the final agreement. The adopted form is executed by a Board member (Chair or Vice Chair) as well as Secretary/Assistant Secretary. Execution by other party such as the HOA President is

provided by that entity. District Manager serves as the Record Custodian and is subject to associated state public record and retention laws.

5. Financials and Assessment Methodology Assumptions

Approximately \$7.64 million (\$6.88M purchase price and legal/engineering fees + \$760K debt service) was paid through Series 2020 bond financing for infrastructure acquisition.

The documentation reflects that the infrastructure was completed, conveyed, and engineer certified.

Only 79 of the 125 planned homes are assessed for repayment of the Series 2020 Bonds, despite the infrastructure being community wide in nature.

The BDD maintains lakes and stormwater.

The HOA maintains the infrastructure conveyed.

The CDD provides no maintenance services, yet incurs annual operating costs of approximately \$75,000, of which roughly two-thirds are spent on engineering, legal, audit, and management expenses, with zero dollars allocated to maintenance.

Reconciliation of Infrastructure Costs and Allocation of Assessable Units

The Ford Engineers Report and Sections 2.1 through 2.3 of the GMSSF's Assessment Methodology state that the total projected cost of the Capital Improvement Plan is \$10.6 Million and further assert that the developer funded or contributed the difference between such projected infrastructure costs and the amounts requisitioned by the District.

However, the certified requisitions for acquisition of public infrastructure reflect that all infrastructure actually conveyed to the District was priced at full cost and paid in full from District bond proceeds, with total infrastructure related requisitions of approximately \$6.88 million. The District has not been provided with documentation reconciling the projected infrastructure costs referenced in the Ford Engineers Report and in Sections 2.1 to 2.3 of the GMSSF's Assessment Methodology with the final requisition amounts, nor with a schedule identifying specific infrastructure components that were funded or retained by the developer and excluded from District acquisition.

In addition, Section 2.3 of the Assessment Methodology limits the Series 2020 Special Assessments to 79 of the planned 125 residential units based on the premise that only those 79 units receive special benefit from the infrastructure financed by the District. Considering the absence of a reconciliation identifying

developer-funded infrastructure serving the remaining units, it is unclear how the infrastructure financed by the District does not confer special benefit on the entirety of the development, including system-wide improvements such as stormwater management, sanitary sewer systems, lift stations, earthwork, and entry improvements.

Accordingly, please clarify:

- 1. How the total infrastructure costs cited in Sections 2.1–2.3 reconcile with the certified requisition amounts actually paid by the District;**
- 2. Which specific infrastructure components, if any, were funded by the developer and not conveyed to or paid for by the District; and**
- 3. The factual and methodological basis for limiting the Series 2020 Special Assessments to 79 units rather than all 125 planned residential units that appear to benefit from the infrastructure financed by the District.**

The District received the final pay application (application submitted via Drop Box) from Downrite Engineering Corporation to the reflecting the total actual cost of the CDD improvements paid for by the Developer that reconciles to the Engineer's Report (previously submitted). We believe the response to Question 6 above addresses the questions and confirms noted above.

6. Homeowners' Questions

7. Fiduciary Duty

Based on the record reviewed and the questions raised above, material governance, disclosure, and assessment-allocation issues require clarification.

Based on the records currently available, these matters do not appear to have been clearly or directly communicated to District landowners by the prior Board, District legal counsel, or District management.

Accordingly, this Board has a fiduciary duty to ensure that:

- A valid public purpose exists.**
- Costs imposed on landowners are equitable and proportionate to the benefits received.**
- Duplication of governmental functions is avoided**
- District landowners are provided clear, timely, and meaningful communication regarding actions that materially affect their financial obligations and property interests.**

Hopefully, the records provided, together with the combined explanations, help answer the above fiduciary questions. A CDD progresses, and perspectives and expectations naturally shift through its stages, from being created and controlled by a single or majority landowner to the current stage, where residents are elected or appointed to Board positions. One important point is that a Board's fiduciary duty extends to bondholders as well as property owners.

DRAFT

RESOLUTION 2026-03

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

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

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

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

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

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

Date: _____

Hour: _____

Place: _____

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

Adopted this _____ day of _____, 202

Chairman/Vice Chairman

Secretary/Assistant Secretary

Botaniko
Community Development District

Proposed Budget
FY 2027



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1 General Fund

2-3 Narratives

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6 Assessment Schedule

Botaniko
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$75,000	\$57,091	\$17,910	\$75,000	\$75,000
Carry Forward Surplus	-	17,856	-	17,856	11,766
TOTAL REVENUES	\$75,000	\$74,947	\$17,910	\$92,857	\$86,766
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$5,000	\$5,559	\$6,441	\$12,000	\$13,000
Attorney	14,000	7,290	6,710	14,000	15,000
Annual Audit	4,700	4,700	-	4,700	4,800
Assessment Administration	400	400	-	400	400
Arbitrage Rebate	550	-	550	550	550
Dissemination Agent	2,650	883	1,767	2,650	2,809
Trustee Fees	4,434	-	4,434	4,434	4,434
Management Fees	25,221	8,407	16,814	25,221	26,734
Property Appraiser	400	400	-	400	400
Website Maintenance/IT	1,837	612	1,225	1,837	1,947
Telephone	150	-	100	100	100
Postage & Delivery	400	7	100	107	200
Insurance General Liability	6,619	6,378	-	6,378	7,016
Printing & Binding	700	13	64	77	500
Legal Advertising	2,500	89	2,090	2,179	2,500
Other Current Charges	1,500	494	1,706	2,200	2,400
Property Taxes	1,050	1,110	-	1,110	1,200
Office Supplies	149	-	75	75	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	2,565	-	2,500	2,500	2,500
TOTAL ADMINISTRATIVE	\$75,000	\$36,516	\$44,575	\$81,091	\$86,766
TOTAL EXPENDITURES	\$75,000	\$36,516	\$44,575	\$81,091	\$86,766
EXCESS REVENUES (EXPENDITURES)	\$0	\$38,431	\$(26,665)	\$11,766	\$-

Botaniko
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm 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.

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.

Website Maintenance

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

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Botaniko
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

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.

Property Tax

Represents Calendar year 2026 Property Taxes

Office Supplies

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Contingency

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

Botaniko
Community Development District
Proposed Budget
Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$429,337	\$263,789	\$165,548	\$429,337	\$429,337
Interest Earnings	5,000	5,314	5,000	10,314	6,000
Carry Forward Surplus ⁽¹⁾	260,259	285,516	-	285,516	293,273
TOTAL REVENUES	\$694,596	\$554,618	\$170,548	\$725,167	\$728,610
EXPENDITURES:					
Interest 11/01	\$128,447	\$128,447	\$0	\$128,447	\$125,603
Interest 05/01	128,447	-	128,447	128,447	125,603
Principal 05/01	175,000	-	175,000	175,000	180,000
TOTAL EXPENDITURES	\$431,894	\$128,447	\$303,447	\$431,894	\$431,206
TOTAL EXPENDITURES	\$431,894	\$128,447	\$303,447	\$431,894	\$431,206
EXCESS REVENUES (EXPENDITURES)	\$262,702	\$426,171	\$(132,899)	\$293,273	\$297,403

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$122,678
	\$122,678

Botaniko
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	6,840,000	3.250%	175,000	128,447	
11/01/26	6,665,000	3.250%	-	125,603	429,050
05/01/27	6,665,000	3.250%	180,000	125,603	
11/01/27	6,485,000	3.250%	-	122,678	428,281
05/01/28	6,485,000	3.250%	185,000	122,678	
11/01/28	6,300,000	3.250%	-	119,672	427,350
05/01/29	6,300,000	3.250%	190,000	119,672	
11/01/29	6,110,000	3.250%	-	116,584	426,256
05/01/30	6,110,000	3.250%	195,000	116,584	
11/01/30	5,915,000	3.250%	-	113,416	425,000
05/01/31	5,915,000	3.250%	205,000	113,416	
11/01/31	5,710,000	3.625%	-	110,084	428,500
05/01/32	5,710,000	3.625%	210,000	110,084	
11/01/32	5,500,000	3.625%	-	106,278	426,363
05/01/33	5,500,000	3.625%	220,000	106,278	
11/01/33	5,280,000	3.625%	-	102,291	428,569
05/01/34	5,280,000	3.625%	225,000	102,291	
11/01/34	5,055,000	3.625%	-	98,213	425,503
05/01/35	5,055,000	3.625%	235,000	98,213	
11/01/35	4,820,000	3.625%	-	93,953	427,166
05/01/36	4,820,000	3.625%	245,000	93,953	
11/01/36	4,575,000	3.625%	-	89,513	428,466
05/01/37	4,575,000	3.625%	250,000	89,513	
11/01/37	4,325,000	3.625%	-	84,981	424,494
05/01/38	4,325,000	3.625%	260,000	84,981	
11/01/38	4,065,000	3.625%	-	80,269	425,250
05/01/39	4,065,000	3.625%	270,000	80,269	
11/01/39	3,795,000	3.625%	-	75,375	425,644
05/01/40	3,795,000	3.625%	280,000	75,375	
11/01/40	3,515,000	4.000%	-	70,300	425,675
05/01/41	3,515,000	4.000%	290,000	70,300	
11/01/41	3,225,000	4.000%	-	64,500	424,800
05/01/42	3,225,000	4.000%	305,000	64,500	
11/01/42	2,920,000	4.000%	-	58,400	427,900
05/01/43	2,920,000	4.000%	315,000	58,400	
11/01/43	2,605,000	4.000%	-	52,100	425,500
05/01/44	2,605,000	4.000%	330,000	52,100	
11/01/44	2,275,000	4.000%	-	45,500	427,600
05/01/45	2,275,000	4.000%	345,000	45,500	
11/01/45	1,930,000	4.000%	-	38,600	429,100
05/01/46	1,930,000	4.000%	355,000	38,600	
11/01/46	1,575,000	4.000%	-	31,500	425,100
05/01/47	1,575,000	4.000%	370,000	31,500	
11/01/47	1,205,000	4.000%	-	24,100	425,600
05/01/48	1,205,000	4.000%	385,000	24,100	
11/01/48	820,000	4.000%	-	16,400	425,500
05/01/49	820,000	4.000%	400,000	16,400	
11/01/49	420,000	4.000%	-	8,400	424,800
05/01/50	420,000	4.000%	420,000	8,400	428,400
TOTAL			\$6,840,000	\$3,825,866	\$10,665,866

Botaniko
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units Series 2020	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	125	79	\$638.30	\$638.30	\$0.00	\$5,781.54	\$5,781.54	\$0.00	\$6,419.84	\$6,419.84	\$0.00
Total	125	79									

**BOTANIKO
COMMUNITY DEVELOPMENT DISTRICT**

Audit Proposals - Fiscal Years 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035

Ranking Scale	Ability of Personnel	Proposer's Experience	Understanding Scope of Work	Ability to Furnish the Required Services	Price	TOTAL
Maximum Points	20	20	20	20	20	100

FEE

Berger, Toombs, Elam, Gaines & Frank Fort Pierce	2026 \$4,175 2027 \$4,175 2028 \$4,300 2029 \$4,300 2030 \$4,450 2031 \$4,450 2032 \$4,575 2033 \$4,575 2034 \$4,575 2035 \$4,575 \$44,150					
Grau & Associates Boca Raton	2026 \$3,200 2027 \$3,300 2028 \$3,400 2029 \$3,500 2030 \$3,600 2031 \$3,700 2032 \$3,800 2033 \$3,900 2034 \$4,000 2035 \$4,100 2036 \$4,200 \$40,700					
RMcIntosh CPA Boca Raton	2026 \$4,500 2027 \$4,600 2028 \$4,700 2029 \$4,800 2030 \$4,900 2031 \$5,000 2032 \$5,100 2033 \$5,200 2034 \$5,300 2035 \$5,400 2036 \$5,500 \$55,000					
	\$0					

Auditor Selection Evaluation Criteria:

- 1. Ability of Personnel** **20 Points**
 E.g. geographic locations of firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.
- 2. Proposer's Experience** **20 Points**
 E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.
- 3. Understanding of Scope of Work** **20 Points**
 Extent to which the proposal demonstrates an understanding of the Districts needs for the services requested.
- 4. Ability to Furnish the Required Services** **20 Points**
 Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. E.g. the existence of any natural disaster plan for business operations.
- 5. Price** **20 Points**
 Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**BOTANIKO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

February 16, 2026

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

February 16, 2026

Botaniko Community Development District
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Botaniko Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Botaniko Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Botaniko Community Development District
February 16, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Botaniko Community Development District.

Very truly yours,

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 70 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Botaniko Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 70 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

Gateway Services Community
Development District
Stephen Bloom, Inframark LLC
(954) 753-5841

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Clearwater Cay Community
Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$4,075 for the years ending September 30, 2026 and 2027, \$4,175 for the years ending September 30, 2028 and 2029, \$4,300 for the years ending September 30, 2030 and 2031, \$4,450 for the years ending September 30, 2032 and 2033, \$4,575 for the years ending September 30, 2034 and 2035. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Botaniko Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Botaniko Community Development District as of September 30, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 12 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 10 years

Education

- ◆ Indian River State College, B.S. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate of the Government Finance Officers Association

Professional Experience

- ◆ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 12 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Senior Accountant – 14 years

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Manager – 11 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Tifanee Terrell, CPA

Senior Accountant – 5 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Senior Accountant – 4 years

Education

- ◆ Indian River State College, B.S. – Accounting
- ◆ Florida Gulf Coast University, M.S. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant – 3 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Katie Gifford

Staff Accountant – 2 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Deandre McFadden

Staff Accountant – 1 year

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry





Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

BOTANIKO

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: February 16, 2026
11:00AM

Submitted to:

Botaniko
Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

February 16, 2026

Botaniko Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for ten (10) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Botaniko Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



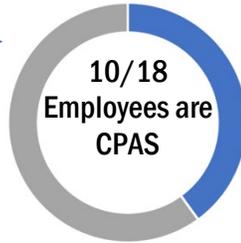
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



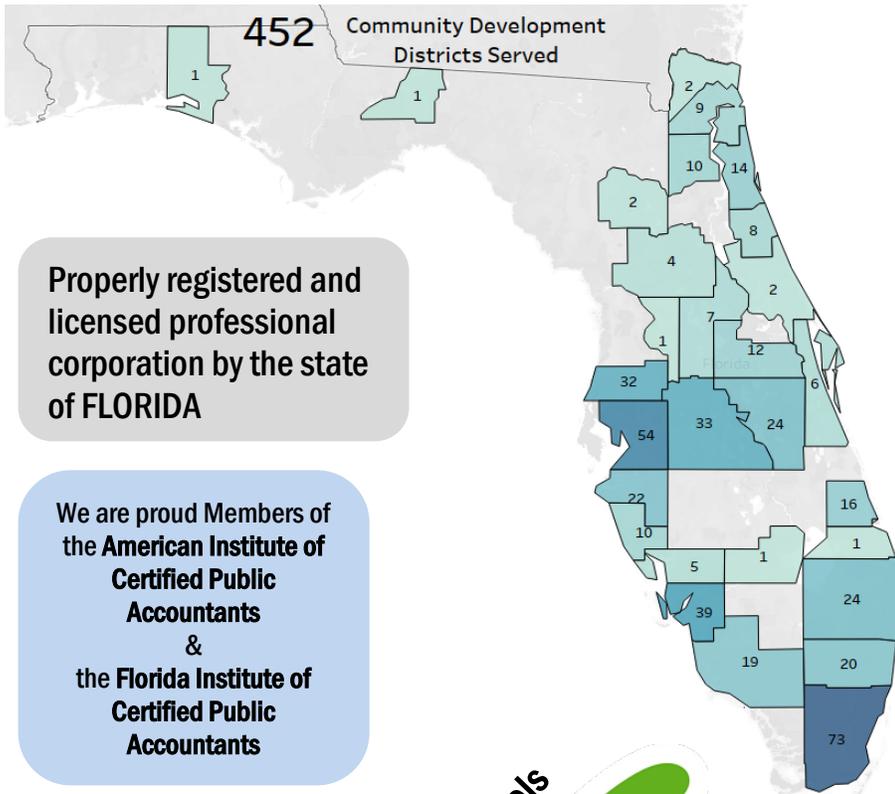
3 Partners
13 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

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

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.



Prida Guida & Perez, P.A.

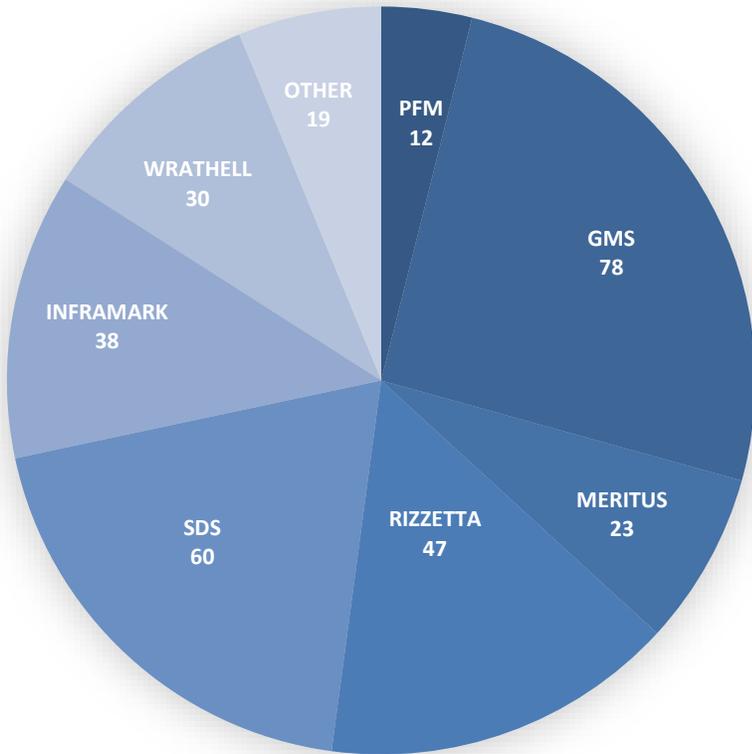
MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

Ben Steets, CPA (Partner)

*Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



Ben Steets, CPA, Partner

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served (partial list)

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verano Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2036 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$3,200
2027	\$3,300
2028	\$3,400
2029	\$3,500
2030	\$3,600
2031	\$3,700
2032	\$3,800
2033	\$3,900
2034	\$4,000
2035	\$4,100
2036	<u>\$4,200</u>
TOTAL (2026-2036)	<u>\$40,700</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing **Botaniko Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Independent Audit Service Proposal



2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Prepared for Botaniko Community Development District

Prepared By:
McIntosh CPA

February 16, 2026

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Transmittal Letter



February 16, 2026

Board of Supervisors
Botaniko Community Development District
Broward County

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Botaniko Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
Founder & Managing Partner

Statement of Understanding and Scope of Work

The Botaniko Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for ten additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General’s Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District’s financial records, internal controls, and compliance with applicable laws and regulations.

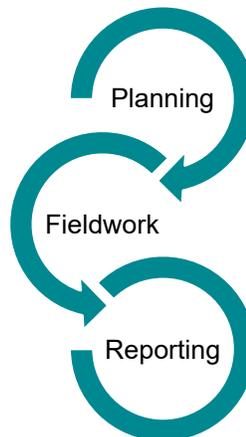
AUDIT TIMELINE

We recognize the importance of adhering to the District’s annual audit deadline and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor’s reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office’s *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year’s audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



RACQUEL MCINTOSH

C P A

561-981-6282

mcintoshcpa@outlook.com

Racquel McIntosh, CPA

2385 NW Executive Center
Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA

CSDA

FASD

FICPA

FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
McIntosh CPA
Founder & Managing Partner
- 2014 - 2023
Grau & Associates
Audit Partner
- 2011 - 2013
Grau & Associates
Audit Manager
- 2009 - 2011
Grau & Associates
Audit Senior
- 2005 - 2009
Grau & Associates
Audit Staff

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	\$4,500
2027	\$4,600
2028	\$4,700
2029	\$4,800
2030	\$4,900
2031	\$5,000
2032	\$5,100
2033	\$5,200
2034	\$5,300
2035	\$5,400
2036	\$5,500

The above fees are based on the District not issuing additional Bonds in any of the fiscal years. If Bonds are issued, then fees will be adjusted.

Appendix

Ron DeSantis, Governor Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.
MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848
EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida

**Woman & Minority Business
Certification**

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
05/01/2024 to 05/01/2026


Pedro Allende
Florida Department of Management Services


FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
● ● ● SUPPLIER DIVERSITY

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/ossd

Botaniko
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

1/1/26 - 1/31/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
1/1 - 1/31	242 - 247	\$154,962.22
TOTAL		\$154,962.22

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/12/26	00013	1/09/26 01092026	202601 300-20700-10100	TRANSFER OF TAX RECEIPTS	*	126,437.14	
				BOTANIKO CDD			126,437.14 000242
1/12/26	00001	1/01/26 81	202601 310-51300-34000	JAN 26 - MGMT FEES	*	2,101.75	
		1/01/26 81	202601 310-51300-31300	JAN 26 - DISSEMINATION	*	220.83	
		1/01/26 81	202601 310-51300-49500	JAN 26 - WEBSITE ADMIN	*	153.08	
		1/01/26 81	202601 310-51300-42000	JAN 26 - POSTAGE	*	2.22	
		1/01/26 81	202601 310-51300-48000	JAN 26 - TRIBUNE 7907951	*	88.50	
				GMS-SF, LLC			2,566.38 000243
1/12/26	00010	1/05/26 28394	202601 310-51300-32200	AUDIT FYE 09/30/2025	*	4,700.00	
				GRAU AND ASSOCIATES			4,700.00 000244
1/16/26	00007	1/07/26 8939	202512 310-51300-31100	ENGINEER SV 12/1-12/31/25	*	1,102.50	
				ALVAREZ ENGINEERS, INC.			1,102.50 000245
1/16/26	00003	12/31/25 196685	202512 310-51300-31500	DEC 25 - GENERAL COUNSEL	*	690.00	
				BILLING COCHRAN, P.A.			690.00 000246
1/16/26	00013	1/15/26 01152026	202601 300-20700-10100	TRANSFER OF TAX RECEIPTS	*	19,466.20	
				BOTANIKO CDD			19,466.20 000247
TOTAL FOR BANK A						154,962.22	
TOTAL FOR REGISTER						154,962.22	

Botaniko
Community Development District

Unaudited Financial Reporting
January 31, 2026



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2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2020</u>
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5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

Botaniko
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 164,828	\$ -	\$ -	\$ 164,828
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	-	214,669	-	214,669
Revenue	-	413,583	-	413,583
Acq & Construction	-	-	1,646	1,646
Due from General	-	12,588	-	12,588
Total Assets	\$ 164,828	\$ 640,840	\$ 1,646	\$ 807,314
Liabilities:				
Accounts Payable	\$ 9,107	\$ -	\$ -	\$ 9,107
Due to Debt Service	12,588	-	-	12,588
Total Liabilities	\$ 21,695	\$ -	\$ -	\$ 21,695
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service - Series	-	640,840	-	640,840
Capital Project - Series	-	-	1,646	1,646
Unassigned	\$143,133	-	-	143,133
Total Fund Balances	\$ 143,133	\$ 640,840	\$ 1,646	\$ 785,619
Total Liabilities & Fund Balance	\$ 164,828	\$ 640,840	\$ 1,646	\$ 807,314

Botaniko

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 75,000	\$ 57,091	\$ 57,091	\$ -
Misc Income	-	-	533	533
Total Revenues	\$ 75,000	\$ 57,091	\$ 57,624	\$ 533
Expenditures:				
General & Administrative:				
Engineering	\$ 5,000	\$ 1,667	\$ 5,559	\$ (3,892)
Attorney	14,000	4,667	7,290	(2,623)
Annual Audit	4,700	4,700	4,700	-
Assessment Roll	400	400	400	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,650	883	883	-
Trustee Fees	4,434	-	-	-
Management Fees	25,221	8,407	8,407	-
Property Appraiser	400	400	400	-
Website Maintenance	1,837	612	612	-
Telephone	150	50	-	50
Postage & Delivery	400	133	7	127
Insurance General Liability	6,619	6,619	6,378	241
Printing & Binding	700	233	13	221
Legal Advertising	2,500	833	89	745
Other Current Charges	1,500	500	494	6
Property Taxes	1,050	1,050	1,110	(60)
Office Supplies	149	50	-	50
Dues, Licenses & Subscriptions	175	175	175	-
Contingency	2,565	855	-	855
Total Expenditures	\$ 75,000	\$ 32,235	\$ 36,516	\$ (4,282)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 24,856	\$ 21,108	\$ (3,749)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 24,856	\$ 21,108	\$ (3,749)
Fund Balance - Beginning	\$ -		\$ 122,026	
Fund Balance - Ending	\$ -		\$ 143,133	

Botaniko

Community Development District Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 429,337	\$ 263,789	\$ 263,789	\$ -
Interest Income	5,000	\$ 5,314	5,314	-
Total Revenues	\$ 434,337	\$ 269,103	\$ 269,103	\$ -
Expenditures:				
Interest Expense - 11/01	\$ 128,447	\$ 128,447	\$ 128,447	\$ -
Interest Expense - 05/01	128,447	-	-	-
Principal Expense - 05/01	175,000	-	-	-
Total Expenditures	\$ 431,894	\$ 128,447	\$ 128,447	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,443	\$ 140,656	\$ 140,656	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,443	\$ 140,656	\$ 140,656	\$ -
Fund Balance - Beginning	\$ 199,039		\$ 500,184	
Fund Balance - Ending	\$ 201,482		\$ 640,840	

Botaniko

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ 19	\$ 19	\$ -
Total Revenues	\$ -	\$ 19	\$ 19	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 19	\$ 19	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 19	\$ -
Fund Balance - Beginning			\$ 1,627	
Fund Balance - Ending	\$ -		\$ 1,646	

Botaniko
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ 177	\$ 10,389	\$ 40,809	\$ 5,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,091
Misc. Income	533	-	-	-	-	-	-	-	-	-	-	-	533
Total Revenues	\$ 710	\$ 10,389	\$ 40,809	\$ 5,716	\$ -	\$ 57,624							
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ 1,103	\$ 4,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,559
Attorney	780	1,170	690	4,650	-	-	-	-	-	-	-	-	7,290
Annual Audit	-	-	-	4,700	-	-	-	-	-	-	-	-	4,700
Assessment Roll	400	-	-	-	-	-	-	-	-	-	-	-	400
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	221	221	221	221	-	-	-	-	-	-	-	-	883
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,102	2,102	2,102	2,102	-	-	-	-	-	-	-	-	8,407
Property Appraiser	-	-	400	-	-	-	-	-	-	-	-	-	400
Website Maintenance	153	153	153	153	-	-	-	-	-	-	-	-	612
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	2	1	1	2	-	-	-	-	-	-	-	-	7
Insurance General Liability	6,378	-	-	-	-	-	-	-	-	-	-	-	6,378
Printing & Binding	-	-	13	-	-	-	-	-	-	-	-	-	13
Legal Advertising	-	-	-	89	-	-	-	-	-	-	-	-	89
Other Current Charges	114	94	154	132	-	-	-	-	-	-	-	-	494
Property Taxes	-	1,110	-	-	-	-	-	-	-	-	-	-	1,110
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 10,325	\$ 4,850	\$ 4,836	\$ 16,505	\$ -	\$ 36,516							
Excess (Deficiency) of Revenues over Expenditures	\$ (9,615)	\$ 5,539	\$ 35,972	\$ (10,789)	\$ -	\$ 21,108							
Net Change in Fund Balance	\$ (9,615)	\$ 5,539	\$ 35,972	\$ (10,789)	\$ -	\$ 21,108							

Botaniko
Community Development District
Long Term Debt Report

Special Assessment Bonds, Series 2020		
Original Issue Amount:		\$7,640,000.00
Term 1:	\$800,000.00	
Interest Rate:	2.88%	
Maturity Date:	May 1, 2025	
Term 2:	\$1,130,000.00	
Interest Rate:	3.25%	
Maturity Date:	May 1, 2031	
Term 3:	\$2,195,000.00	
Interest Rate:	3.63%	
Maturity Date:	May 1, 2040	
Term 4:	\$3,515,000.00	
Interest Rate:	4.00%	
Maturity Date:	May 1, 2050	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$214,669	
Reserve Fund Balance	214,669	
Bonds Outstanding - 2/14/2020		\$7,640,000
Less: Principal Payment - 5/1/21		(\$150,000)
Less: Principal Payment - 5/1/22		(\$155,000)
Less: Principal Payment - 5/1/23		(\$160,000)
Less: Principal Payment - 5/1/24		(\$165,000)
Less: Principal Payment - 5/1/25		(\$170,000)
Current Bonds Outstanding		\$6,840,000

Botaniko
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County
Fiscal Year 2026

Summary

Gross Assessments	\$ 79,787.50	\$ 456,741.66	\$ 536,529.16
Net Assessments	\$ 75,000.25	\$ 429,337.16	\$ 504,337.41

ON ROLL ASSESSMENTS

allocation in %	14.87%	85.13%	100.00%
-----------------	--------	--------	---------

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2020 Debt Service</i>	<i>Total</i>
10/24/25	-	-	-	177.15	177.15	177.15	-	177.15
11/21/25	40,715.69	1,564.57	391.51	-	38,759.61	10,389.07	28,370.54	38,759.61
12/05/25	94,345.86	3,773.78	905.71	-	89,666.37	12,739.47	76,926.90	89,666.37
12/19/25	162,500.98	6,434.09	1,560.68	-	154,506.21	28,069.07	126,437.14	154,506.21
01/02/26	24,552.47	704.64	238.48	-	23,609.35	4,143.15	19,466.20	23,609.35
01/16/26	14,555.89	436.68	141.19	-	13,978.02	1,389.78	12,588.24	13,978.02
01/23/26	-	-	-	182.84	182.84	182.84	-	182.84
TOTAL	\$ 336,670.89	\$ 12,913.76	\$ 3,237.57	\$ 359.99	\$ 320,879.55	\$ 57,090.53	\$ 263,789.02	\$ 320,879.55

62.75%	Percent Collected
\$ 199,858.27	Balance Remaining to Collect