Mayfair
Community Development District

November 5, 2026

Mayfair

Community Development District

Agenda

Seat 2: Gregory Pettibon – (C.)	
Seat 1: Jared Shaver – (V.C.)	
Seat 4: Bojana Brown – (A.S.)	
Seat 5: Gerardo L. Aguirre – (A.S.)	
Seat 3: Haley Mall – (A.S.)	

Thursday
November 5, 2026
10:00 a.m.

The Offices of Construction Engineering Group
2651 W. Eau Gallie Blvd. Suite A, Melbourne, Florida 32935
Join the meeting now
Meeting ID: 268 777 756 702 626 and Passcode: AQ7Jr2Eu
1 872-240-4685 and Phone Conference ID: 451 997 971#

1. Roll Call

2. Approval of the Minutes of the August 6, 2026 Meetings **– Page 3**

3. Consideration of:
   A. **Resolution #2027-01** Fiscal Year 2026 Budget Amendment **– Page 11**

   B. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 14**

4. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager – Reminder to Complete Annual Ethics Training by December 31, 2026

5. Financial Reports
   A. Acceptance of Check Register **– Page 19**

   B. Acceptance of Unaudited Financials **– Page 22**

6. Supervisors Requests and Audience Comments

7. 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.mayfaircdd.com

MINUTES OF MEETING
MAYFAIR
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Mayfair Community Development District was held on Thursday, August 6, 2026, at 10:00 a.m. at 2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida.

Present and constituting a quorum were:

Jared Shaver	Vice Chairman
Bojana Brown	Assistant Secretary
Haley Mall	Assistant Secretary
Gerry Aguirre	Assistant Secretary

Also present were:

Rich Hans	District Manager
Andressa Hinz Philippi	Governmental Management Services (by phone)
Ginger Wald	District Counsel (by phone)
Jason Gonzales	Bond Counsel (by phone)
Joseph (Joe) Nagy	District Engineer
	Lennar Homes Representatives

Please Note: ***Due to audio recording difficulties the following is a summary of actions taken by the Board of Supervisors at the meeting.***

FIRST ORDER OF BUSINESS — Roll Call

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

SECOND ORDER OF BUSINESS — Approval of the Minutes of the June 25, 2026 Meeting

Mr. Hans presented the minutes from the June 25, 2026 meeting, and asked for any comments or corrections. Upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, the Minutes of the June 25, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Proposed Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Hans presented item No. 3, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-13 Annual Appropriation Resolution

Mr. Hans stated there was no general public in attendance for any public comment or discussion. He then asked for any comments or discussion from the Board or any of the attending professionals. Someone made a comment requesting a correction relating to the two revenue line items under Developer Contribution, there were two line items listed under revenues, one for single family and one for townhomes. Mr. Hans stated they would combine that into one line item and make that correction to the budget.

(At this point a discussion was held among the Board members and District staff regarding this item)

Mr. Hans then gave a brief explanation of the budget stating this was the same budget that was presented as the proposed budget and it was requested to keep the assessments at $100 per lot. He then asked for any questions or discussion from the Board and upon hearing none he moved to Resolution #2026-13.

Mr. Hans then presented Resolution #2026-13, the annual appropriation Resolution and gave a brief explanation of the item. He then and asked for any questions or comments and upon hearing none, asked for a motion to adopt the Resolution.

On MOTION by Ms. Mall seconded by Ms. Brown with all in favor, Resolution #2026-13 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-14 Levy of Non Ad Valorem Assessments

Mr. Hans presented Resolution #2026-14 levy of the Non Ad Valorem Assessments and gave a brief explanation of this item stating the Resolution reflects the 109 units platted for the single family lots, and the remainder would be on the different tracts that were undeveloped on a per acre basis. Mr. Hans then asked for any questions or comments, and upon hearing none he asked for a motion to adopt the Resolution.

> On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, Resolution #2026-14 Levy of Non Ad Valorem Assessments as presented was approved.

E. Consideration of Developer's Funding Agreement

Mr. Hans presented the consideration of the Developer's Funding Agreement, gave a brief explanation relating to this item and asked for any questions or comments.

(At this point a brief discussion was held among the Board members and District staff regarding this item)

Mr. Hans then asked for any further questions or comments, and upon hearing none he asked for a motion to approve the agreement.

> On MOTION by Mr. Shaver seconded by Ms. Brown with all in favor, accepting the Developer's Funding Agreement was approved.

F. Motion to Close the Public Hearing

Mr. Hans then asked for a motion to close the public hearing.

> On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Consideration of Resolution #2026-15 Bond Delegation Resolution

A. Exhibit A – Form of Bond Purchase Contract
B. Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum
C. Exhibit C – Form of Continuing Disclosure Agreement
D. Exhibit D – Form of First Supplemental Trust Indenture

Mr. Hans presented Resolution #2026-15, the bond delegation Resolution and indicated that was included in the agenda on page 33. He then asked Mr. Gonzales to give a brief explanation of this item.

Mr. Gonzales gave a brief summary of the bond delegation Resolution and stated this Resolution was initially contemplated when the Board adopted the initial Resolution #2026-05 on January 8, 2026 authorizing the District to issue bonds in one or more Series in an amount not to exceed $28,000.00. He also made a few additional comments relating to exhibits A, B, C and D listed above for the purpose of providing funds to pay for the assessment area one project described in the engineers report. Mr. Gonzales then asked for any questions or comments and upon hearing none he asked for a motion to adopt Resolution #2026-15.

Mr. Hans also made an additional comment stating in the second Whereas clause, in the redline version of the Resolution, which was included in the agenda the 154.14 acres of land, and in the third Whereas clause the 102.56 acres of land, those amounts were actually in reverse so they were corrected in the redline version.

Ms. Wald also made a few additional comments confirming the acreage of land as well.

Mr. Hans then stated if there were no other questions or comments, he would ask for a motion to adopt Resolution #2026-15.

On MOTION by Ms. Mall seconded by Mr. Shaver with all in favor, Resolution #2026-15 the Bond Delegation Resolution with the indicated changes as discussed were approved.

FIFTH ORDER OF BUSINESS Preliminary First Supplemental Assessment Methodology Report

Mr. Hans presented item No. 5, preliminary first supplemental assessment methodology report which was included in the agenda on page 232 and gave a brief explanation relating to the information within in the report. He also stated in the narrative version of the redline copy there were some verbiage corrections made by bond counsel and District counsel but no substantive changes to the numbers, so they would make those changes as well. Mr. Hans then asked for any questions or comments and upon hearing none, he asked for a motion to accept the preliminary first supplemental assessment methodology report as presented.

> On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, accepting the Preliminary First Supplemental Assessment Methodology Report with the corrections provided in redline version as discussed was approved.

SIXTH ORDER OF BUSINESS Consideration of Ancillary Documents

A. **Acquisition Agreement (Assessment Area One Project)**
B. **Completion Agreement (Assessment Area One Project)**
C. **Collateral Assignment and Assumption of Development Rights Relating to Assessment Area One**
D. **Declaration of Consent to Jurisdiction of the Mayfair Community Development District Imposition of Special Assessments, and imposition of Lien of Record (Assessment Area One)**
E. **Lien of Record (Assessment Area One)**
F. **True-Up Agreement (Assessment Area One)**

Mr. Hans presented the consideration of ancillary documents asked Ms. Wald to give a brief explanation of this item.

Ms. Wald gave a brief overview relating to the ancillary documents for Assessment Area One stating these documents were the traditional documents that go along with every bond issuance. She then gave a brief summary of items A through F and stated there were blanks in the documents since they were prepared in advance so the Board would just motion to approve all of them in substantial final form.

Ms. Wald then asked for any questions or comments and upon hearing none, she asked for a motion to approve the ancillary documents in substantial final form.

On MOTION by Ms. Mall seconded by Mr. Shaver with all in favor, accepting the ancillary documents, items A through F listed above for the Assessment Area One Project in substantial final form were approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Hans presented the proposed fiscal year 2027 meeting schedule and gave a brief summary of the meeting dates. He then asked the Board if there were any conflicts or discussion, there was no discussion at this time. Mr. Hans then asked for a motion to approve the fiscal year 2027 meeting schedule.

On MOTION by Mr. Aguirre seconded by Ms. Mall with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District – 0

Mr. Hans presented the Form 1 financial disclosure due July 1, 2026 reminding the Board to make sure they file their Form 1.

Ms. Wald stated Mr. Aguirre was the only one who had not yet filed.

Mr. Aguirre stated he filed his Form 1 yesterday.

Mr. Hans also reminded the Board to complete their 4 hours of ethics training by December 31, 2026. He then announced the number of registered voters in the District as zero and gave a brief explanation relating to this item.

5) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Hans presented the final approval of the FY2025-FY2026 report performance measures and standards as required by Florida Statute 189.069 and gave a brief explanation of the report stating the District had met all of their objectives for the year. He then asked for any questions or comments and upon hearing none, he asked for a motion to accept the report and authorizing staff to post it on the District's website.

> On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, accepting the final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 and authorizing staff to post the report on the District's website was approved.

6) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Hans presented the FY2026-FY2027 performance measures and standards as required by Florida Statute 189.069 and gave a brief explanation of this item. He then asked for any questions or comments and upon hearing none, asked for a motion to approve the performance measures and standards.

> On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hans presented the check register and the unaudited financials and asked for any comments or questions. Upon not hearing any, he asked for a motion to accept the financial reports.

> On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, the Check Register and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hans asked for any Supervisor's requests or audience comments.

Mr. Aguirre stated the Southern Homes was ready to convey 3 tracts of land to the CDD, lake 9 and the roadway.

(At this point a brief discussion was held among the Board, District staff and the developer representatives regarding this item)(Ms. Wald stated they were not ready to accept the conveyance of the tracts as they still needed to know if they were completed, they also needed certification from the engineer, and the Board would need to decide on the maintenance)(The developer representative stated they would look into it and bring it back to the next meeting)

Mr. Hans asked for any other requests or comments, and stated there was no general audience in attendance for any comments.

Somone made an inquiry as to when Mr. Aguirre would need to resign from the Board. Mr. Hans stated you did not need to be a landowner to be on the Board and it would be up to him if he wanted to resign, and if so he would just submit his resignation and the Board would accept it at that time.

TENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, the Meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

RESOLUTION 2027-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Mayfair Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenditures approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 5th day of November and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

Mayfair
Community Development District

by: _____
Chairman/Vice-Chairman

Attest:

by: _____
Secretary/Assistant Secretary

Amended Budget
Fiscal Year 2026

Mayfair
Community Development District

November 5, 2026

MAYFAIR
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Budget Amendment FY 2026
Exibit A

DESCRIPTION	ACTUAL THRU 9/30/2026	ADOPTED BUDGET FY 2026	PROPOSED INCREASE/ (DECREASE)	AMENDED BUDGET FY 2026
Revenues				
Maintenance Assessments - On Roll	$ 70,195	$ 70,039	$ 156	$ 70,195
Interest Income	1,500	-	1,500	1,500
Carry Forward Surplus	16,969	4,223	18,507	22,730
Total Revenues	**$88,664**	**$ 74,262**	**$ 20,163**	**$ 94,425**
Expenditures				
Administrative				
Engineering	$ 8,440	$ 5,000	$ 5,000	$ 10,000
Attorney Fees	23,908	15,000	10,000	25,000
Annual Audit	3,300	3,500	-	3,500
Management Fees	31,800	31,800	-	31,800
Annual Assessment	5,000	5,000	-	5,000
Website Maintenance	1,200	1,200	-	1,200
Telephone	-	50	-	50
Postage & Delivery	177	500	-	500
Insurance General Liability	6,730	7,650	-	7,650
Printing & Binding	75	500	-	500
Legal Advertising	5,488	1,500	4,500	6,000
Other Current Charges	872	550	350	900
Office Supplies	0	150	-	150
Contingencies	1,500	1,687	313	2,000
Dues, Licenses & Subscriptions	175	175	-	175
Total Adminstrative Expenditures	**$88,664**	**$74,262**	**$20,163**	**$94,425**
Total Expenditures	**$88,664**	**$74,262**	**$20,163**	**$94,425**
Net Change in Fund Balance	**$ (0)**	**$ -**	**$ 0**	**$ -**

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

July 31, 2026

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

We are pleased to confirm our understanding of the services we are to provide Mayfair Community Development District, City of Melbourne, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Mayfair Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

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

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

Audit Objectives

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

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed $3,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

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

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Mayfair
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
07/01/26 - 09/30/26

Date	*Check #'s*	*Amount*
07/01/26 - 07/31/26	313-316	$ 8,648.33
08/01/26 - 08/31/26	317-320	$ 4,724.55
09/01/26 - 09/30/26	321-323	$ 3,760.51
	TOTAL	**$ 17,133.39**

*** CHECK DATES 07/01/2026 - 09/30/2026 *** MAYFAIR CDD (SOUTH FLORIDA)
BANK A MAYFAIR CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME / DESCRIPTION	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00005	6/30/26	199455	202606	310-51300-31500			*	2,532.50		
							JUN 26 - ATTORNEY FEES				
							BILLING COCHRAN, P.A.			2,532.50	000313
7/14/26	00001	7/07/26	9-369-37	202606	310-51300-42000			*	59.36		
							DELIVERIES THRU 6/30/26				
							FEDEX			59.36	000314
7/14/26	00006	7/01/26	235	202607	310-51300-34000			*	2,650.00		
							JUL 26 - MGMT FEES				
		7/01/26	235	202607	310-51300-35110			*	100.00		
							JUL 26 - WEBSITE ADMIN				
		7/01/26	235	202607	310-51300-42000			*	2.22		
							JUL 26 - POSTAGE				
		7/01/26	235	202607	310-51300-42500			*	1.35		
							JUL 26 - COPIES				
							GMS-SF, LLC			2,753.57	000315
7/14/26	00026	6/30/26	7778208	202606	310-51300-48000			*	1,480.52		
							ADV-170				
		6/30/26	7778208	202606	310-51300-48000			*	1,640.56		
							RESOLUTION 2026-08				
		6/30/26	7778208	202606	310-51300-48000			*	181.82		
							170-06-25-26				
							USA TODAY MEDIA CORP.			3,302.90	000316
8/13/26	00005	7/31/26	199952	202607	310-51300-31500			*	1,425.00		
							JUL 26 - ATTORNEY FEES				
							BILLING COCHRAN, P.A.			1,425.00	000317
8/13/26	00001	7/14/26	9-378-29	202607	310-51300-42000			*	46.19		
							DELIVERIES THRU 7/06/26				
							FEDEX			46.19	000318
8/13/26	00006	8/01/26	236	202608	310-51300-34000			*	2,650.00		
							AUG 26 - MGMT FEES				
		8/01/26	236	202608	310-51300-35110			*	100.00		
							AUG 26 - WEBSITE ADMIN				
		8/01/26	236	202608	310-51300-42000			*	2.34		
							AUG 26 - POSTAGE				
		8/01/26	236	202608	310-51300-42500			*	55.50		
							AUG 26 - COPIES				
							GMS-SF, LLC			2,807.84	000319
8/13/26	00026	7/31/26	7821799	202607	310-51300-48000			*	445.52		
							PH BUDGET 26/27				
							USA TODAY MEDIA CORP.			445.52	000320

*** CHECK DATES 07/01/2026 - 09/30/2026 *** MAYFAIR CDD (SOUTH FLORIDA)
BANK A MAYFAIR CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/26	00005	8/31/26	200358	202608	310	51300-31500				*	1,000.00		
			AUG 26 - ATTORNEY FEES										
									BILLING COCHRAN, P.A.			1,000.00	000321
9/15/26	00001	8/18/26	9-726-10	202608	310	51300-42000				*	4.57		
			DELIVERIES THRU 8/18/26										
									FEDEX			4.57	000322
9/15/26	00006	9/01/26	237	202609	310	51300-34000				*	2,650.00		
			SEP 26 - MGMT FEES										
		9/01/26	237	202609	310	51300-35110				*	100.00		
			SEP 26 - WEBSITE ADMIN										
		9/01/26	237	202609	310	51300-42000				*	2.34		
			SEP 26 - POSTAGE										
		9/01/26	237	202609	310	51300-42500				*	3.60		
			SEP 26 - COPIES										
									GMS-SF, LLC			2,755.94	000323

TOTAL FOR BANK A 17,133.39

TOTAL FOR REGISTER 17,133.39

Mayfair

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1 Balance Sheet

2 General Fund

3 Month to Month

4 Assessment Receipt Schedule

Mayfair
Community Development District
Combined Balance Sheet
September 30, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	883
Investments:		
State Board Administration		22,406
Total Assets	**$**	**23,289**
Liabilities:		
Accounts Payable	$	1,492
Total Liabilites	**$**	**1,492**
Fund Balance:		
Assigned for:		
Parcel Boundaries	$	8,500
Unassigned		13,297
Total Fund Balances	**$**	**21,797**
Total Liabilities & Fund Balance	$	23,289

Mayfair

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 70,039	$ 70,039	$ 70,195	$ 156
Interest Income	-	-	1,500	1,500
Total Revenues	**$ 70,039**	**$ 70,039**	**$ 71,695**	**$ 1,656**
Expenditures:				
General & Administrative:				
Engineering	$ 5,000	$ 5,000	$ 8,440	$ (3,440)
Attorney Fees	15,000	15,000	23,908	(8,908)
Annual Audit	3,500	3,300	3,300	-
Management Fees	31,800	31,800	31,800	-
Annual Assessment	5,000	5,000	5,000	-
Website Maintenance	1,200	1,200	1,200	-
Telephone	50	50	-	50
Postage & Delivery	500	500	177	323
Insurance General Liability	7,650	7,650	6,730	920
Printing & Binding	500	500	75	425
Legal Advertising	1,500	1,500	5,488	(3,988)
Other Current Charges	550	550	872	(322)
Office Supplies	150	150	0	150
Contingencies	1,687	1,687	1,500	187
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	**$ 74,262**	**$ 74,062**	**$ 88,664**	**$ (14,602)**
Excess (Deficiency) of Revenues over Expenditures	$ (4,223)	$ (4,023)	$ (16,969)	$ (12,946)
Net Change in Fund Balance	**$ (4,223)**	**$ (4,023)**	**$ (16,969)**	**$ (12,946)**
Fund Balance - Beginning	$ 4,223		$ 38,766	
Fund Balance - Ending	$ -		$ 21,797	

Mayfair
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ -	$ 70,099	$ 96	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,195
Interest Income	96	73	63	109	202	210	182	147	133	113	93	79	1,500
Total Revenue	**$ 96**	**$ 73**	**$ 70,162**	**$ 206**	**$ 202**	**$ 210**	**$ 182**	**$ 147**	**$ 133**	**$ 113**	**$ 93**	**$ 79**	**$ 71,695**
Expenditures:													
General & Administrative:													
Engineering	$ 1,700	$ -	$ -	$ 6,740	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,440
Attorney Fees	875	1,000	900	3,975	7,825	600	750	1,775	2,533	1,425	1,000	1,250	23,908
Annual Audit	-	-	3,300	-	-	-	-	-	-	-	-	-	3,300
Management Fees	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,800
Annual Assessment	5,000		-	-	-	-	-	-	-	-	-	-	5,000
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	47	1	3	2	2	1	1	48	62	2	7	177
Insurance General Liability	6,730	-	-	-	-	-	-	-	-	-	-	-	6,730
Printing & Binding	-	-	6	-	-	1	-	3	3	1	56	4	75
Legal Advertising	333	-	-	-	1,165	-	-	-	3,303	446	-	242	5,488
Other Current Charges	90	77	77	45	45	60	77	77	92	77	77	78	872
Office Supplies	-	-	-	-	-	-	-	-	0	-	-	-	0
Contingencies	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	**$ 19,154**	**$ 3,874**	**$ 7,035**	**$ 13,513**	**11,786.95**	**$ 3,413**	**$ 3,578**	**$ 4,606**	**$ 8,728**	**$ 4,761**	**$ 3,885**	**$ 4,330**	**$ 88,664**
Excess (Deficiency) of Revenues over Expenditures	$ (19,058)	$ (3,801)	$ 63,127	$ (13,307)	$ (11,585)	$ (3,203)	$ (3,397)	$ (4,459)	$ (8,595)	$ (4,648)	$ (3,793)	$ (4,252)	$ (16,969)
Net Change in Fund Balance	**$ (19,058)**	**$ (3,801)**	**$ 63,127**	**$ (13,307)**	**$ (11,585)**	**$ (3,203)**	**$ (3,397)**	**$ (4,459)**	**$ (8,595)**	**$ (4,648)**	**$ (3,793)**	**$ (4,252)**	**$ (16,969)**

Mayfair

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

Fiscal Year 2026

Gross Assessments	$ 74,510.00	$ 74,510.00
Net Assessments	$ 70,784.50	$ 70,784.50

ON ROLL ASSESSMENTS

allocation in %	100.00%	100.00%

Date	*Distribution*	*Gross Amount*	*Discoumt/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*Total*
12/14/25	12/01/25 - 12/15/25	$ 74,510.00	$ 2,980.40	$ 1,430.59	$ -	$ 70,099.01	$ 70,099.01	$ 70,099.01
01/30/26	Interest	-	-	-	96.19	96.19	96.19	96.19
	TOTAL	**$ 74,510.00**	**$ 2,980.40**	**$ 1,430.59**	**$ 96.19**	**$ 70,195.20**	**$ 70,195.20**	**$ 70,195.20**

100.00%	**Percent Collected**
$ -	**maining to Collect**