

Malabar Springs Community Development District
OFFICE OF THE DISTRICT MANAGER
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July 14, 2026

Board of Supervisors
Malabar Springs Community Development District

Dear Board Members:

The Board of Supervisors of the Malabar Springs Community Development District will hold Public Hearings and a Regular Meeting on July 21, 2026 at 11:00 a.m., at B.S.E. Consultants, Inc., 312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Second Supplemental Engineer's Report
4. Presentation of Second Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2026-05, Authorizing the Issuance of Not Exceeding \$9,000,000 Malabar Springs Community Development District, Special Assessment Bonds, Series 2026 (Assessment Area Two) (the "Bonds") to Finance Certain Public Infrastructure for the Benefit of Development Within a Designated Assessment Area Referred to as Assessment Area Two Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated as of August 1, 2024 With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing The Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Consideration of Resolution 2026-06, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026; Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability, and an Effective Date
7. Consideration of Ancillary Financing Documents
 - A. Collateral Assignment
 - B. Completion Agreement
 - C. Declaration of Consent
 - D. True-Up Agreement
 - E. Acquisition Agreement
 - F. Notice of Special Assessments
8. Consideration of Resolution 2026-07, Amending Resolution 2026-01 to Reset the Public Hearing Regarding Proposed Budget for Fiscal Year 2026/2027, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date
9. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
10. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-09, Providing for Funding for the Fiscal Year 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying

an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

11. Consideration of Resolution 2026-10, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- A. Amended Rules of Procedure

12. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates

- A. Consideration of Resolution 2026-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025

13. Acceptance of Unaudited Financial Statements as of May 31, 2026

14. Approval of March 17, 2026 Regular Meeting Minutes

15. Staff Reports

- A. District Counsel: *Kutak Rock LLP*

- B. District Engineer: *B.S.E. Consultants, Inc.*

- C. Field Operations: *Atmos Living*

- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 18, 2026 at 11:00 AM

- QUORUM CHECK

SEAT 1	HALEY KIERNAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	TIM SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DANIEL LIPARINI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	RICHARD BRUCE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	WILLIAM FIFE	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,

A handwritten signature in black ink, appearing to read 'AKantzhi', is written over the printed name.

Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756