



Memorandum

To: Enclave at Black Point Marina Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Jesus Lorenzo
District Manager
GMS-SF

ENCLAVE AT BLACK POINT MARINA
COMMUNITY DEVELOPMENT DISTRICT
2025-2026 REPORT –
PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Enclave at Black Point Marina Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite a cancellation, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

November 13, 2025 – Cancelled

January 8, 2026 – Held

March 12, 2026 – Held

May 14, 2026 – Held

July 9, 2026 – Held

September 10, 2026 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

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GMS-SF

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved.

Goal 3.2: Financial Reports

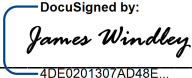
The District website includes the latest annual audit, current budget, and financials as required.
Result: Standard achieved.

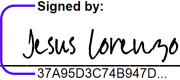
Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.
Result: Standard achieved.

Overall Determination

The Enclave at Black Point Marina Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair:  _____ Date: 2026-09-12
Print Name: James Windley
Enclave at Black Point Marina Community Development District

District Manager:  _____ Date: 2026-09-14
Print Name: Jesus Lorenzo
Enclave at Black Point Marina Community Development District

Jesus Lorenzo
District Manager
GMS-SF

Certificate Of Completion

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Subject: Enclave at BPM: Complete with Docusign: 7-9-26 Minutes.pdf, Engagement Letter.pdf, 2025-2026 Perform

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eacosta@gmssf.com

Signer Events

James Windley

gnatsum2011@gmail.com

Chairman/Board of Supervisors

Security Level: Email, Account Authentication (None)

Signature

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James Windley
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Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication (None)

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Jesus Lorenzo
37A95D3C74B947D...

Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

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Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

9/11/2026 10:07:52 AM

Certified Delivered

Security Checked

9/14/2026 10:22:38 AM

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Completed	Security Checked	9/14/2026 10:22:57 AM
Payment Events	Status	Timestamps