



***Enclave at Black Point Marina
Community Development District***

www.enclaveatblackpointcdd.com

James Windley, Chairman

Abraham Crocamo, Jr., Vice Chairman

Navindra Singh, Assistant Secretary

Andrew Jimenez, Assistant Secretary

September 10, 2026

Enclave at Black Point Marina

Community Development District

Agenda

Seat 4: James Windley – (C.)	
Seat 2: Abraham Crocamo, Jr. – (V.C.)	
Seat 5: Navindra Singh – (A.S.)	
Seat 1: Andrew Jimenez – (A.S.)	
Seat 3: Open Seat	

Thursday
September 10, 2026
7:30 p.m.

Cornerstone Methodist Church
20740 Old Cutler Road, Cutler Bay, Florida 33189

Join the meeting now

Meeting ID: 277 714 610 329 24 and Passcode: Mw2Jj92d
1 872-240-4685 and Phone Conference ID: 244 037 92#

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #3 (11/2028)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - C. Election of Officer(s) – Resolution – **Page 6**
3. Approval of Minutes of the July 9, 2026 Meeting – **Page 8**
4. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 18**
5. Discussion of Estimates with People's Choice Pressure Cleaning, Inc. – **Page 23**
6. Discussion and Review of Landscaping Maintenance Service Proposals – **Page 25**
 - A. BrightView Landscape Services – **Page 28**
 - B. Landscape Workshop – **Page 55**
 - C. Plant Brothers Landscaping – **Page 72**
7. Staff Reports
 - A. Attorney
 - B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 – **Page 79**
 - C. Field Manager – Monthly Report – **Page 83**
 - D. Manager
 - 1) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 121**
 - 2) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 3) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 122**
 - 4) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 126**

8. Financial Reports
 - A. Approval of Check Register – **Page 130**
 - B. Approval of Unaudited Financials – **Page 135**
9. Supervisors Requests and Audience Comments
10. 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.enclaveatblackpointcdd.com>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Enclave at Black Point Marina Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Enclave at Black Point Marina Community Development District**, _____ **County, Florida.**

Signature: _____

Mailing Address: _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires _____

Personally known _____ or produced identification _____

Type of identification_____

RESOLUTION 202__ - __

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Enclave at Black Point Marina Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Enclave at Black Point Marina Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT
BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT, THIS __DAY OF
_____, 202__.**

**ENCLAVE AT BLACK POINT MARINA
COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Chairman / Vice Chairman

Print name: _____
Secretary / Assistant Secretary

**MINUTES OF MEETING
ENCLAVE AT BLACK POINT MARINA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Enclave at Black Point Marina Community Development District was held on Thursday, July 9, 2026, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley
Abraham Crocamo, Jr.
Navindra Singh

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jesus Lorenzo
Gabriella Fernandez

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #3 (11/2028)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Election of Officer(s)

Mr. Lorenzo: Moving forward to organizational matters, tab A is consideration of appointment of Supervisor to fill the unexpired term of office for seat #3 which expires in 2028. Unless the Board has anybody they wish to nominate to invite them to the next meeting just so you guys have all five Board members.

Mr. Singh: None that I know of.

Mr. Crocamo: My wife was looking at getting on the Board and we were looking at, does she need to go to the election but, I know the seat is not open yet, it wasn't open for elections was it?

Mr. Lorenzo: No, and this one expires in 2028.

Mr. Crocamo: The only reason that she wanted to get on is because a lot of times I'm never here and she's seen that we've missed quorum so many times, and 90% of the times now she's in town so I brought it up to her a couple of times again but, she says, I don't know, maybe and we never talk about anything at home anyway but, I've asked a couple of times to see because it could be a conflict of interest, so whatever is decided and if we can get somebody else to make sure we can get a quorum it would be great, we really need a fifth person.

Mr. Lorenzo: Well, you guys have that there, there's no rush, it's somebody you guys can work well with just to make sure you guys have quorum and at least two of you are available.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 14, 2026 Meeting

Mr. Lorenzo: Moving forward to item No. 3 on the agenda which is the approval of the minutes for the May 14, 2026 meeting which you'll find on page 5. Unless the Board has any comments, deletions, adjustments or questions a motion would be in place to approve.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, the Minutes of the May 14, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Lorenzo: Moving forward to staff reports, attorney, I don't think you have anything do you?

A. Attorney

Ms. Fernandez: Nothing to report unless you have any questions for me.

B. Engineer

Mr. Lorenzo: So, moving forward to the engineer, there's nothing under the engineer.

C. Field Manager – Monthly Report

Mr. Lorenzo: Moving forward to item C which is the field manager's report which you guys will find on page 19. As we discussed at the last meeting you know that we've been in communication with the HOA to kind of coincide the schedule for now while we review or the Board reviews the proposals, so they pushed the June 16th service to June 24th to be consistent with the HOA cuts to be that same day actually, so that's being done, and we will continue to share the dates with them.

Mr. Crocamo: Ok.

Mr. Lorenzo: And they're going to mimic the same days more or less which is the 9th and 24th so that should be good with the HOA and we're working on that to make sure that's done and it comes to fruition. Moving forward, the annuals are doing well, they should be removed soon, they getting really large as you guys can see, like the other ones to get you through the rest of the summer, it's been very hot as you can see the annuals. The wooden stakes, after this hurricane season is over they'll remove it for the palm that was replaced, so we'll go through this hurricane season and then if everything goes well this winter we'll go ahead and remove it. The palm fertilization is schedule for September, the irrigation system is working fine, and you guys know that there's rain sensors, combination lock and latches were installed as well as the main line break at 104th Avenue which was repaired and you'll see photos there and then timer #2 was replaced and now everything is working well. The fountains are working fine, they were cleaned last month on the 17th, the one is scheduled for September and you see the May service dates that were completed and they're doing a good job. They cleaned up all the debris and you see the photos there of the service of the fountains. Moving forward to the field maintenance section you'll see there were 4 lights that were replaced for some reason they had water intrusion and another one wasn't working, they're under warranty, the 1 year warranty so they were replaced actually this past Tuesday. Then I've been offline discussing this with Navindra, there was some issues with I guess the visibility of the lights, and as per the manufacturer where the electrician got the lights from they suggested not having it on a photocell so that it has electricity at all times and setting it up on a timer through the App which we've done so hopefully that will give it consistent power and there should be no issues. I know we've been

monitoring it and I'm going to go after this meeting to take a look and see how they look at night, and so far so good, I mean unless the Board has any questions regarding that I know Navindra's been monitoring that as well.

Mr. Singh: Yes, so after we spoke the first time when you fixed the four the heads, I had changed it to blue, and the next day it changed to white, we had called it in and they text me about it, and then last night I changed it again and I changed it to purple and now it's white again, so at nighttime when it turns off it resets.

Mr. Crocamo: It goes right back to white.

Mr. Singh: Yes.

Mr. Lorenzo: So, what I'm thinking is might be programmed to white on the timer and that's probably why that color is coming to turn back white.

Mr. Singh: Ok.

Mr. Lorenzo: So, that might be why and it's just an Application on the App, and I'll look into the App, and I think that might be it.

Mr. Singh: Ok.

Mr. Lorenzo: And I'll look at it when we go down after the meeting.

Mr. Singh: Ok, but when it's on white it's really bright, but the colors are good, you can't really see the camera.

Mr. Lorenzo: Ok, and I know Navindra mentioned maybe looking into getting the previous style of lights, the only thing with that is they're a little bit brighter.

Mr. Crocamo: The colors were brighter.

Mr. Lorenzo: The brackets are a little bit more flimsy and the lights are not as durable as these are supposed to be but, it's up to you guys, it would be a shame to have to get new lights I think that was the case, and I've already talked to the electrician, he's going to work with you guys and try to make that and he's going to do whatever is possible to make sure that these work.

Mr. Crocamo: Ok.

Mr. Lorenzo: Moving forward to page 28, you guys will see the curbing was repaired, unfortunately they left the cones, I kept asking them to have the cones removed before the holiday my apologies that they were still there through the holiday but, they've been removed this week as you guys already know. The asphalt repairs,

we're working in another District for asphalt repairs so to save money and keep the prices where he has it, he's waiting for us to accomplish that task which will likely this month weather permitting, either do here first or over there, or vice versa.

Mr. Crocamo: Ok.

Mr. Lorenzo: The gazebo is in good condition, and moving forward does anybody have any questions regarding my field report?

Mr. Crocamo: No.

D. Manager

1) Discussion and Review of Landscaping Maintenance Service Proposals

a. Landscape Workshop

b. BrightView Landscape Services

Mr. Lorenzo: Alright, moving forward to the next section which would be the manager's section, and I know you guys requested some maintenance proposals from Landscape Workshop which is the company that's doing the HOA, and you'll see their proposal there starting on page 32. I was dealing with BrightView at another District for pricing as well so I had asked them to give you guys a quote so you have two quotes, plus what you currently have, and it's not in your packages so I'm going to pass it out, the bid analysis for all three companies, so you guys can take a look and it will be a little bit easier. So, you see in the top section you'll see the comparison.

Mr. Singh: Tony's is what we have now.

Mr. Lorenzo: Correct, so you have Tony's, BrightView is the new company, and then Landscape Workshop is the HOA.

Mr. Singh: So, the HOA manager Tatiana, she brought somebody over today, Plant Brothers, so they're also going to give us a proposal for both sides.

Mr. Lorenzo: Ok, so if you could share their contact information, if not, I'll reach out to Tatiana.

Mr. Singh: Yes, I think Tatiana has it, I saw them today doing a walk through.

Mr. Lorenzo: Ok, sounds good.

Mr. Singh: So they're producing a quote for the HOA and she's going to contact you.

Mr. Lorenzo: Ok, perfect.

Ms. Fernandez: I know you guys have Landscape Workshop for your HOA, just something I've been noticing with Districts in Homestead, and kind of this area, they're being let go in a lot of my Districts for poor performance, so just something to keep in mind.

Mr. Crocamo: That's one of the things I was going to bring up that, I'd like to know like what other areas they do to go and see what kind of a job they do there because you might get a better price but, they can go over to the other place and then you hear, no they were let go or this and that, or they're not doing what they're supposed to be doing and that might be difference too, so we can look at all three of them.

Ms. Fernandez: One is called Keys Coral II, it's all the way by exit 2, Homestead and then then other one is Bluewater, which is by exit 9 off the Turnpike.

Mr. Crocamo: Ok.

Mr. Singh: Yes, we had some reasoning we had meetings with them and stuff like that, it was a labor issue which kind of everybody is experiencing but, they kind of got hit hard.

Ms. Fernandez: Yes, and I just wanted to let you guys know.

Mr. Singh: Yes.

Mr. Lorenzo: You guys know, and if you don't you have Tony's Nursery with the same pricing since 2018, he hasn't really changed much, actually when they go to negotiate better pricing to mimic what we're doing in another District as far as the palm tree trimming, so they're giving the reduction there for the seasons, instead of \$100 per palm, to \$70 per palm. We're doing that because we noticed it in one District and we wanted to make sure that they're all fair for that. To my knowledge I have no issues just on my side with Tony's I'm not tied to any of your landscapers but, unless there's any complaints on the CDD side, I haven't heard of any but, please let me know if you do. This is good though to be soliciting bids to see where you guys stand, see where you guys can improve on. So, on page 1 you're going to see what the contract includes, on the second portion of the table, and then if you guys turn the page you'll see the enhancements and added costs which are listed for you by service, so you can compare and then if you guys go to the bottom of the second page to the estimated

annual costs, then you have the base contract, you have the enhancements and the estimated totals.

Mr. Singh: What's the cost enhancements?

Mr. Lorenzo: So if you look above it, everything that's added cost enhancement is right here.

Mr. Singh: Ok.

Mr. Crocamo: But everything on that page is enhancements.

Mr. Lorenzo: Everything on that page, correct, unless it's included. Another thing you guys do have and I'm sure you guys are aware of the porter service three times a week for 4 hours which is included in there and you'll see that on the listed items of added costs.

Mr. Singh: For the CDD?

Mr. Lorenzo: Yes, for the CDD, correct.

Mr. Singh: What's your take on BrightView?

Mr. Lorenzo: In my experience, the account manager has a lot to do with it, and the crews, I mentioned it to them in a lighthearted manner, we have a really good account manager at Silver Palms and I told them, if the Board picks BrightView I want to make sure that we secure Nick, and he said look it wouldn't be a problem because he's in the area, so this is his area so it wouldn't be a problem. So, I told him, ok if the Board were to choose you, please if you could make that accommodation and he said no problem.

Mr. Singh: Ok. Do you have any experience with Plant Brothers?

Mr. Lorenzo: I do not.

Mr. Singh: So, they're doing Crystal Cay next door.

Mr. Lorenzo: Ok, I can talk to Ben and ask him, my colleague and see what he thinks.

Mr. Singh: Ok.

Mr. Lorenzo: Actually it would be the HOA because I don't think the CDD does this it, it's the HOA, so I would have to get the contact information.

Mr. Singh: Ok.

Mr. Lorenzo: But that shouldn't be a problem.

Mr. Crocamo: Which one is that one?

Mr. Singh: Crystal Cay.

Mr. Crocamo: Ok.

Mr. Lorenzo: But I can talk to Ben and get the contact information for the homeowners association and ask them how they're doing over there.

Mr. Singh: Ok.

Mr. Lorenzo: But there's nothing you guys need to make a decision on now.

Mr. Crocamo: And we know that there's much of things happening, I mean the one that does the other part that's not the CDD that does it, he had complications between last month and this month were the machinery went down or a lot of rain and stuff like that, so we understand a lot of things like that.

Mr. Lorenzo: Right, the rainy season is tough because if they do cut during the rain they can leave ruts or it's not going to be cut right, so it's a challenge this time of year especially with all the rain when there is rain, plus the heat so it grows really fast, that's another thing.

Mr. Crocamo: Thank you.

Mr. Lorenzo: Any questions on anything regarding the landscaping?

Mr. Crocamo: No.

Mr. Lorenzo: So, we'll go ahead and table that, is that what I'm hearing from the Board?

Mr. Singh: Yes, let's get one more and then we'll look at them.

Mr. Lorenzo: Alright.

Mr. Crocamo: Thank you.

Mr. Lorenzo: And I'll make sure that this table will be included in the next meeting package along with the new company if we get their proposal in time.

2) Form 1 Financial Disclosure Due July 1, 2026

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

Mr. Lorenzo: On page 31 you have the Form 1 filings, just a reminder Form was due July 1, 2026, so far we have confirmation that Navindra, James and Abraham, so Andrew is still showing up as not filing, and I'll reach out to Andrew and remind him.

Mr. Crocamo: Ok.

Mr. Lorenzo: Aside from that you three are good to go. Moving along to the reminder to complete the ethics training by December 31, 2026, if you guys need the links I can send you guys some of the courses which are the same.

Mr. Crocamo: That would be great, yes.

Mr. Lorenzo: You can save the completion and if you want to email it to us, we'll save it in our files, it's on the honor system which you guys will check the box when you do your Form 1s for the following year.

Mr. Crocamo: But I like that idea that we email you the confirmation and that way it's saved in the file.

Mr. Lorenzo: Yes, we'll save it, and again, it's on the honor system but, just in case they ask for it you can give it to us for save keeping.

Mr. Crocamo: Right.

4) Hurricane Season 2026 Price List with Tony's Nursery & Garden

Mr. Lorenzo: Moving forward to page 77, which is the hurricane season price list which you'll see on page 77 and 78 this is updated annually to make sure and by FEMA in case God forbid that you guys need to be reimbursed, you need to show this price list and have the predetermined pricing and a hurricane plan signed prior. So, this is the same pricing that you guys had last year, so unless you have any questions, a motion to accept the hurricane plan as proposed.

On MOTION by Mr. Singh seconded by Mr. Windley with all in favor, accepting the Hurricane Season 2026 Price List with Tony's Nursery & Garden was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Lorenzo: Moving forward to the approval of the financial reports, tab A is approval of the check register on page 79, and tab B is the unaudited financials on page 83. Unless the Board has any questions or concerns, a motion would be in place to accept them. Do I have a motion from the Board?

On MOTION by Mr. Singh seconded by Mr. Windley with all in favor, the Check Register and the Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, we have nobody here present and just to verify again, we have no one present online. Does the Board have any Supervisor's requests?

Mr. Crocamo: Not at this moment that I know of.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Ok, not hearing any, a motion to adjourn would be in place.

On MOTION by Mr. Crocamo seconded by Mr. Singh with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman



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July 30, 2026

Board of Supervisors
Enclave at Black Point Marina 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 Enclave at Black Point Marina Community Development District, Miami-Dade County, 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 Enclave at Black Point Marina 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.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, 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. As part of the audit, we will assist with preparation of your financial statements and related notes 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*. 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 establishing 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 is reliable 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. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

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@GMSFL.COM

Our fee for these services will not exceed \$3,700 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 may terminate this agreement, with or without consent, upon 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 date of the notice of termination subject to any offsets 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 Enclave at Black Point Marina Community Development District and believe this letter accurately summarizes the significant terms of our engagement. 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 Enclave at Black Point Marina Community Development District.

By: _____

Title: _____

Date: _____



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



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

4341 SW 73RD TERRACE
DAVIE, FL 33324

Phone 954-445-8033

E-mail h2opressure@bellsouth.net

Estimate

Date

7/28/2026

Name / Address

CDD
GOVERNMENTAL MANAGEMENT SERVICES
5385 NORTH NOB HILL ROAD
SUNRISE FLORIDA 33352

Customer Phone

786-344-9352 JULIANA

Project

ENCLAVE @ BLACK POINT MARINA CDD
23173 SW 104TH PL.
HOMESTEAD, FL 33032

Description	Qty	Cost	Total
ADDITIONAL AREAS NOT PART OF THE CDD			
PRESSURE WASH THE SIDEWALK THAT RUNS ALONG THE TURNPIKE, NEAR THE BUSHES AT SW 229TH LANE & 105TH COURT		650.00	650.00
PRESSURE WASH THE SIDEWALK, SWALES AND CURBS ALONG THE CANAL NEAR 10381 SW 226TH STREET TO 10369 SW 224TH TERRACE.		450.00	450.00
Total			\$1,100.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted. Note that credit card payment fee is 3.32%

Signature

Steve Landis, President

Customer Signature _____



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

4341 SW 73RD TERRACE
DAVIE, FL 33324

Phone

954-445-8033

E-mail

h2opressure@bellsouth.net

Estimate

Date

7/28/2026

Name / Address

CDD
GOVERNMENTAL MANAGEMENT SERVICES
5385 NORTH NOB HILL ROAD
SUNRISE FLORIDA 33352

Customer Phone

786-344-9352 JULIANA

Project

ENCLAVE @ BLACK POINT MARINA CDD
23173 SW 104TH PL.
HOMESTEAD, FL 33032

Description	Qty	Cost	Total
PRESSURE WASH THE SIDEWALKS ON OLD CUTLER ROAD AT THE ENTRANCE TO ENCLAVE (PROPERTY LINE TO PROPERTY LINE)		3,600.00	3,600.00
PRESSURE WASH THE ISLANDS, CURBS AND SIDEWALKS ON SW 104TH AVENUE (BOTH SIDES), TO INCLUDE THE ROUND ABOUT'S SIDEWALKS, CURBS AND SWALES ON THE LAKESIDE			
PRESSURE WASH THE SIDEWALKS, SWALES AND CURBS BY THE TOT LOT FROM HOUSE # 22643 SW 104TH AVENUE TO 10381 SW 226 STREET			
PRESSURE WASH THE SIDEWALKS, SWALES & CURBS FROM PROPERTY LINE TO PROPERTY LINE, INCLUDING THE ROUND ABOUT'S SWALES, STARTING AT HOUSE # 22958 SW 104TH AVENUE TO 22959 SW 105TH AVENUE, RUNNING ALONG THE LAKE			
Total			\$3,600.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted. Note that credit card payment fee is 3.32%

Signature

Steve Landis, President

Customer Signature _____



Landscape Maintenance Proposal Comparison

Service	Tony's Nursery	BrightView	Landscape Workshop	Plant Brothers
Monthly Maintenance	\$2,484.00	\$3,042.00	\$2,300.00	\$2,219.00
Annual Base Contract	\$29,808.00	\$36,504.00	\$27,600.00	\$26,624.00

Contract Inclusions

Service	Tony's Nursery	BrightView	Landscape Workshop	Plant Brothers
Mowing	✓	✓	✓	✓
Weed Control	✓	✓	✓	✓
Shrub Pruning	✓	✓	✓	✓
Tree Pruning (under 10')	✓	✓	✓	✓
Edging & Blowing	✓	✓	✓	✓
Turf Fertilization	1 application included	Optional	Optional	Included
Palm Fertilization	2 applications included	Optional	Optional	Included
Irrigation Inspection	Included	\$142 per month	\$300 per month	\$340 per month
Palm Trimming	Optional	Optional	Optional	Optional



Enhancements / Added Costs

Service	Tony's Nursery	BrightView	Landscape Workshop	Plant Brothers
Turf Fertilization	As needed	\$1,150 (3x/year)	\$3,000 (3x/year)	Included (2x/year)
Palm Fertilization	Included (2x/year)	Included under Turf Fertilization	\$3,900 (3x/year)	Included (2x/year)
Irrigation Inspection Monthly	Included	\$1,700 (annual)	\$3,600 (annual)	\$4,080 (annual)
Irrigation Repairs	Additional Cost	Additional Cost	\$85/hr + materials	\$300 pre-approved repair limit
Mulch (2x/year)	\$4,044	\$5,200	\$7,040	\$5,055
Annual Flowers (3x/year)	\$19,800	\$11,500	\$18,000	\$8,214
Porter Service	\$15,360	\$21,600	\$22,500	Not Included
Royal Palm Trimming (96)	Included	Included	Included	Included
Sylvester Palm Trimming (3)	Included	Included	Included	Included
Total Palm Trimming	\$9,900	\$4,500	\$3,600	\$5,990

*ENCLAVE AT BLACK
POINT MARINA CDD*



Estimated Annual Cost (Including Common Enhancements)

Contractor	Base Contract	Enhancements	Estimated Total
Tony's Nursery	\$29,808.00	\$48,804.00	\$78,612.00

BrightView	\$36,504.00	\$43,950.00	\$80,454.00
Landscape Workshop	\$27,600	\$58,040.00	\$85,640.00
Plant Brothers	\$26,624.00	\$23,339.00	\$49,963.00

Enclave at Blackpoint
Comprehensive Landscape Plan

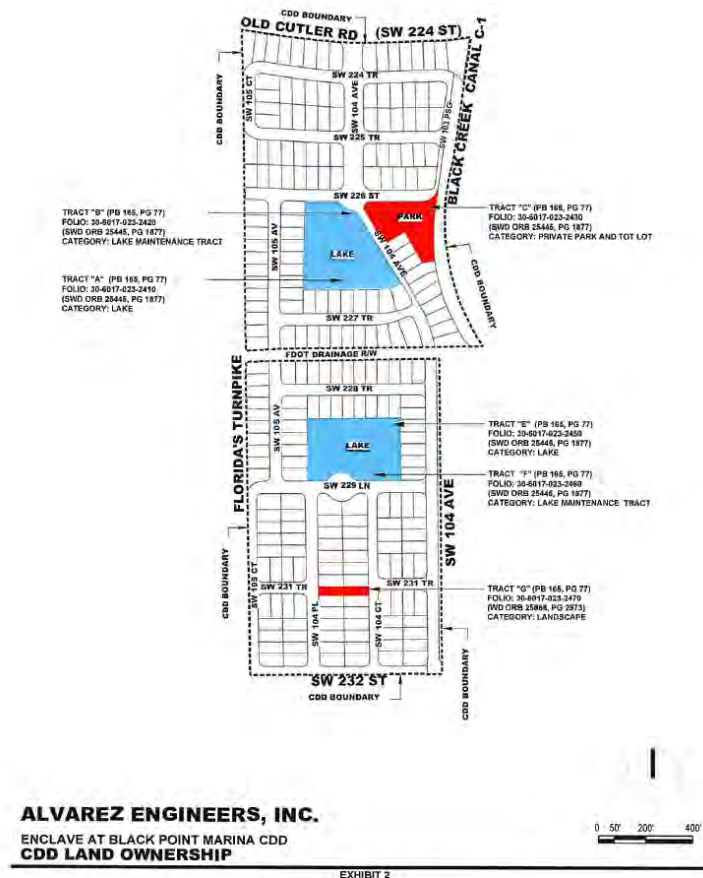
The state of your landscape speaks volumes about your property

Presented by Zachary Chapel 07/01/26

305-781-4589

Zachary.chapel@brightview.com

Property Site Map



Cost Consideration



Scope of Services:

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes:	
Primary Mow Services	30	2	2	2	3	3	3	3	3	3	2	2	2	Mow, blow, string trim, edge (soft and hard), landscape debris and litter removal.	\$24,900
Weed Control (Mechanical and Chemical)	12	1	1	1	1	1	1	1	1	1	1	1	1	Pre and post emergent herbicide application. Hand pulling of large weeds and vines.	\$1,600
Planted Area Detailing	12	1	1	1	1	1	1	1	1	1	1	1	1	Hand prune, shear shrubs, and remove suckers from trees up to 10 ft. Removal of dead palm fronds and seed pods up to 12'.	\$8,300
ALL INCLUSIVE MONTHLY	\$2,900.00														
ALL INCLUSIVE PER CALENDAR	\$34,800.00														
Additional Cost Consideration:															
Fertilization	3		1		1					1				Granular fertilization of turf, shrubs, and trees	\$1,150
Irrigation Inspection	12	1	1	1	1	1	1	1	1	1	1	1	1	Check heads, system functionality, and adjustment of irrigation heads for optimal water consumption. Monthly written report provided. All repairs additional cost.	\$1,700
Integrated Pest Management	12	1	1	1	1	1	1	1	1	1	1	1	1	Application of insecticide, herbicide, and fungicide for turf, shrubs, and palms on property as needed to maintain health and best possible appearance	\$775.00
Mulch Installation	2					1						1		Install in existing mulch beds at 2 inch depth (Quote based on 316 bags per service)	\$5,200
Annuals Rotation	3				1				1				1	Replace annuals in existing flower beds (Quote is based on 1,100 units per service)	\$11,500
Porter Services	52	4	4	4	5	4	5	5	4	5	4	4	4	Porter Services on Monday, Wednesday, and Friday (12 hrs total per week)	\$21,600
Royal Palm Pruning	3				1				1				1	Trim 96 Royal Palms and 3 Sylvester Palms according to ANSI standards	\$13,500



STANDARDS OF EXCELLENCE

Inspiring People | Nurturing Landscapes



Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs



S U P P L E M E N T A L I N F O R M A T I O N

Your Provider of Choice

The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.

OUR SERVICES

Inspiring People | Nurturing Landscapes

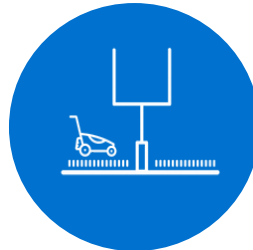


We specialize in streamlining your business process.

Think of us as your ultimate destination for all your landscaping needs. From innovative design-build solutions to meticulous landscape maintenance, snow services, cost saving water management, and beautiful property enhancements, we've got you covered with comprehensive offerings designed to transform your landscapes.



MAINTENANCE



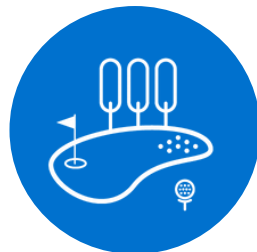
SPORTS TURF



TREE GROWING &
MOVING



WATER MANAGEMENT



GOLF



DEVELOPMENT



TREE CARE



SNOW & ICE

LANDSCAPE MAINTENANCE

Inspiring People | Nurturing Landscapes



Weekly Site Walks



Ready Trained Enabled Crews



Communication



A BrightView Comprehensive Landscape Plan

IRRIGATION MANAGEMENT



Inspiring People | Nurturing Landscapes

Irrigation zone map

BrightView
(305) 258-8011
Email: carlos.victoria@brightview.com
Date: 05/20/20

Timer Map for :
Bay Harbor Islands



Timer 1: 21 zones (103 St & W Broadview)	Timer 8: 7 zones (South Passive Park)
Timer 2: 8 Zones (Bridge Waterway)	Timer 9: 2 Zones / No power (95 St. & W. Broadview)
Timer 3: 7 Zones (96 St & W Broadview)	Timer 10: 4 Zones (95 th St. Park)
Timer 4: 10 Zones (Causeway West)	Timer 11: 20 Zones (92 St. Park)
Timer 5: 15 Zones (Causeway Center)	Timer 12: 21 Zones (98 th St. Park)
Timer 6: 5 Zones (Causeway East)	Timer 13: 7 Zones (E. Kane Concourse)
Timer 7: 2 Zones / No power (95 St & E. Broadview)	Timer 14: 6 Zones / No power (W. Kane Concourse)



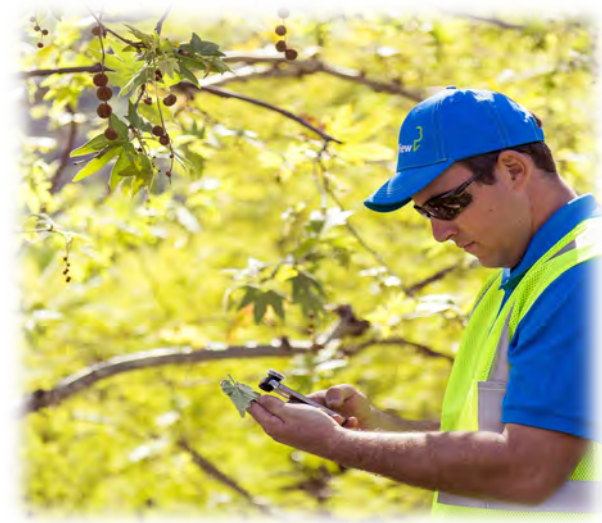
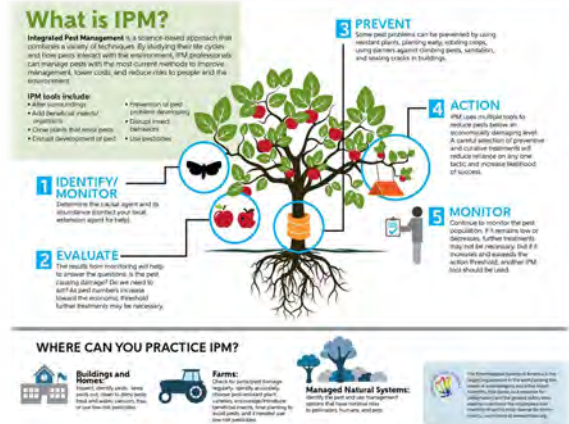
Skilled Technicians & Communication Reports



A BrightView Comprehensive Landscape Plan



State Certified Operators | Applicators



LANDSCAPE DESIGN

Inspiring People | Nurturing Landscapes



LANDSCAPE ENHANCEMENTS

Inspiring People | Nurturing Landscapes



FNGLA Certified Landscape Contractor & Professionals



A BrightView Comprehensive Landscape Plan

ARBOR CARE STORM PREP & RECOVERY

Inspiring People | Nurturing Landscapes



TCIA & OSHA Safety Certified



Ready Trained Enabled Crews & ISA Certified Arborist(s)



A BrightView Comprehensive Landscape Plan

ELECTRIC EQUIPMENT | NOISE ORDINANCE

Inspiring People | Nurturing Landscapes



Electrifying our vehicles and equipment, BrightView began introducing hybrid vehicles to our fleet 10 years ago and we intend to expand those efforts over the coming twelve to 24 months. BrightView was the first commercial landscaping company to adopt electric mowers on a broad scale.



A BrightView Comprehensive Landscape Plan

E-VERIFY EMPLOYER

Inspiring People | Nurturing Landscapes



- Ensure 100% compliance with all labor and immigration laws ,we are enrolled in E-Verify in all states in which we operate.
- The organization’s participation in E- Verify improves our ability to ensure the individuals we hire and are working on our client’s sites are authorized to work in the United States.
- Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.





March 9, 2024

Re: Professional Recommendation for Brightview Landscaping

To whom it may concern:

Through Brightview's dedication, their work meets and often exceeds the standards of excellence demanded by a community such as Ocean Reef. They are very responsive and pay attention to details of their operation while ensuring that their employees meet the highest levels of safety standards. Moreover, they are alert to potential hot spots that pose security risks for the community, such as blind spots, overgrown tree limbs, and even terrain along the walk paths that serve as trip hazards for the community. From the initial planning stages to the final execution, their team consistently demonstrates a deep understanding of landscape design principles, environmental considerations, and client preferences. Their attention to detail ensures that each project is tailored to our unique needs and vision, resulting in stunning outdoor spaces that enhance aesthetic appeal and functionality.

One of Brightview's most impressive qualities is its ability to integrate creativity with practicality seamlessly. Whether designing a tranquil garden oasis, creating a sustainable landscape solution, or maintaining pristine outdoor environments, Brightview approaches each task with creativity, innovation, and a keen eye for detail. Their passion for their craft shines through the meticulous care they devote to every project, regardless of scale or complexity.

Brightview's team of skilled professionals is dedicated and punctual, as well as highly reliable and trustworthy. They play a crucial role for the Ocean Reef Community Association during storm events, where their initial push to clear debris and damaged landscaping is always prompt and efficient. Their reliability and trustworthiness are unmatched, making them a secure choice for any landscaping project. Working with Brightview is not just a partnership; it's a seamless collaboration built on trust, transparency, and mutual respect.

In summary, I recommend Brightview Landscaping as a trusted partner for any landscaping endeavor. Their unparalleled expertise, creativity, and commitment to client satisfaction make them an invaluable asset to any project. I am confident that they will continue to exceed expectations and set the standard for excellence in the landscaping industry.

Please get in touch with me at artime@orca.com if you require any further information or clarification regarding my recommendation.

Sincerely,

Ariel Artime, Vice President
Director Public Safety and Operations
Ocean Reef Community Association

OCEAN REEF COMMUNITY ASSOCIATION

24 Backside Lane #505 • Key Largo, Florida 33037 • 305.367.3067 • Fax: 305.367.4246 • orca@orcafl.com

SERVICE PARTNERS

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

SERVICE PARTNERS

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

SERVICE PARTNERS

Inspiring People | Nurturing Landscapes



A BrightView Comprehensive Landscape Plan

KEY ELEMENTS TO A HEALTHY LANDSCAPE

Inspiring People | Nurturing Landscapes



THE NINE FLORIDA-FRIENDLY PRINCIPLES

1 RIGHT PLANT, RIGHT PLACE

Plants selected to suit a specific site will require minimal amounts of water, fertilizers and pesticides.

2 WATER EFFICIENTLY

Irrigate only when your lawn needs water. Efficient watering is the key to a healthy Florida yard and conservation of limited resources.

3 FERTILIZE APPROPRIATELY

Less is often best. Overuse of fertilizers can be hazardous to your yard and the environment.

4 MULCH

Maintaining a 3-inch layer of mulch will help retain soil moisture, prevent erosion and suppress weeds.

5 ATTRACT WILDLIFE

Plants in your yard that provide food, water and shelter will attract Florida's diverse wildlife.

6 MANAGE YARD PESTS RESPONSIBLY

Unwise use of pesticides can harm people, pets, beneficial organisms and the environment.

7 RECYCLE

Grass clippings and leaves provide nutrients to the soil and reduce waste disposal when reused on the landscape.

8 REDUCE STORMWATER RUNOFF

Water running off your landscape can carry pollutants such as soil, debris, fertilizer, gasoline and pesticides that can adversely impact water quality. Reduction of this runoff will help prevent nonpoint-source pollution.

9 PROTECT THE WATERFRONT

Waterfront property, whether on a river, stream, pond, bay or beach, is very fragile and should be carefully protected to maintain freshwater and marine ecosystems.



BRIGHTVIEW PLAN FOR RESULTS

Inspiring People | Nurturing Landscapes



PRE-SERVICE

- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

30 DAYS

- Initial site walk-through
- Week 1 Alignment Check
- Week 2 Alignment Check
- 30 Day Alignment Check
- Receive first invoice

60 DAYS

- Site walk of facility
- Receive Customer Satisfaction Survey
- Review survey responses with your Client Service Team
- Align and strengthen areas in need of improvement

90 DAYS

- Site walk of facility with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives



It is my job to ensure a smooth transition for our Clients and our Team With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.

Vanessa Quinonez
Branch Manager



QUALITY SITE ASSESSMENTS



Inspiring People | Nurturing Landscapes

QSA

- Maintenance Items
- Property Enhancements
- Completed Items
- Notes to Owner | Misc. Items

General Information

DATE: Monday, Apr 08, 2024
 NEXT QSA DATE: Monday, Apr 15, 2024
 CLIENT ATTENDEES: Kenson Prudent
 BRIGHTVIEW ATTENDEES: Jehiel Benavides

Customer Focus Areas

collins ave, Palm tree pits clean up along Collins, Beach, Beach landscape

Quality you can count on.



1 / 17

Maintenance Items



17 Nicely maintained hedges at the islands in the center of Collins. Only a few minor details need to be done in the area.

18 Nicely maintained hedges at the islands in the center of Collins. Only a few minor details need to be done in the area.

19 The flowers are the founders circle continue to do well. We do not feel there is a need to replace them at this time even though we will have to soon.

20 The flowers are the founders circle continue to do well. We do not feel there is a need to replace them at this time even though we will have to soon.

BRIGHTVIEW DRIVES QUALITY

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A BrightView Comprehensive Landscape Plan

MONTHLY SCHEDULE SAMPLES - COMMUNICATION

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JUNE 2023 SERVICE CALENDAR						
BrightView						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 OnSite Gardener	2 OnSite Gardener	3
4	5 OnSite Gardener Wet Check	6 OnSite Gardener	7 OnSite Gardener	8 OnSite Gardener	9 OnSite Gardener	10
11	12 OnSite Gardener	13 OnSite Gardener Supplement maint team	14 OnSite Gardener	15 OnSite Gardener ? IPM & Fert visit	16 OnSite Gardener ? IPM & Fert visit	17
18	19 OnSite Gardener Large cleanup team	20 OnSite Gardener Enhancements team	21 OnSite Gardener	22 OnSite Gardener	23 OnSite Gardener	24
25	26 OnSite Gardener	27 OnSite Gardener	28 OnSite Gardener	29 OnSite Gardener ? Palm & Tree Trim if approved	30 OnSite Gardener ? Palm & Tree Trim if approved	

NOTES
All Services are in accordance, weather permitting. Changes will be noted

NUR

SERVICE NOTES TASK ITEMS - COMMUNICATION

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PROPERTY VISIT	OBSERVATIONS	DATE	SOLUTION	RESOLVED	MISC
6/10/2023	Maintenance Items				Discussed with Aldo & Alessandro
	live wall needs trimmed back - brown foliage		additional labor to resolve	6/13/2023	
	trim out dead foliage on multi plants				
	crisp turf edges along collins				
	turf is stressed from shade at dog park - thinning				
	remove dying plants - keep beds empty				
	Irrigation Items				
	multiple issues, seems wet		Provide report - cut watter off or time way back	6/13/2023	
	tube breaks around turf edge, need fixed				
	Nutrient Items				
	thrinax palms along ramp				
	Ligustrum				
	baby sunrose pool planters				
	Disease Items				
	check for snails and fungus - optimal conditions				
6/13/2023	fungus downy mildew on Railroad vine				
	Palms & Trees				
	seed pods visible				
	deficient palms on south side				
6/13/2023	North valet planter, medjoool palm leaning		emailed Aldo and Alessandro of observation		

EMERGENCY PLANNING

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Immediately following a storm, our teams will ensure the following:

- o Vehicle access is cleared, allowing emergency personnel access.
- o Debris that may pose an immediate risk is cleared.
- o Plant material that may have a chance of surviving is replanted.
- o Hazardous damaged limbs that remain in trees are trimmed or removed.
- o Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- o Final restoration of any remaining damages or losses resulting from the storm is performed



"From structural tree pruning to developing a post-storm clean-up plan, it is important for business owners, property managers and homeowners alike to proactively take steps to dramatically reduce the risk of damage on their property," said Gonzalez, who is based in Miami. "BrightView's expertise, combined with our intimate familiarity of South Florida's landscape, has proven pivotal in helping advise and prepare our clients for hurricane season."



Keys Gate Community Association is a large homeowners association of nearly 4,000 units in 17 neighborhoods across Florida that has benefited by working with BrightView.

"BrightView has been and continues to be an essential resource and trusted partner in our hurricane preparation and recovery plans," said Ignacio Mendez, CAM, Senior Property Manager for Keys Gate Community Association. "With BrightView's help, our communities have recovered from storms in record time."

COMMITMENT TO CHARITY EVENTS

Inspiring People | Nurturing Landscapes



Introducing the New BrightView Landscapes Foundation Homepage

The BrightView Landscapes Foundation has a new home – a one-stop location to find all the information you need about the Foundation. The Foundation, a 501(c)(3) organization, is a way for BrightView team members to help their fellow team members.

[READ MORE »](#)

GIVING TUESDAY

#GivingTuesday: BrightView Landscapes Foundation

If you are inclined to make a donation on Giving Tuesday or this holiday season, please consider giving to the BrightView Landscapes Foundation. Since starting, the Foundation has raised over \$460,000. This past year alone, the Foundation distributed more than \$100,000 to assist more than 35 team members.



Thank You from BrightView Landscapes Foundation Spring Fund Drive

The inaugural fund drive for the BrightView Landscapes Foundation ended last Friday and I am pleased to report our preliminary results. Donations made during the drive totaled \$115,097, which, when combined with the company match of \$75,000, totals \$190,097 – substantially more than our goal of \$150,000.



THANK YOU

Ready to elevate your landscaping services?

Let's discuss your next steps in our partnership.

How Can We Help You ?



<https://www.qrcodechimp.com/page/craigoffutt>



Landscaping Services
Proposal For

ENCLAVE AT BLACK POINT MARINA CDD

Presented To:

Jesus Lorenzo
District Manager
Governmental Management Services

Prepared By:

Bryan Clyborne

Landscape Workshop



Introduction

DEAR JESUS,

Thank you for allowing Landscape Workshop to prepare and present our proposal for professional landscape maintenance and grounds management services at Governmental Management Services.

Since 1984, Landscape Workshop has built its reputation as the leading commercial landscaping services company in the Southeast. With headquarters in Birmingham and multiple branch operations servicing clients across 12 states - we bring out the best in every property!

Landscape Workshop is a full-service landscape company specializing in commercial properties and homeowners' associations. In addition to scheduled turf, shrubbery, floral and complete irrigation system maintenance, we also provide comprehensive landscape design and installation services. There are numerous differentiators setting us apart from other companies in the industry. We've highlighted them here in our proposal.

Should our proposal not fully meet your requirements, we would welcome the opportunity to further refine the Scope of Work. Our goal is to deliver a customized service package that achieves your vision while remaining aligned with your budget expectations.

Sincerely,

Bryan Clyborne,

bclyborne@landscapeworkshop.com

YOUR TEAM



Will Yaeger

General Manager

786.801.9503

WYaeger@landscapeworkshop.com



Kyle Drinkuth

Account Manager

KDrinkuth@landscapeworkshop.com



TY Trent

Regional Vice President

TTrent@landscapeworkshop.com

We are proud members of:





With multiple locations throughout the Southeast, we have the resources to consistently deliver superior landscaping services across our footprint.

Our regional clients have the unique benefit of hiring one landscape vendor for multiple locations.



ABOUT US

Landscape Workshop is a full-service grounds maintenance provider for commercial properties across the Southeast. Our reputation for excellence is driven by our carefully cultivated team of professionals, which includes degreed horticulturalists, industry experienced branch managers, irrigation specialists, and hundreds of year-round, e-Verified, background checked, continually-trained crew members.

As one of the premier landscaping companies in the U.S., Landscape Workshop is consistently chosen to service thousands of commercial properties and managed communities.

Landscape Workshop has been a trusted industry leader since 1984, providing superior customer service for close to 50 years. Our comprehensive line of service offerings include landscape maintenance with attention-to-detail, award-winning seasonal color programs, complete irrigation installation and maintenance, facility services, as well as landscape design and construction/installation.



WHY US?



Proactive Management PERCEPTIVE & PROMPT

We proactively inform customers about their properties' needs with focused attention and frequent communication.



Dedicated Professionals PASSIONATE ABOUT LANDSCAPING

Our team of highly trained professionals are the foundation of our success.



Quality Service COMMITTED TO EXCELLENCE

We are consistently recognized for providing comprehensive services that exceed our clients' expectations.

“

My job as property manager is made easier because of Landscape Workshop. The account managers stay in regular contact and communicate clearly, always making sure the work is done right and often beyond expectations.

OUR SERVICES



LANDSCAPE MAINTENANCE

An essential aspect of property management. It involves the regular care and upkeep of outdoor spaces such as lawns, shrubbery, floral beds, and trees.



LANDSCAPE ENHANCEMENT

Enhancements elevate perceived property value through additions such as landscape lighting, seasonal color beds, and more.



SEASONAL COLOR

Whether it's flower beds, gardening containers, or suspended floral baskets, our team of skilled floricultural professionals are equipped to deliver seasonal vibrancy.



LANDSCAPE DESIGN & INSTALLATION

A well-designed landscape can significantly enhance the appearance of a commercial property, making it more attractive to potential customers, homeowners, or tenants.



IRRIGATION MANAGEMENT

Irrigation systems provide water to landscapes which, along with sunlight, are essential to maintaining the health & beauty of commercial properties.



FACILITY SERVICES

Our specialized services ensure that your public facility's grounds are always in top condition, impressing anyone who arrives before they even step out of their car.

SCHEDULE OF SERVICES

This schedule is an approximation as actual number and timing of visits will be determined by weather conditions and plant growth.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
BASE PROPERTY VISITS	2	2	4	4	5	4	4	5	4	4	2	2	42
ANNUAL SERVICES													
MOW GRASS	2	2	2	3	3	3	3	3	3	2	2	2	30
HARD EDGING	1	1	1	1	2	2	2	2	1	1	1	1	16
SOFT EDGING	1	1	1	1	2	2	2	2	1	1	1	1	16
WEEDING/PRUNING	2	2	2	3	3	3	3	3	3	2	2	2	30
DEDRIS REMOVAL/BLOWING	2	2	2	3	3	3	3	3	3	2	2	2	30
SHRUB & TREE SERVICE													
GENERAL PRUNING	1	1	1	1	1	1	1	1	1	1	1	1	12
TREE LIMB-UP	1												1
SEASONAL SERVICES													
TURF PROGRAM													
TURF APPLICATIONS		1		1				1					3
IRRIGATION													
IRRIGATION INSPECTION	1	1	1	1	1	1	1	1	1	1	1	1	12



SERVICES

Site Visits

Growing Season/Off-Season

Number Included: ~30 Visits

All turf areas will be **mowed throughout the growing season**. Mowing will be done as necessary for the remainder of the contract year. Mowing will be with a rotary mower and blades will be sharp at all times to provide a high-quality cut and minimize disease.

Clippings will be left on the lawn as long as no readily visible clumps remain on the grass surface 24 hours after mowing. Collection of clippings may be done at an additional charge.

All **sidewalks, fences, driveways, parking lots, tree/plant rings, beds, and other surface areas bordered by grass will be edged** per contract specifications. Monofilament line trimmers will not be used around trees and shrubs where injury to the bark of plants could occur. Landscape Workshop will clean all clippings from sidewalks, curbs, and roadways immediately after mowing and/or edging.

Landscape Workshop will **inspect lawn areas each visit** for indications of pest problems and advise client of such problems. Upon confirmation of a specific problem requiring treatment, pesticides will be applied as needed on a spot treatment basis in accordance with the contract scope of work, or a proposal will be provided for treatment. Records will be kept on pests identified and treatment(s) rendered for control. Pesticide applications will be made in accordance with the rules and regulations governing use of pesticides in the State the services are provided.

Shrub Trimming and Bed Maintenance

Shrub trimming will be performed once a month (12 events annually) in accordance with FNGLA Trimming Standards and community specifications. Mechanical and growth-regulating methods will be used for bed maintenance and weed control. Ornamental trees will be trimmed or lifted to a height of 10 feet as needed to prevent human liability. A tailored program of fertilization and weed control designed to promote healthy, vibrant turf. Regular applications improve color, density, and overall lawn performance throughout the growing season.

Turf Application

Number Included: 3 Visits

A tailored program of fertilization and weed control designed to promote healthy, vibrant turf. Regular applications improve color, density, and overall lawn performance throughout the growing season.

Tree/Shrub Application

Number Included: 3 Visits

Targeted treatments that protect and nourish ornamental trees and shrubs. These applications help control pests and diseases while supporting strong, healthy growth.

A landscaper wearing a cap, sunglasses, and a high-visibility safety vest is working in a garden. The background shows lush greenery and trees.

SERVICES

Irrigation Inspections

Number Included: 12 Visits

Monthly inspections ensure irrigation systems operate efficiently and reliably. Each visit includes checking coverage, calibration, and component performance. Any necessary repairs identified during inspection will be completed at an additional cost of \$85 per man hour plus materials, helping maintain proper water distribution and prevent system damage year-round.

Seasonal Color

Number Included: Optional

Vibrant flower displays designed to enhance curb appeal throughout the year. Our team installs and maintains seasonal plantings such as annual beds, containers, and hanging baskets that bring fresh, eye-catching color to your property each season.

Tree (Non-Palm) Pruning

Number Included: 1 Visit

Tree pruning included in the contract is limited to branches below ten (10) feet in height. Trees under utility lines will not be pruned, and no pruning will be performed during or immediately following growth flushes. Branches will be pruned just outside the branch collar, and pruning paint will not be applied. Sucker growth will be removed by hand from the base of trees without the use of herbicides. Landscape Workshop will remove any tree-related debris from the landscape areas.

Palm Pruning

Number Included: 1 Visit

All palms will be trimmed once annually to maintain a neat appearance. All fruit and dead fronds will be removed to reflect a neat and clean appearance.

Mulch Installation

Number Included: Optional

The contractor will supply labor and materials to apply Pine Bark mulch once per year to all landscape bed areas.

Portering Service

Number Included: Optional

Portering service 3 ties a week, 4 hours daily.

Work Area

SITE MAP





Pricing

VALUE INVESTMENT

Service	Monthly Investment	Annual Investment
Maintenance Visits (30 Visits)	\$2,000	\$24,000
Turf Applications (3nvisits per year)	\$250	\$3,000
Tree/Shrub Apps (3 visits per year)	\$325	\$3,900
Irrigation Inspections	\$300	\$3,600
Palm Trimming (1 x Annually)	\$300	\$3,600
Total	\$3,175	\$38,100

Optional Services (Annual)	Subtotal
☐ Mulch (applications yards, twice per year)	\$3,520
☐ Seasonal Color (X sq.ft. once in spring, once in fall)	\$12,000
☐ M/W/F Portering(50 weeks annually)	\$22,500
Total	\$0





CONTRACT

Contract Defined, Pricing

The Schedule of Services and Services pages accompanying these Terms and Conditions are incorporated by reference and, together with these Terms and Conditions, form the entire Contract between the parties. Execution of the Proposal constitutes Customer's agreement to all Contract terms, including the defined scope of Services and applicable pricing. All pricing excludes applicable sales, use, or similar taxes, which shall be the responsibility of Customer. Where applicable or required, such taxes shall be separately stated and added to Customer's invoice. Contractor may adjust pricing for approved additional services, changes in scope, or documented increases in material, fuel, or labor costs.

Term, Cancellation, and Renewal

The initial term of this Contract shall be twelve (12) months beginning on the Contract Start Date set forth on the signature page ("Term"). Either party may terminate this Contract upon sixty (60) days' prior written notice.

Unless one party provides written notice of non-renewal at least sixty (60) days prior to the end of the annual Term, the Contract shall automatically renew for successive one-year terms under the same terms and conditions, provided that Contractor may implement an annual price adjustment not to exceed the greater of three percent (3%) or the percentage increase in the U.S. Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the preceding year, as published by the U.S. Bureau of Labor Statistics at <https://www.bls.gov/cpi/latest-numbers.htm>. Contractor shall provide written notice of a price increase at least sixty (60) days prior to the renewal date. If Customer terminates this Contract prior to the conclusion of the then-current Term (initial or renewal), Customer remains responsible for the Equalization Fee described below.

Payments and Fees

For administrative convenience, annual contract pricing is invoiced in twelve (12) equal monthly installments. Invoices are issued on the first day of each month and are payable NET THIRTY (30) DAYS. Payments shall be made in full and without offset. Past-due balances shall accrue interest at one and one-half percent (1.5%) per month beginning forty (40) days after the invoice date. Customer shall reimburse Contractor for reasonable costs incurred in connection with collection efforts, including attorneys' fees. Contractor may suspend Services in the event of payment default without terminating this Contract. The Contract shall remain in effect during any suspension, and Services shall resume following full cure of the default. All outstanding amounts shall become immediately due upon termination.

Equalization Fee

Customer acknowledges that the cost of landscape Services is not evenly distributed throughout the year and is substantially higher during peak growing seasons despite equalized monthly billing. Accordingly, if Customer terminates this Contract prior to completion of any full twelve-month Term, Customer shall promptly pay any difference between (i) the value of Services performed from the beginning of the annual Term through the termination date and (ii) amounts previously paid during the annual Term (the "Equalization Fee"). Completed enhancement services, including seasonal color and mulch, shall be included in the value calculation. By way of illustration only, where 89% of annual Services have been performed and 83.3% of the annual contract value has been invoiced, the resulting Equalization Fee would be 5.7% of the annual contract value.

A vertical photograph on the left side of the page shows a person wearing a yellow safety vest, a cap, and sunglasses, using a tool on a lawn. The image is partially obscured by a green vertical bar on the far left.

CONTRACT

Workmanship; Limitation of Liability; Customer Responsibilities

Contractor reserves the right to assign or subcontract any part of this work. Services shall be performed in a workmanlike manner consistent with generally accepted professional standards. Contractor is not responsible for pre-existing conditions including plant health issues, soil or drainage conditions, or prior site damage.

Contractor shall not be responsible for service delays, interruptions or be required to provide additional services as a result of weather events, natural disasters, special events, vandalism, fire, or other circumstances beyond Contractor's reasonable control. Services not performed or delayed due to weather conditions, Acts of God, or other events beyond Contractor's reasonable control shall not result in any reduction, credit, refund, abatement, or offset of fees or invoice amounts otherwise due under this Agreement. Unless expressly stated otherwise, Customer is responsible for the operation and maintenance of irrigation and drainage systems. Contractor's aggregate liability under this Contract shall not exceed the total amount paid for Services during one (1) contract year. In no event shall Contractor be liable for consequential, incidental, indirect, or special damages, including lost profits or loss of use.

Customer shall inspect Services within three (3) days following performance. Any concerns must be submitted in writing within five (5) days after completion of the applicable Services. Contractor shall have ten (10) days to address any substantiated deficiency. Failure to provide timely notice constitutes acceptance of the Services.

Additional Terms

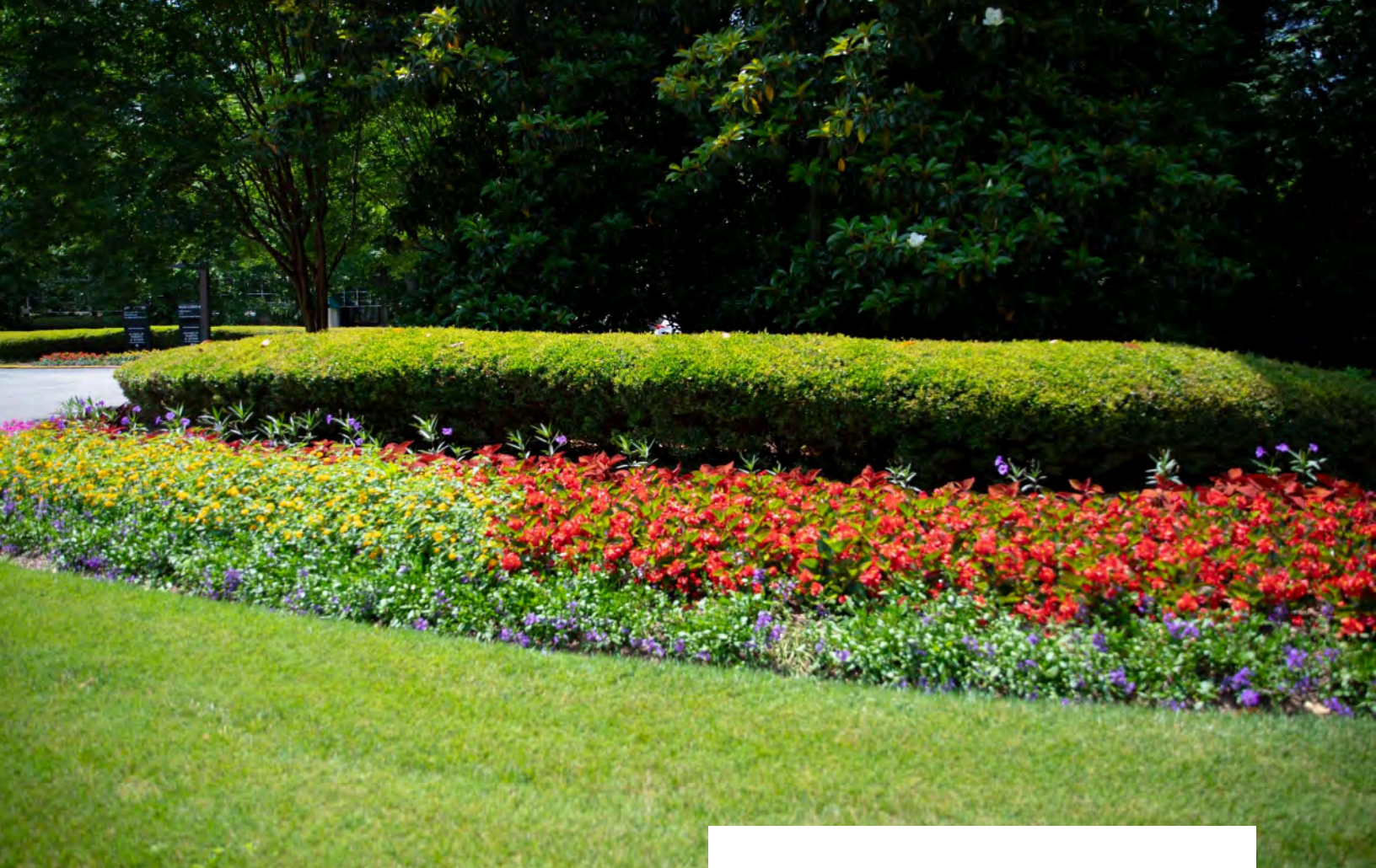
Contractor shall maintain workers' compensation, automobile liability, and commercial general liability insurance during the Term and shall provide certificates upon request. Contractor performs Services as an independent contractor, and Customer assumes no responsibility for injuries to Contractor personnel. Customer shall not solicit or employ Contractor employees during the Term or for twelve (12) months thereafter. This Contract is governed by the laws of the state in which the serviced property is located. This Contract constitutes the entire agreement of the parties and may be amended only by a written instrument executed by both parties. Any claim relating to this Contract must be brought within one (1) year after the Services giving rise to the claim were performed. The individual signing this Contract represents and warrants that (a) he or she has full authority to bind the Customer to this Contract, and (b) Customer is the owner or property manager of the property and has full authority to contract for the Services to be provided hereunder. This Contract is effective upon execution.

CONTRACT - HURRICANE CLAUSE

To help our Landscape Workshop team provide timely support during the Hurricane Season, we are asking all our valued customers to complete this Authorization Form. Submitting this form ensures your property is prioritized for emergency cleanup and allows us to respond quickly in the event of a hurricane.

HURRICANE CLEAN UP TERMS AND CONDITIONS:

- **Pricing:** Pricing is determined on a property-by-property basis. Your account manager will assess the damage and provide a preliminary quote before work begins.
 1. Additional costs may arise if further damage is uncovered during the cleanup process. Again, your account manager will communicate any costs before work begins.
- **Priority Service:** Properties with completed Authorization Forms will receive priority attention. Service will be provided based on the order the authorizations are received.
- **Pre-approved Action Plan:** Submitting this form enables our team to immediately begin work in emergency situations without delays for additional approvals.
- **Limited Scope of Authorization:**
 1. Work will cover emergency debris removal in areas where roads, walkways, and public spaces are blocked.
 2. Debris will be stacked in designated areas for later pickup.
- **Release of Liability:**
 1. Completing this form includes releasing Landscape Workshop from responsibility for secondary damages (e.g., removing tree debris from vehicles or structures). This allows us to act quickly in emergency situations.
 2. Landscape Workshop is not responsible for turf damage during emergency related mobilizations.
 3. Landscape Workshop shall not be held liable for any damage, delays, or additional costs arising from acts of God, including but not limited to hurricanes, storms, or other natural disasters.
- **Proposal for Additional Work:**
 1. Any work outside the scope of emergency debris clearing will require separate approval unless within a pre-authorized budget limit.
 2. Secondary assessment will be necessary to identify further damage discoveries.
 3. Tree Stump and Stump grinding are not included in the general storm clean up fees. Secondary proposals will be submitted upon client request.



Agreement

NEXT STEPS

Please review this proposal in detail prior to signing. We want to ensure you are 100% comfortable with everything presented.

1. If you have any questions, please contact us.
2. Once signed, you will receive an email with the completed proposal.
3. We will be in touch shortly with details on moving forward.

 SIGNATURE
Bryan Clyborne

Bryan Clyborne

Landscape Workshop

 SIGNATURE
Jesus Lorenzo

Jesus Lorenzo
District Manager
Governmental Management Services

Contract Start Date: 00/00/
00



BILLING INFO

If there are contacts other than those listed above, please let us know below.

Property Contact Name:

Phone #:

Email:

AP Contact Name:

Phone #:

Email:

Do you prefer invoices mailed or emailed?



**LANDSCAPE
WORKSHOP®**

Thank You

**WE LOOK FORWARD TO
WORKING WITH YOU**

Contact Us

bclyborne@landscapeworkshop.com

landscapeworkshop.com



Landscape Management Agreement

CDD Enclave at Black Point Marina

Prepared by
Nelson Carrillo



Service Map



Proposal #1272

Date: 8/14/2026

Attention:

Jesus Lorenzo
Governmental Management Services
5385 North Nob Hill Road
Sunrise, FL 33351

Property:

CDD Enclave at Black Point Marina
226 St SW 104 Ave
Miami, FL 33190

Landscape Maintenance Contract 2026

Summary of Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
LAWN SERVICE			
Mowing	32	\$608.00	\$19,456.00
Trimming and Bed Detail	12	\$228.00	\$2,736.00
IRRIGATION			
Wet Check	12	\$340.00	\$4,080.00
PLANT HEALTH			
IPM Pest Control	12	\$200.00	\$2,400.00
Fertilization	2	\$1,016.00	\$2,032.00
BEAUTIFICATION			
Annuals Spring	1	\$2,452.00	\$2,452.00
Annuals Summer	1	\$2,452.00	\$2,452.00
Annuals Fall	1	\$3,310.00	\$3,310.00
Mulching	2	\$2,527.20	\$5,054.40
ARBOR CARE			
Palm Trimming	1	\$5,990.00	\$5,990.00
Tree Trimming		\$0.00	\$0.00
SITE AUDITS			
Quality Check	12	\$0.00	\$0.00
Total			\$49,962.40

Mowing

- Mow grass at 4in height
- Hard edge all sidewalks and beds
- String trimmer around obstacles
- Apply weed control on beds as needed
- Remove debris generated by work
- Schedule
 - Weekly Jun to Aug,
 - Bi-Weekly All other months

Trimming and Bed Detail

- Remove seed pods and dead fronds from palms up to 12ft
- Prune trees for clearance up to 8ft on walkways
- Remove weeds and litter in beds
- Trim plants as needed to maintain current height and width
- Remove debris generated by work
- Schedule - Monthly

Wet Check

- Check 2 pump stations zones are functioning properly
- Check timer start times, on days, rain sensor and make adjustments if needed
- Check valves are operating correctly
- Check lines for breaks and leaks
- Check heads for proper coverage and adjust if needed
- Provide Wet Check report of service visit
- Pre-approved repair limit \$300.00 per service visit
- Location of repairs will be in wet check report
- Schedule - Monthly

**Service requires installation of our irrigation controller at no cost to the association.*

**See separate irrigation controller agreement.*

IPM Pest Control

- IPM: Integrated pest management is a comprehensive approach to managing pests in the landscape using 5 steps
 - Scouting and monitoring for pests
 - Identify the pest and natural enemies
 - Determine the level of damage that can be tolerated before action is needed
 - Apply a multi-front approach (cultural, physical, biological or chemical control) to control the pest
 - Review and determine which methods were most effective
- Schedule - Monthly

Fertilization

- Apply granular slow release coated fertilizer with an N-P-K plus minors fertilizer to
 - Grass
 - Plants
 - Palms
 - Trees
- Schedule - May and Oct

Annals Spring

- Install Annuals at bed locations
- Plants will be in 4.5in pots
- Apply fertilizer to help growth
- Qty per change out 1100
- Schedule: Mar

Annuals Summer

- Install Annuals at bed locations
- Plants will be in 4.5in pots
- Apply fertilizer to help growth
- Qty per change out 1100
- Schedule: July

Annuals Fall

- Install Annuals at bed locations
- Plants will be in 4.5in pots
- Apply fertilizer to help growth
- Qty per change out 1100
- Schedule: Nov

Mulching

- Apply mulch to common areas and home fronts
- Depth up to 2in
- Mulch color Red
- Schedule: May and Nov

Palm Trimming

- Trim palm fronds up to 3-9 o'clock
- Remove seed pods
- Remove debris generated by work
- Schedule: May and Sept

Tree Trimming

- Trim trees
- Remove debris generated by work
- Schedule:

Quality Check

- Perform quality check on property
- Schedule Monthly

Terms & Conditions

THIS AGREEMENT is hereby made and entered into on **8/14/2026 3:03:53 PM** between **PLANT BROTHERS LANDSCAPING INC.** (Contractor) and **CDD Enclave at Black Point Marina** (Customer).

NOW, THEREFORE, in consideration of the mutual promises herein contained and for other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged by the parties here to, and intending to be legally bound, the parties hereto agree as follows:

1. **Location of Services.** All services provided under this Agreement will be rendered at **226 St SW 104 Ave** (Property).
2. **Length of Agreement.** The term of this Agreement shall begin on [] and continue in full force until its expiration on **12/31/2026 12:00:00 AM**. If, upon expiration of this Agreement, a new Agreement has not been executed by both parties, this Agreement shall automatically be renewed every January 1st for a term of **1** year at the annual fees stated in the Summary of Services with the addition of a seven percent (7%) cost of living increase.
3. **Description of Work.** Contractor agrees to provide all labor, supervision and equipment necessary to perform the duties as described in Scope Of Work of this Agreement
4. **Schedule of Services.** Contractor agrees to follow the service schedule under this Agreement. In the event that a service visit is skipped or delayed for any reason it can be rescheduled within the contract period.
5. **Compensation for Services.** **Amount:** As compensation for providing the products and services outlined by this Agreement, Customer agrees to pay Contractor the collective amounts described in the Scope of Work of this Agreement. **Invoices:** All contract services will be invoiced on the last day of the month that services were provided. Any services provided that are not part of the contract will be bill separately and upon completion of services. **Terms:** Invoices due upon receipt. **Withholding of Payment:** Customer agrees to not withhold payment for any non-performance related issues until after Contractor has been provided with a written complaint that clearly outlines any concerns or deficiencies and allowing Contractor a thirty (30) day right to cure said concerns or deficiencies. **Late Fees:** Customer agrees to pay late fees for unpaid or past due balances upon demand and without the threat of cancellation or other retribution. Late fees will begin to accrue on the 60th day after the invoice date. The minimum late fee is 1.5% (18% annually) of the total past due balance and will continue to accrue until payment is received. **Taxes:** All applicable Federal, State and Local taxes are included in this Agreement; however, Contractor reserves the right to offset or collect any future taxes that may become applicable.
6. **Cancellation of Agreement.** This Agreement may be cancelled by either party, for any reason, provided that a thirty (30) day written notice is provided to the other party. The effective date of any such cancellation shall be made effective on the last calendar day of said month. Such cancellation shall not mitigate any amounts owed to Contractor for any products or services received prior to cancellation as a result of an equal monthly payment schedule. It is agreed that an audit of services provided will be performed and that any monies owed as a result of over or under payments will be settled. Customer hereby agrees to waive its right to offset against any final payments owed to Contractor for reasons not covered by this Agreement.
7. **Insurance Requirements.** Upon execution of this Agreement, Contractor agrees to provide a certificate of insurance naming Customer as additional insured prior to the performing any services. Contractor agrees to maintain at its sole expense the following insurance coverage's throughout the duration of this Agreement: Workers' Compensation Insurance, Employer's Liability Insurance, Commercial General Liability Insurance, and Commercial Automobile Liability Insurance. Such insurance shall provide coverage for Contractor's indemnification obligations set forth in this Agreement.
8. **Contractor Personnel.** Contractor agrees that all employees shall be uniformed and adequately knowledgeable in regards to their specific task relating to the performance of this Agreement
9. **Use of Facilities.** Employees are permitted to use the restroom facilities and/or drinking fountains provided that exterior access is available without entering the building or inappropriately affecting the normal course of business. Employees are only allowed to take breaks or eat their lunch in the general proximity of where their vehicle is parked.
10. **Safety Concerns.** Contractor will perform all work provided for under this Agreement in a safe and professional manner at all times, while also complying with all applicable federal, state and local regulations. Customer agrees to hold Contractor completely harmless for any damages caused by any site

related condition.

11. **Subcontracting.** Contractor reserves the right to hire qualified subcontractors to fulfill any requirements set forth by this Agreement without approval of Customer. Contractor will ensure that any subcontractor performing work is completely informed of the work required and all areas that services are to be performed.
12. **Exclusive Relationship.** This Agreement constitutes an exclusive relationship between Contractor and Customer in regards to said Property. Customer agrees that no work, whether outlined by the Agreement or not, will be awarded to any competing contractor or service provider so long as Contractor is willing and capable to perform said work at a competitive rate.
13. **Right to Assign.** Contractor retains the right to transfer this Agreement by merger, consolidation, liquidation or stock purchase provided that a thirty (30) day written notice is provided to Customer.
14. **Compliance with Law.** Contractor will comply with all local, state and federal regulations involving the employment of labor, including but not be limited to, the Equal Opportunity Act, U.S. Department of Labor Wage and Hour Guidelines, Americans with Disabilities Act, and all standards enforced by the Immigration and Naturalization Service.
15. **Indemnification.** To the fullest extent permitted by law, Contractor agrees to indemnify, defend and hold Customer harmless against all claims, liabilities, damages, losses, costs and expenses arising from the work performed under this Agreement.
16. **Entire Agreement & Severability.** This Agreement contains the entire agreement of the parties and supersedes and cancels all prior agreements between the parties relating to Property. There shall not be any changes, modifications or variances made to this Agreement, unless expressly agreed to through a properly executed addendum. If any provision of the Agreement shall be deemed invalid or unenforceable, this Agreement shall be construed as though such provision does not appear herein and shall be otherwise fully enforceable.
17. **Governing Law & Contract Disputes.** Any dispute or controversy between the parties resulting in litigation shall be governed by the laws of the State of Florida with the venue for litigation being Miami Dade County, Florida. The prevailing party in such litigation shall be entitled to recover its reasonable attorney's fees from the non-prevailing party, including any fees arising from post-judgment collection or appellate proceedings. Both Contractor and Customer hereby knowingly, voluntarily and intentionally waive their right to a jury trial and agree to mediate any action relating to the performance of this Agreement.
18. **Warranties and Guarantees.** Contractor shall replace, at no expense to the Customer, any turf or plant material that deteriorates or dies due to obvious neglect by Contractor within thirty (30) days of notification. This warranty does not include any pre-existing conditions or other conditions considered to be beyond the reasonable control of Contractor such as: damages or losses due to storms, winds, flooding, drought, freeze or other unusual acts of nature, abuse, vehicular damages or vandalism caused by individuals other than the Contractor. In the event of a dispute over any warranted items, both Customer and Contractor agree to engage the services of an agreed upon third party horticultural consultant to determine the cause and responsibility. Both parties agree that any decision made by said consultant is absolute and final. The non-prevailing party shall be responsible for paying any and all fees associated with the hiring of consultant.
19. **Execution of this Agreement.** The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.

By _____
Nelson Carrillo

Date 8/14/2026
Plant Brothers Landscaping

By _____

Date _____
CDD Enclave at Black Point Marina

June 16, 2026

Attention:

District Manager Juliana Duque
Enclave At Black Point Marina Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Enclave At Black Point Marina Community Development District
Yearly District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 7.21(b) of the Trust Indenture as it relates to
Special Assessment Refunding and Improvement Bonds, Series 2017
For District Projects 2017 and 2007.**

Via email only: jduque@gmssf.com

Dear District Manager,

This statement is being made pursuant to Section 7.21(b) of the Trust Indenture between Enclave At Black Point Marina Community Development District (the "District" or "CDD") and Wells Fargo Bank National Association as Trustee dated June 1, 2017, as it relates to the Special Assessment Refunding and Improvement Bonds, Series 2017 for CDD projects 2017 and 2007 (together, the "CDD Project"). With this statement we are setting forth (i) our findings as to whether such portions of the CDD Project owned by the District have been maintained in good repair, working order and condition, and (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Project during the ensuing Fiscal Year 2027, and an estimate of the amount of money necessary for such purpose.

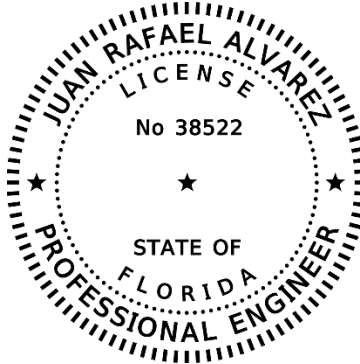
- (i) **District Property and Condition.** As of the date of this statement, the land tracts shown in Exhibit 2 attached to this statement, together with the completed public infrastructure within the tracts, i.e., the lakes, lakes maintenance tracts, lake fountains, common park, and landscaping, have been completed and conveyed to the District for ownership and maintenance. Such land tracts and infrastructure are in good repair, working order and condition. The road right of ways within the District, the road drainage system, and the sanitary pump station site (Tract "D") were conveyed to Miami-Dade County for ownership and maintenance. The District maintains the landscaping and irrigation systems within the medians in the road right of ways and are in good working order and condition.
- (ii) **Operations and Maintenance of District Property.** We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://www.enclaveatblackpointcdd.com/auditbudgets> for the FY2027 Proposed Budget).
- (iii) **Insurance.** The District carries general liability, property, hired non-owned auto, employment practices liability, public officials liability, and deadly weapon protection insurance under Agreement No. 100125158 with Florida Insurance Alliance, and has budgeted sufficient funds for its \$10,686 renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

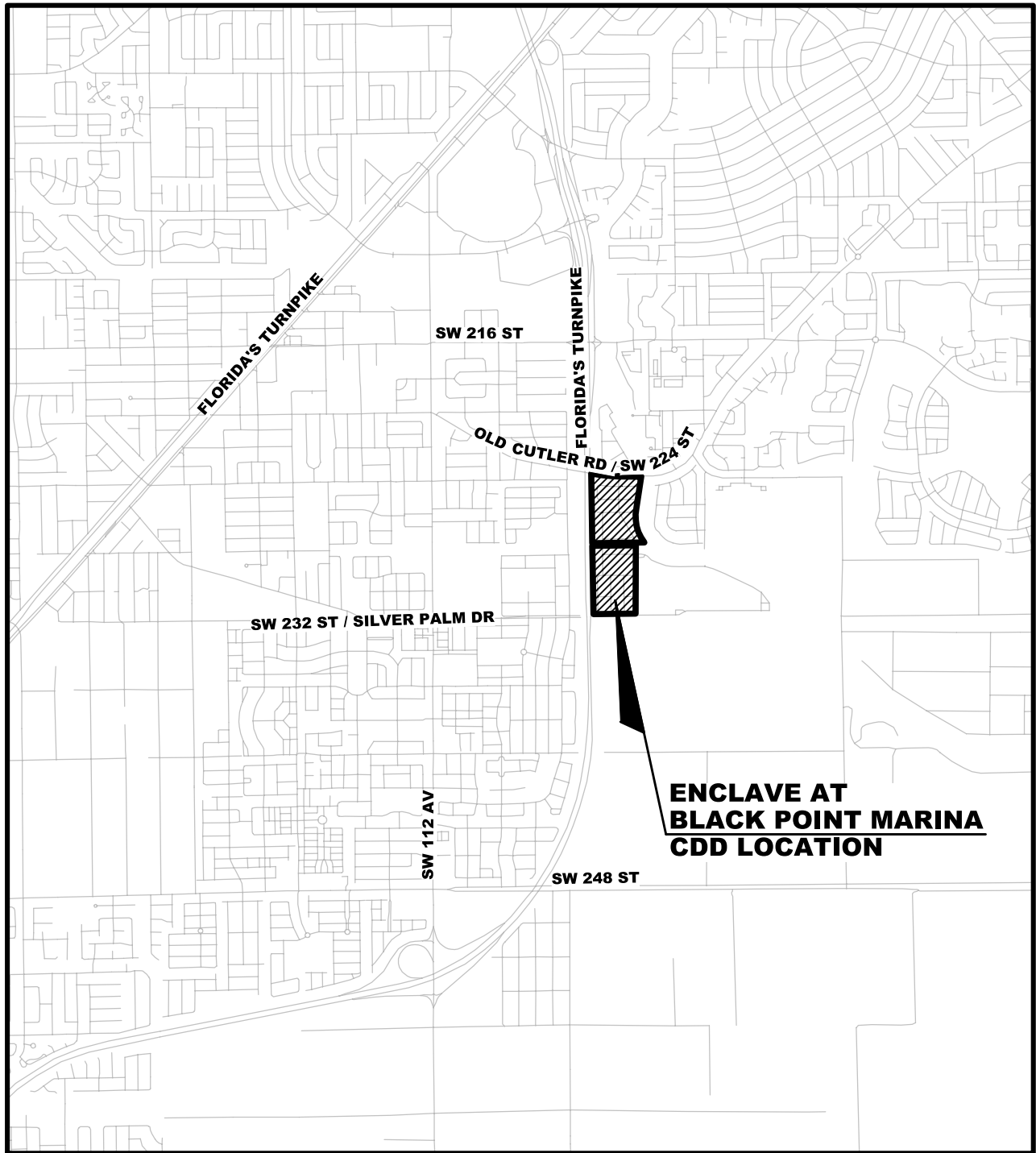
Juan R. Alvarez, PE
District Engineer
Date: June 16, 2026



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal.

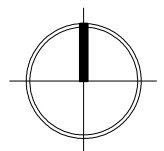
Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

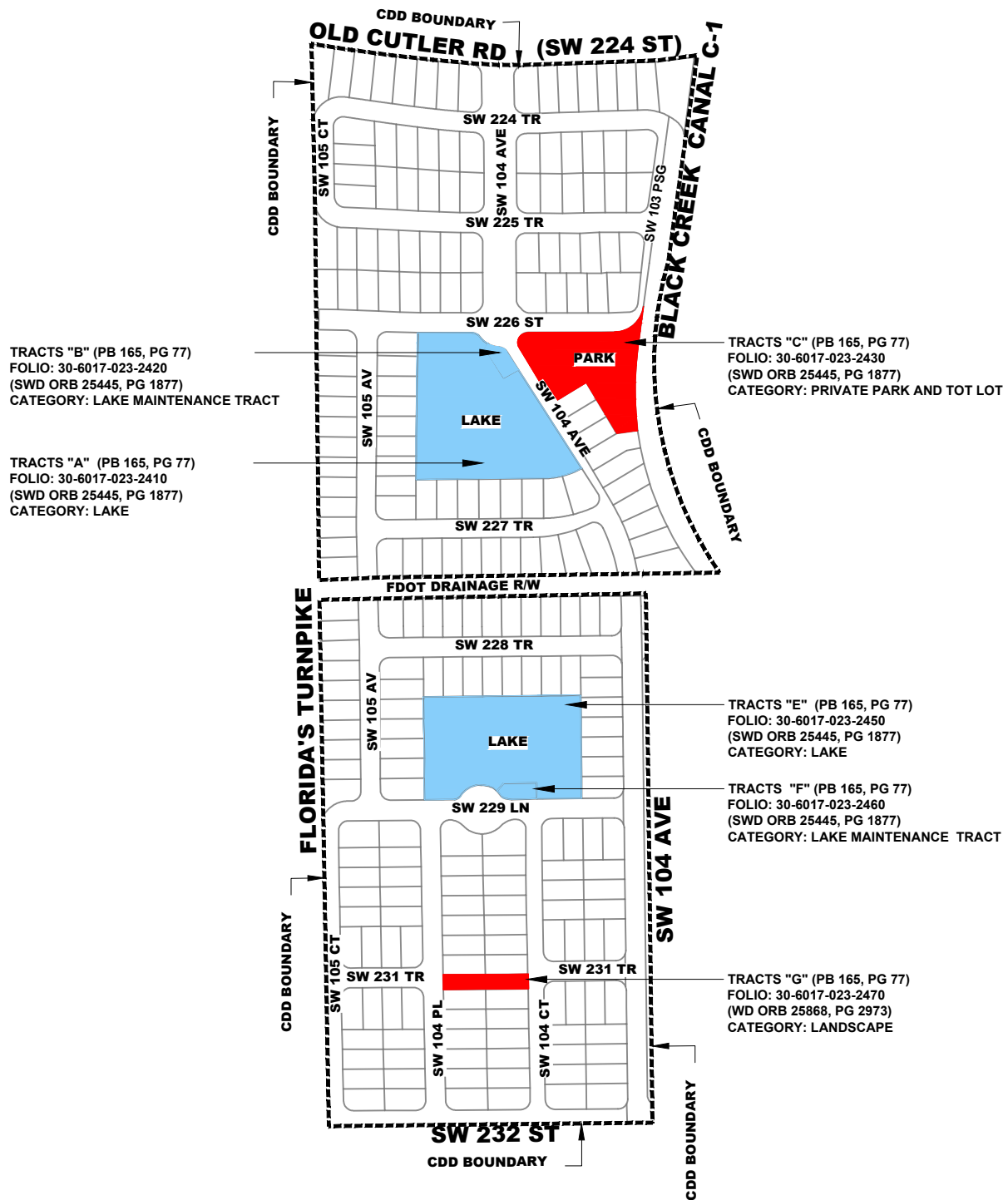


ALVAREZ ENGINEERS, INC.

**ENCLAVE AT BLACK POINT MARINA CDD
LOCATION MAP**

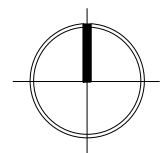


0 500' 1500' 3000'

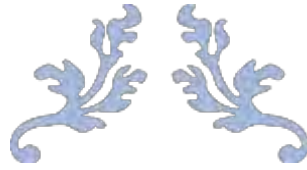


ALVAREZ ENGINEERS, INC.

ENCLAVE AT BLACK POINT MARINA CDD
CDD LAND OWNERSHIP



0 50' 200' 400'



ENCLAVE AT BLACK POINT MARINA CDD



FIELD REPORT



Meeting Date: September 10, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

- Landscaping services completed by Tony's Landscaping (TL) on July 9th and 24th and August 7th and 21st.
- The September landscaping services are scheduled for the 4th and 18th. The landscaping dates were shared with the HOA.
- The next mulching is scheduled for late October or early November.
- The new annuals were installed by TL.
- The wooden support (tree stakes) for the new Royal Palm tree will be removed after the hurricane season.
- The palm fertilization is scheduled for this month.
- The palm tree trimming project is scheduled for this month.
- Below you will find updates regarding the irrigation system.
 - There is a main line break behind 10421 SW 224th Terrace. The irrigation team is working to investigate and complete the necessary repairs for Pump/Timer #1.
 - Pump/Timer #2 is in good working condition.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LAKES & FOUNTAINS

- Lake maintenance services were provided by Southeast Lake Management (SELM) on July 14th and August 5th and 18th. Included was the treatment of algae and subaquatic vegetation. Please refer to the attached service reports for more information.
- The September Lake maintenance services are scheduled for the 2nd and 15th.
- Both fountains are in good working order.
- The last quarterly fountain cleaning was completed on June 17th.
 - o The next cleaning is scheduled for this month.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

FIELD MAINTENANCE

- Allstar Electric (AE) replaced the color-changing lights at the main entrance median.
 - o The photocell was reinstalled.

Before



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104

After



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

- Chandler Contractors completed the curbing repairs at the main roundabout. The cones were removed.
 - o The asphalt repairs are scheduled for this month, weather permitting.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104

- The gazebo is in good condition.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104

EXHIBITS

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



Preserve & Lake Management FIELD REPORT

General Information:

Date	7/14/26
Location	Enclave

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	85	Wind Speed	0-10	Wind Direction	SE
-------------	----	------------	------	----------------	----

SITE/ LAKE #	INSPec- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓									N
2	✓									N
Canal	✓	✓			✓		✓		✓	N

Wildlife Observations:

Birds,Fish,Turtles

Comments:

Today we inspected both lakes and the canal and picked up trash. We also treated the canal for lily pads and traces of shoreline grasses.















Please see the attached report and photos.



Preserve & Lake Management FIELD REPORT

General Information:

Date	8/5/26
Location	Enclave

Technician(s):

Eric/Ryan

Weather Conditions:

Temperature	81	Wind Speed	Calm	Wind Direction	N/A
-------------	----	------------	------	----------------	-----

SITE/ LAKE #	INSP- ECTION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1		✓		✓			✓			N
2		✓		✓			✓			N
Canal		✓			✓		✓		✓	L

Wildlife Observations:

Birds,Fish,turtles

Comments:

Today we inspected the lakes and canal and picked up trash. We also treated for traces of shoreline grasses and lily pads. Over all everything looks good.
--





















Sent from my iPhone

Please see the attached report and photos.



Preserve & Lake Management FIELD REPORT

General Information:

Date	8/18/26
Location	Enclave

Technician(s):

Eric/Ryan

Weather Conditions:

Temperature	83	Wind Speed	0-5	Wind Direction	East
-------------	----	------------	-----	----------------	------

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1		✓		✓		✓				N
3		✓		✓		✓				N
Canal		✓			✓		✓			N

Wildlife Observations:

Fish, Turtles, Birds

Comments:

Today we treated the two lakes for traces of algae and touched up the canal for traces of new lily pads and shoreline grasses. We also picked up trash in the lakes.
--

















Sent from my iPhone

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

COMPLETED

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
275388	2025	Abraham Crocamo Jr	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/9/2026	View Filings
292117	2025	Andrew Jimenez	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/7/2026	View Filings
275389	2025	Navindra Singh	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/10/2026	View Filings
265415	2025	James Windley	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/1/2026	View Filings

1-4 of 4

Rows per page: 25

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Back



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.

Jesus Lorenzo
District Manager
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: _____

Print Name: _____

Enclave at Black Point Marina Community Development District

District Manager: _____

Date: _____

Print Name: _____

Enclave at Black Point Marina Community Development District

Jesus Lorenzo
District Manager
GMS-SF



Memorandum

To: Enclave at Black Point Marina Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Enclave at Black Point Marina Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Enclave at Black Point Marina Community Development District

District Manager:_____

Date:_____

Print Name:_____

Enclave at Black Point Marina Community Development District

Enclave At Black Point Marina

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

06/01/26 - 08/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
06/01/26 - 06/30/26	1438-1442	\$	10,822.10
Autopay	80011		145.76
07/01/26 - 07/31/26	1443-1449	\$	21,128.06
Autopay	80012		145.76
08/01/26 - 08/31/26	1450-1454	\$	17,111.97
Autopay	80013		145.76
TOTAL		\$	49,499.41

Voided Check**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/17/26	00005	5/31/26	199037 MAY 26	202605	310	51300	31500		BILLING COCHRAN, P.A.	*	1,057.50	1,057.50	001438
6/17/26	00001	6/01/26	341 JUN 26	202606	320	53800	34000			*	1,238.25		
		6/01/26	342 JUN 26	202606	310	51300	34000			*	3,508.75		
		6/01/26	342 JUN 26	202606	310	51300	35100			*	100.00		
		6/01/26	342 JUN 26	202606	310	51300	31300			*	238.50		
		6/01/26	342 JUN 26	202606	310	51300	49500			*	100.00		
		6/01/26	342 JUN 26	202606	310	51300	42000			*	6.66		
									GMS-SF, LLC			5,192.16	001439
6/17/26	00050	5/31/26	IN148516 LEGAL ADS	202605	310	51300	48000		MCCLATCHY COMPANY LLC	*	508.27	508.27	001440
6/17/26	00051	6/11/26	2128 JUN 26	202606	320	53800	46800		SOUTHEAST LAND AND WATER	*	300.00	300.00	001441
6/17/26	00032	6/01/26	29060126 JUN 26	202606	320	53800	46201			*	1,280.00		
		6/01/26	32060126 JUN 26	202606	320	53800	46200			*	2,484.17		
									TONY'S NURSERY & GARDEN			3,764.17	001442
7/09/26	00005	6/30/26	199520 JUN 26	202606	310	51300	31500		BILLING COCHRAN, P.A.	*	545.00	545.00	001443
7/09/26	00047	6/18/26	2563983 TRUSTEE	202606	310	51300	32300		COMPUTERSHARE TRUST COMPANY NA	*	5,000.00	5,000.00	001444
7/09/26	00018	7/09/26	07092026 TRANSFER OF TAX RECEIPTS	202607	300	20700	10000		ENCLAVE AT BLACK POINT MARINA CDD	*	4,026.83	4,026.83	001445
7/09/26	00037	6/01/26	769812 JUL-SEP	202607	320	53800	34500		ENVERA	*	2,302.12	2,302.12	001446
									ENCL --ENCLAVE-- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/09/26	00001	7/01/26 343	202607 320-53800-34000		*	1,238.25	
		JUL 26 -	FIELD SERVICES				
		7/01/26 344	202607 310-51300-34000		*	3,508.75	
		JUL 26 -	MGMT FEES				
		7/01/26 344	202607 310-51300-35100		*	100.00	
		JUL 26 -	COMPUTER TIME				
		7/01/26 344	202607 310-51300-31300		*	238.50	
		JUL 26 -	DISSEMINATION				
		7/01/26 344	202607 310-51300-49500		*	100.00	
		JUL 26 -	WEBSITE ADMIN				
		7/01/26 344	202607 310-51300-42000		*	4.44	
		JUL 26 -	POSTAGE				
			GMS-SF, LLC				5,189.94 001447
7/09/26	00051	6/11/26 2127	202606 320-53800-46800		*	300.00	
		JUL 26 -	LAKE MANAGEMENT				
			SOUTHEAST LAND AND WATER				300.00 001448
7/09/26	00032	7/01/26 29070126	202607 320-53800-46201		*	1,280.00	
		JUL 26 -	PORTER SERVICES				
		7/01/26 32070126	202607 320-53800-46200		*	2,484.17	
		JUL 26 -	LAWN SERVICE				
			TONY'S NURSERY & GARDEN				3,764.17 001449
8/13/26	00009	7/28/26 9329	202607 310-51300-31100		*	2,800.00	
		2026	YEARLY ENG REPORT				
			ALVAREZ ENGINEERS, INC.				2,800.00 001450
8/13/26	00005	7/31/26 200013	202607 310-51300-31500		*	945.00	
		JUL 26 -	GENERAL COUNSEL				
			BILLING COCHRAN, P.A.				945.00 001451
8/13/26	00001	8/01/26 345	202608 320-53800-34500		*	1,238.25	
		AUG 26 -	FIELD SERVICES				
		8/01/26 346	202608 310-51300-34000		*	3,508.75	
		AUG 26 -	MGMT FEES				
		8/01/26 346	202608 310-51300-35100		*	100.00	
		AUG 26 -	COMPUTER TIME				
		8/01/26 346	202608 310-51300-31300		*	238.50	
		AUG 26 -	DISSEMINATION				
		8/01/26 346	202608 310-51300-49500		*	100.00	
		AUG 26 -	WEBSITE ADMIN				
		8/01/26 346	202608 310-51300-42000		*	6.04	
		AUG 26 -	POSTAGE				
			GMS-SF, LLC				5,191.54 001452

ENCL --ENCLAVE-- ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/13/26	00051	7/14/26 2214	202607 320-53800-46800		*	300.00	
		JUL 26 - LAKE MANAGEMENT					
		8/04/26 2294	202608 320-53800-46800		*	300.00	
		AUG 26 - LAKE MANAGEMENT					
			SOUTHEAST LAND AND WATER				600.00 001453
8/13/26	00032	8/01/26 29080126	202608 320-53800-46201		*	1,280.00	
		AUG 26 - PORTER SERVICES					
		8/01/26 32080126	202608 320-53800-46200		*	2,484.17	
		AUG 26 - LAWN SERVICE					
		8/04/26 32080426	202608 320-53800-46202		*	3,811.26	
		COLEUS/PALM TREE TRIMMING					
			TONY'S NURSERY & GARDEN				7,575.43 001454
TOTAL FOR BANK A						49,062.13	

ENCL -- ENCLAVE -- ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/17/26	00038	5/11/26 84956006 JUN 26 - INTERNET	202606 320-53800-41500	COMCAST	*	145.76	145.76 080011
7/09/26	00038	6/11/26 84956006 JUL 26 - INTERNET	202607 320-53800-41500	COMCAST	*	145.76	145.76 080012
8/13/26	00038	7/11/26 84956006 AUG 26 - INTERNET	202608 320-53800-41500	COMCAST	*	145.76	145.76 080013
TOTAL FOR BANK Z						437.28	
TOTAL FOR REGISTER						49,499.41	

ENCL --ENCLAVE-- ACOOPER

Enclave At Black Point Marina
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2017</u>
5	<u>Capital Projects Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>
10	<u>Check Register</u>

Enclave At Black Point Marina

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 3,951	\$ -	\$ -	\$ 3,951
Accounts Receivable	61	-	-	61
<u>Investments:</u>				
State Board Administration	241,804	-	-	241,804
<u>Series 2017</u>				
Reserve	-	138,738	-	138,738
Interest	-	4	-	4
Revenue	-	184,266	-	184,266
Principal	-	14	-	14
Acquisition & Construction	-	-	188,043	188,043
Cost of Issuance	-	-	10	10
Total Assets	\$ 245,817	\$ 323,022	\$ 188,054	\$ 756,892
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -
Fund Balance:				
Restricted for:				
Debt Service - Series 2017	\$ -	\$ 323,022	\$ -	\$ 323,022
Capital Project - Series 2017			188,054	188,054
Unassigned	245,817	-	-	245,817
Total Fund Balances	\$ 245,817	\$ 323,022	\$ 188,054	\$ 756,892
Total Liabilities & Fund Balance	\$ 245,817	\$ 323,022	\$ 188,054	\$ 756,892

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Special Assessments - On Roll	\$ 268,233	\$ 268,233	\$ 269,763	\$ 1,530
Interest Income	5,000	5,000	8,621	3,621

Total Revenues	\$ 273,233	\$ 273,233	\$ 278,384	\$ 5,151
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 5,500	\$ 3,000	\$ 2,500
PR-FICA	459	421	230	191
Engineering	7,000	6,417	2,800	3,617
Attorney	20,000	18,333	9,370	8,963
Annual Audit	3,600	3,600	3,600	-
Dissemination Agent	2,862	2,624	2,624	0
Trustee Fees	5,000	5,000	5,000	-
Management Fees	42,105	38,596	38,596	-
Information Technology	1,200	1,100	1,100	-
Website Maintenance	1,200	1,100	1,100	-
Telephone	150	138	-	138
Postage & Delivery	500	458	131	327
Meeting Room Rental	600	550	-	550
Insurance General Liability	10,800	9,507	9,507	-
Printing & Binding	500	458	10	448
Legal Advertising	2,760	2,530	1,689	841
Office Supplies	500	458	-	458
Other Current Charges	500	458	762	(304)
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 105,911	\$ 97,424	\$ 79,694	\$ 17,730
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Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 14,859	\$ 13,621	\$ 13,621	-
Security	24,000	22,000	8,972	13,028
Internet	1,800	1,650	1,579	71
Virtual Guard Monitoring	9,500	8,708	-	8,708
Landscape Maintenance	30,000	27,500	27,326	174
Landscape Replacement	20,000	20,000	20,608	(608)
Lake Maintenance	10,000	9,167	3,380	5,787
Fountains	7,500	6,875	1,200	5,675
Repairs & Maintenance	15,000	13,750	4,495	9,255
Irrigation Repairs	5,000	4,583	-	4,583
Pressure Washing	5,000	4,700	4,700	-
Porter Service	15,360	14,080	14,080	-
Capital Outlay/Fountain Replacement	20,000	18,333	-	18,333
Contingency/Tree Trimming	29,000	26,583	13,670	12,913
Property Insurance	1,300	1,179	1,179	-
Subtotal Field Expenditures	\$ 208,319	\$ 192,730	\$ 114,809	\$ 77,921
Total Expenditures	\$ 314,230	\$ 290,153	\$ 194,503	\$ 95,650
Excess (Deficiency) of Revenues over Expenditures	\$ (40,997)	\$ (16,920)	\$ 83,881	\$ (90,499)
Net Change in Fund Balance	\$ (40,997)	\$ (16,920)	\$ 83,881	\$ (90,499)
Fund Balance - Beginning	\$ 40,997		\$ 161,935	
Fund Balance - Ending	\$ -		\$ 245,817	

Enclave At Black Point Marina

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 222,663	\$ 222,663	\$ 223,844	\$ 1,181
Interest Income	5,000	5,000	12,429	7,429
Total Revenues	\$ 227,663	\$ 227,663	\$ 236,272	\$ 8,610
<u>Expenditures:</u>				
Interest Expense - 11/1	\$ 40,663	\$ 40,663	\$ 40,663	\$ -
Interest Expense - 5/1	40,663	40,663	40,663	-
Principal Expense - 5/1	140,000	140,000	140,000	-
Total Expenditures	\$ 221,325	\$ 221,325	\$ 221,325	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,338	\$ 6,338	\$ 14,947	\$ 8,610
Net Change in Fund Balance	\$ 6,338	\$ 6,338	\$ 14,947	\$ 8,610
Fund Balance - Beginning	\$ 177,863		\$ 308,074	
Fund Balance - Ending	\$ 184,201		\$ 323,022	

Enclave At Black Point Marina

Community Development District

Capital Reserve Fund 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 6,197	\$ 6,197
Total Revenues	\$ -	\$ -	\$ 6,197	\$ 6,197
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 6,197	\$ 6,197
Net Change in Fund Balance	\$ -	\$ -	\$ 6,197	\$ 6,197
Fund Balance - Beginning	\$ -		\$ 181,856	
Fund Balance - Ending	\$ -		\$ 188,054	

Enclave At Black Point Marina
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 17,821	\$ 222,504	\$ 3,114	\$ 2,260	\$ 3,459	\$ 15,755	\$ 1,200	\$ 3,651	\$ -	\$ -	\$ -	\$ 269,763
Interest Income	575	395	618	939	841	931	907	933	866	823	794	-	8,621
Total Revenues	\$ 575	\$ 18,215	\$ 223,122	\$ 4,054	\$ 3,100	\$ 4,390	\$ 16,662	\$ 2,133	\$ 4,517	\$ 823	\$ 794	\$ -	\$ 278,384

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ 3,000
PR-FICA	-	-	-	61	-	61	-	61	-	46	-	-	230
Engineering	-	-	-	-	-	-	-	-	-	2,800	-	-	2,800
Attorney	525	803	645	2,323	500	1,528	500	1,058	545	945	-	-	9,370
Annual Audit	-	-	3,600	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	239	239	239	239	239	239	239	239	-	2,624
Trustee Fees	-	-	-	-	-	-	-	5,000	-	-	-	-	5,000
Management Fees	3,509	3,509	3,509	3,509	3,509	3,509	3,509	3,509	3,509	3,509	3,509	-	38,596
Information Technology	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	70	5	4	17	4	5	4	7	4	6	-	131
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	9,507	-	-	-	-	-	-	-	-	-	-	-	9,507
Printing & Binding	3	-	0	7	-	0	-	-	-	-	-	-	10
Legal Advertising	434	-	-	-	-	-	747	508	-	-	-	-	1,689
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	87	58	95	0	47	52	56	116	68	112	73	-	762
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 14,682	\$ 4,877	\$ 8,292	\$ 7,142	\$ 4,512	\$ 6,392	\$ 5,255	\$ 11,495	\$ 4,566	\$ 8,454	\$ 4,026	\$ -	\$ 79,694

Enclave At Black Point Marina
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	-	13,621
Security	2,223	-	-	2,223	-	-	2,223	-	-	2,302	-	-	8,972
Internet	138	138	138	146	146	146	146	146	146	146	146	-	1,579
Virtual Guard Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	-	27,326
Landscape Replacement	-	9,878	-	-	-	6,919	-	-	-	-	3,811	-	20,608
Lake Maintenance	316	316	316	316	316	300	300	300	300	300	300	-	3,380
Fountains	300	-	-	300	-	300	-	-	-	300	-	-	1,200
Repairs & Maintenance	2,175	-	-	250	-	-	-	2,070	-	-	-	-	4,495
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	4,700	-	-	-	-	-	-	-	-	-	-	-	4,700
Porter Service	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	-	14,080
Capital Outlay/Fountain Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency/Tree Trimming	9,900	-	-	-	1,000	-	-	2,770	-	-	-	-	13,670
Property Insurance	1,179	-	-	-	-	-	-	-	-	-	-	-	1,179
Subtotal Field Expenditures	\$ 25,933	\$ 15,334	\$ 5,456	\$ 8,238	\$ 6,464	\$ 12,667	\$ 7,672	\$ 10,288	\$ 5,448	\$ 8,050	\$ 9,259	\$ -	\$ 114,809
Total Expenditures	\$ 40,615	\$ 20,211	\$ 13,748	\$ 15,379	\$ 10,976	\$ 19,059	\$ 12,927	\$ 21,783	\$ 10,015	\$ 16,505	\$ 13,286	\$ -	\$ 194,503
Excess (Deficiency) of Revenues over Exp.	\$ (40,040)	\$ (1,996)	\$ 209,373	\$ (11,325)	\$ (7,876)	\$ (14,669)	\$ 3,735	\$ (19,650)	\$ (5,498)	\$ (15,682)	\$ (12,491)	\$ -	\$ 83,881
Net Change in Fund Balance	\$ (40,040)	\$ (1,996)	\$ 209,373	\$ (11,325)	\$ (7,876)	\$ (14,669)	\$ 3,735	\$ (19,650)	\$ (5,498)	\$ (15,682)	\$ (12,491)	\$ -	\$ 83,881

Enclave At Black Point Marina

Community Development District

Long Term Debt Report

Series 2017, Special Assessment Refunding Bonds		
Original Issue Amount:		\$3,085,000.00
Term 1:	\$1,125,000.00	
Interest Rate:	1.75% - 3.50%	
Maturity Date:	5/1/2026	
Term 2:	\$790,000.00	
Interest Rate:	3.75%	
Maturity Date:	5/1/2031	
Term 3:	\$1,170,000.00	
Interest Rate:	4.00%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$111,331.25	
Reserve Fund Balance	\$138,738.03	
Bonds Outstanding - 6/29/2017		\$3,085,000
Less: Principal Payment - 5/1/18		(\$110,000)
Less: Principal Payment - 5/1/19		(\$115,000)
Less: Principal Payment - 5/1/20		(\$120,000)
Less: Principal Payment - 5/1/21		(\$120,000)
Less: Principal Payment - 5/1/22		(\$125,000)
Less: Principal Payment - 5/1/23		(\$130,000)
Less: Principal Payment - 5/1/24		(\$130,000)
Less: Principal Payment - 5/1/25		(\$135,000)
Less: Principal Payment - 5/1/26		(\$140,000)
Current Bonds Outstanding		\$1,960,000

Enclave At Black Point Marina
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 282,350.40 \$ 234,381.60 \$ 516,732.00
Net Assessments \$ 268,232.88 \$ 222,662.52 \$ 490,895.40

ON ROLL ASSESSMENTS

allocation in % 54.64% 45.36% 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>2017 Service</i>	<i>Debt</i>	<i>Total</i>
11/12/25	\$ 2,153.05	\$ 86.12	\$ 20.67	\$ -	\$ 2,046.26	\$ 1,118.11	\$ 928.15	\$ 2,046.26	
11/17/25	15,071.35	602.84	144.69	-	14,323.82	7,826.76	6,497.06	14,323.82	
11/18/25	2,046.81	107.45	19.39	-	1,919.97	1,049.10	870.87	1,919.97	
11/28/25	15,071.35	602.84	144.68	-	14,323.83	7,826.76	6,497.07	14,323.83	
12/05/25	409,079.50	16,362.81	3,927.17	-	388,789.52	212,440.64	176,348.88	388,789.52	
12/19/25	19,377.45	775.08	186.02	-	18,416.35	10,062.98	8,353.37	18,416.35	
01/08/26	4,306.10	129.18	41.77	-	4,135.15	2,259.51	1,875.64	4,135.15	
01/08/26	1,129.65	33.90	10.96	-	1,084.79	592.75	492.04	1,084.79	
01/26/26	-	-	-	479.65	479.65	262.09	217.56	479.65	
02/06/26	4,306.10	129.18	41.77	-	4,135.15	2,259.51	1,875.64	4,135.15	
03/11/26	6,459.15	64.59	63.95	-	6,330.61	3,459.14	2,871.47	6,330.61	
04/15/26	27,989.65	193.77	277.95	-	27,517.93	15,036.22	12,481.71	27,517.93	
04/15/26	1,129.64	-	11.30	-	1,118.34	611.08	507.26	1,118.34	
04/22/26	\$0.00	\$0.00	\$0.00	\$107.61	107.61	107.61	-	107.61	
05/13/26	\$2,153.05	(\$64.59)	\$22.18	\$0.00	2,195.46	1,199.63	995.83	2,195.46	
06/26/26	\$6,459.15	(\$290.67)	\$67.50	\$0.00	6,682.32	3,651.32	3,031.00	6,682.32	
TOTAL	\$ 510,272.85	\$ 19,023.17	\$ 4,912.50	\$ 587.26	\$ 486,924.44	\$ 269,763.21	\$ 223,843.55	\$ 493,606.76	

98.75%	Percent Collected
\$ 6,459.15	Balance Remaining to Collect