

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

November 12, 2026

GMS
Governmental
Management Services

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
November 12, 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 3**

   C. Election of Officer(s) – Resolution – **Page 5**

3. Approval of Minutes of the September 10, 2026 Meeting – **Page 7**

4. Maintenance and Reimbursement Agreement between the CDD and the HOA For Landscape Maintenance Services – **Page 19**

5. Staff Reports
   A. Attorney

   B. Engineer

   C. Field Manager
      1) Monthly Report – **Page 35**

      2) Discussion of Encroachment Concern – **Page 89**

      3) Porter Service Proposal with the HOA – **Page 94**

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

6. Financial Reports
   A. Approval of Check Register – **Page 96**

   B. Approval of Unaudited Financials – **Page 99**

7. Supervisors Requests and Audience Comments

8. 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, September 10, 2026, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley	Chairman
Abraham Crocamo, Jr.	Vice Chairman (by phone)
Navindra Singh	Assistant Secretary
Andrew Jimenez	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Gabriella Fernandez	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, consideration of appointment of seat #3 which expires on November, 2028. Does the Board have anyone they wish to nominate, if not, we can table this for now.

Mr. Singh: No, table it.

Mr. Lorenzo: Alright.

THIRD ORDER OF BUSINESS Approval of Minutes of the July 9, 2026 Meeting

Mr. Lorenzo: Moving forward to the approval of the July 9, 2026 meeting minutes which you'll find on page 8. Unless the Board has any comments, corrections or deletions a motion to accept would be in place.

> On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, the Minutes of the July 9, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Lorenzo: Moving on to item No. 4, consideration of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026. This is something that is done every year, this is just to give them the go ahead to complete the audit and with a motion you can accept that engagement letter unless the Board has any questions or concerns.

> On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

FIFTH ORDER OF BUSINESS Discussion of Estimates with People's Choice Pressure Cleaning, Inc.

Mr. Lorenzo: Moving forward to the discussion of the estimates from People's Choice Pressure Cleaning to do the pressure cleaning on page 23 and 24, the price is the same, it's $4,700 to clean the common areas. Unless the Board has any questions, a motion to accept would be in place, and we'll authorize District counsel to draft an agreement with that motion if the Board is ok with that.\

Mr. Windley: Yes.

> On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, accepting the two proposals from People's Choice Pressure Cleaning, Inc. to pressure clean the common areas in the amount of $4,700 and authorizing District Counsel to prepare a Small Project Agreement was approved.

SIXTH ORDER OF BUSINESS Discussion and Review of Landscaping Maintenance Service Proposals

A. BrightView Landscape Services
B. Landscape Workshop
C. Plant Brothers Landscaping

Mr. Lorenzo: Then moving forward to the discussion and review of the landscaping maintenance service proposals which you'll find on page 25. I went ahead and requested another proposal that I've requested from Plant Brothers, and you'll see the breakdown there in comparison with what you guys have. BrightView, Landscape Workshop who you currently have on the HOA side and then Plant Brothers. Now I do just want to mention that the Plant Brothers estimate does not include the porter service that you have to clean up the palm fronds, remove debris, so that is not included would be the only thing worth mentioning. Aside from that you see the breakdown there with the enhancements, what the monthly maintenance cost is, what the annual base contract is, what's included on that first page and then if you go to the enhancements and added cost on the next page which is page 26, you'll some of the breakdowns of the pricing, for example the porter service, the flowers, the mulch, irrigation repairs, palm tree trimming, and so forth. Then on the last page, page 27 you have the base contract broken down again, the enhancements and the estimated total on an annual basis.

Mr. Singh: Are we able to speak on this now?

Mr. Lorenzo: Yes, it's on the agenda, we have it here.

Mr. Windley: So the porter service, we have to have that, the porter service because if there's a palm laying in the road then people come here and they stop by and ask me, what's that doing there.

Mr. Lorenzo: I know you have a lot of palm trees, you have 9 palms trees with a lot of palm fronds and they're self-cleaning.

Mr. Windley: Right.

Mr. Lorenzo: And those palms drop every month, so you're looking at 12 palm fronds from one palm a year.

Mr. Singh: So, the HOA had a meeting and they wanted to combined both CDD property and the HOA into Plant Brothers. So, they wanted to move forward with it, and Tatina wanted to get with you to find out how they can make that work.

Ms. Fernandez: The agreement would have to be between the HOA and the vendor, and then we would reimburse the HOA because it can't be under us because we can pay to clean private property, so it could be under them, and we reimburse them for all District property.

Mr. Singh: The significance of the pricing would be the same as Plant Brothers is also doing the community next door, and the savings on the HOA side too. So, if that's something that we can have Tatina can get in contact with you, or you can get in contact with her and let her know the way the Board decided to move forward with.

Mr. Lorenzo: Ok.

Mr. Singh: James I don't know if you want to question anything.

Mr. Windley: No, I like that, and again, as long as it includes the palm fronds we have to have that porter service.

Mr. Singh: The porter service, so the HOA already has a company that does porter service for the entire community so he's going to pick up the CDD side.

Mr. Windley: Ok.

Mr. Lorenzo: So on the HOA side.

Mr. Singh: And we're going to be saving money also.

Mr. Crocamo: I agree that is very important that it includes the porter but, if we already have him from the HOA just do it, and that's perfect.

Mr. Lorenzo: So does the Board want to make a motion to go ahead and terminate Tony's Landscaping?

Mr. Jimenez: Yes.

Ms. Fernandez: I wouldn't terminate until you get everything squared away because if you wanted to terminate and then for some reason something doesn't align then you don't have any services.

Mr. Crocamo: That is a very important, yes.

Mr. Lorenzo: I dealt with this in another District recently as well.

Ms. Fernandez: At least maybe you can discuss with Tatina to see if you're going to enter into an agreement with that vendor and then at that point we can terminate, eventually just making sure and coordinating that they enter into the agreement first and they're ok with doing it on District property and then we can terminate once they have contracted with them.

Mr. Jimenez: Who's ok, the HOA is ok doing it?

Ms. Fernandez: Yes, because then it's going to be under them, they essentially have to engage the contractor, begin their portion of the agreement, make sure that the District's property is included and then at that point we can issue a termination.

Mr. Jimenez: So, we do have that already, we met up with Plant Brothers.

Ms. Fernandez: So, you already have a contract?

Mr. Jimenez: Well, we haven't signed it but, we met up with him, he explained all the surveys, he explained everything he's going to be doing, how many guys, the frequency.

Ms. Fernandez: If you say the HOA will have the agreement signed and he will be ready to start within 30 days then we can make the motion now. If you think you might take a little longer then maybe we make the motion at the next meeting.

Mr. Lorenzo: Which would be November 12th.

Ms. Fernandez: Or you can also make the motion

Mr. Singh: No, they're ready, depending on us figuring out how to cancel what you guys have.

Ms. Fernandez: Ok, so then you can make a motion to terminate and then just make sure on the HOA side you guys are ready to go and then at that point just coordinate with Tatina and Jesus, in terms of monthly payments and all of that.

Mr. Lorenzo: Do we need to enter into agreement with the HOA?

Mr. Crocamo: I have a question, if we make the motion to terminate right now, and we do that motion, they still continue coming for the 30 days or until the other one takes over, correct? (inaudible comment) So, they would keep going until the end of the month, right?

Mr. Lorenzo: Yes, so it would be a 30 day notice and what I would suggest, we're in the middle of a month, I would make it to go through October and have them start clean in November, that's how I would do it.

Ms. Fernandez: And you can always have that even if it takes a minimum of 30 days.

Mr. Singh: That's what's going to happen with the other company too, they're getting that 30 day notice as well.

Mr. Lorenzo: Right, so a 30 day notice but, to terminate services by the end of October, so October would be the last month.

Mr. Windley: And Plant Brothers will start November 1st.

Mr. Lorenzo: Correct, or that first week of November.

Ms. Fernandez: I don't know if we need an easement, if the HOA wants to draft, or the HOA wants me to draft a maintenance agreement we can do that, I don't necessarily think we need it, they don't need an easement and the maintenance agreement is up to the HOA if they want to, if they think they would just rather invoice us and we reimburse them for only the District property.

Mr. Lorenzo: Ok.

Ms. Fernandez: Either or whatever the HOA prefers.

Mr. Lorenzo: Ok, so ask her for a maintenance agreement if they want to do that.

Ms. Fernandez: Yes, and if not I can draft one.

Mr. Lorenzo: Ok, so we have a motion from James, and seconded by Andrew and just to repeat it back, we're going ahead and send a 30 day termination letter to Tony's Landscaping effective the end of October to cease services, and we'll get with the HOA to finalize either the maintenance agreement or a payment structure for the CDD owned areas, and also to make sure the porter service is included in that through the HOA as well.

> On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, authorizing staff to send a 30 day notice to terminate the landscaping maintenance agreement with Tony's Landscaping effective at the end of October, 2026 was approved.

Mr. Lorenzo: Are there any other questions or concerns?

Mr. Singh: One, the difference in the funds, that's already collected for budgeting?

Mr. Lorenzo: You guys can use it for other items, and also to help prevention of whenever there's another line item increase you can use to offset that.

Mr. Singh: Ok.

Mr. Lorenzo: And once we get a gauge of understanding of what the charges are, we can start adjusting the number, the total amount, and maybe applying it to an increase, maybe the insurance went up, or something else went up.

Mr. Singh: Ok, alright.

Mr. Lorenzo: Or if it stays as is, it can be used for any other line item as needed.

SEVENTH ORDER OF BUSINESS Staff Reports

Mr. Lorenzo: Moving along to staff reports, attorney, Gabby do you have anything?

A. Attorney

Ms. Fernandez: No, everything I have to cover is later on in the meeting agenda, unless you guys have any specific questions for me.

Mr. Windley: No questions.

Mr. Crocamo: No.

B. Engineer – District Engineer's Report for Fiscal Year 2026-2027

Mr. Lorenzo: Moving on to the engineer, on page 79 you will find the District engineer's report. This is as per the bond indenture, and it's a requirement to be reported annually, you'll see the report there and unless the Board has any questions or concerns a motion to accept the report would be in place.

Mr. Singh: What's the hold up in digging up in the center island?

Mr. Lorenzo: I'm going to get to that in the next item, the field report.

Mr. Singh: Ok, that's the next one.

Mr. Lorenzo: Yes.

Mr. Singh: Ok. So, this one the asphalt repair, they're still pending to come out to do that, right?

Mr. Lorenzo: Yes, and when I get into the field report shortly, but does the Board have any questions about the District engineer's report, if not, a motion to accept would be in place.

> On MOTION by Mr. Windley seconded by Mr. Singh with all in favor, accepting the District Engineer's Report for Fiscal Year 2026-2027 was approved.

C. Field Manager – Monthly Report

Mr. Lorenzo: Moving forward to the field report, the asphalt, our apologies for the delay because it's such a small project we have another project in a District nearby and we trying to do those both together, and there were some items we needed to address with them with that project on the asphalt. So, weather permitting next week is the goal to finish what they need to do at the other District and I don't know if they're going to come here first or vice versa, but in that transit they'll go ahead and take care of the two areas around the roundabout, so he apologizes for the delay there, so that's an update regarding there, and to go to your point regarding the center median and the hole, there is irrigation, and if you guys go to page 84, you'll see some of the information there. So, behind 10421 SW 224th Terrace, they reported water coming through their unit from the wall, there seems to be a break there, they have that new backyard and an enhancement that was done in the backyard but, it was done years ago, and unfortunately now is when we're seeing the leak coming through. I'm not sure what's causing it but, he's still looking through it, the exploratory work, and that's kind of what his idea is because he's unable to locate exactly where the leak is so to try to cap it at the median is what he's thinking, he hasn't set anything in stone yet but, that's what he's thinking in his assessment which is to cap it at the center median and then creating a new line to bypass that leak. The good news is it's been raining and we've had to shut down that irrigation timer for the last few weeks since it was reported but, I should have more information in the upcoming meeting or if not within the next meeting or so, and you'll see more pictures on page 86 of the backyard and the area affected.

Mr. Jimenez: The picture of the backyard, is that sand coming up?

Mr. Lorenzo: Correct, and that's interesting because it's coming inbetween those two asphalt slabs, and supposedly the water is affecting the neighboring unit too but, I only received it from the one that I have pictures of which you see on page 86, and then you see the picture of the outside where some of the water is but, that's the location where the hedges are there. I'm not sure why it was designed like that but, it's the main line.

Mr. Jimenez: Do they have a pool?

Mr. Lorenzo: Yes, they have a pool.

Mr. Jimenez: And is that person able to see if it's coming from the pool?

Mr. Lorenzo: It's not coming from the pool

Mr. Jimenez: Ok.

Mr. Lorenzo: It's confirmed that it's the irrigation system, it's just unfortunate, and it's the main line but he's digging trying to find a way to either locate the leak and repair it, or try to come up with some type of bypass option and hopefully I'll have more information at the next meeting, if not, within the next week but, definitely for the next meeting.

Mr. Jimenez: And the homeowner didn't say there were damages or anything?

Mr. Lorenzo: Well, they're really not concerned about the damages, I mean he was more concerned about the water coming out and that it's excessive, but he didn't claim any damages. The good news is, that same day that I met with him, I went ahead and just turned off the timer so we haven't had any more issues ever since, so he has my personal number and he hasn't reached out, so I think he's happy about that but, we still haven't figured out a solution. Thankfully, it's been raining like I mentioned so we have time but, within the next few days I should have more information and I can reach out to you to give you an update.

Mr. Singh: Ok.

Mr. Lorenzo: It might be a little bit costly, a couple of thousand dollars but I don't know exactly where we're at to be honest, I believe it might be like $600 or $650, we're going to start getting work done, but he hasn't found the solution yet. Moving along to the fountains, they're doing great, both of them are working, and the next cleaning is scheduled for this month, so the next meeting you'll see pictures of the quarterly fountain cleaning, they're doing a great job with the treatments, the lakes are very healthy including the easement that runs along the middle of 229th Lane.

Mr. Singh: Yes, the lake company is doing a really good job with that.

Mr. Lorenzo: Right, and sometimes you see them come out twice.

Mr. Crocamo: Yes, they have been doing an awesome job.

Mr. Lorenzo: Yes. So, going to the color changing lights we had a bad batch of lights, the technology is I guess too far advanced and required too much to cover things to work and Wi Fi and all these other things is what the manufacturer was saying and constant power, so we had to remove the photocell, and I'm not going to bore you with the

details, I kind of been dealing with Navindra on this. They haven't been working some of them were replaced under warranty, it's just been a challenge and they don't light up with the ones you had previously which you'll see on the second page which is page 89. So, Jordan went ahead and just returned them, I don't if he's gotten reimbursed for it but, he owes it to his client he said to make sure the lights are working and you guys are happy, so he went ahead and put the old style of lights back, they've been working fine, the photocell is back on and some controls have been dropped off with Navindra if you guys need some controls, and I have some more in the car. Then I already gave you an update regarding the asphalts and the gazebo is doing well. I have no other updates unless the Board has any questions regarding the field section.

Mr. Windley: No questions.

D. Manager

1) **Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed***
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**

Mr. Lorenzo: If not, moving along to the manager section. So, just a reminder to file your Form 1, it was due July 1, 2026, and the good news is everyone has filed, and you guys will see that on page 121, so kudos to each of you for getting that completed. Another reminder, and Gabby was going to give you the same reminder to make sure you complete your annual ethics training by December 31, 2026. I will be sending you guys an email with some of the links so you guys can complete it. It's on the honor system, you're going to be asked when you do your Form 1s for next year that you completed it for this year. If you have any questions just let me know. So, on page 122 you'll see final approval of the fiscal year 2025-2026 report for the performance measures and standards that's required by Florida Statute. You guys have been doing this every year it's been required since 2024, and this is the final report to adhere to community communication and engagement, the infrastructure and facilities maintenance, and the financial transparency and accountability and the overall determination the standards have been achieved, and in every single category all those standards have been achieved for your community. It's to make sure that you guys have required meetings, transparency efforts, and infrastructure maintenance, and financial accountability. Unless the Board has any questions, a motion to accept would be in place.

> On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

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

Mr. Lorenzo: Moving forward to the consideration of the 2026-2027 fiscal year performance measures and standards as required by Florida Statute, you'll see that it's the same framework that we just went over, as you've done in years past. So, unless the Board has any questions, we established the framework to accept the 2026-2027 performance measures and standards as presented.

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

FIFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Lorenzo: Moving forward to the financial reports, tab A is approval of the check register, and tab B is the unaudited financials which you'll find on pages 130 and 135 and continuing on from there. So, unless the Board has any questions or concerns, a motion to accept would be in place.

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

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Lorenzo: Do I have any Supervisor's requests or audience comments, we have no audience present with us here in person and no one the phone except for Abraham. Do I have any Supervisor's requests at this time?

Mr. Singh: No.

Mr. Crocamo: Not at this time.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Lorenzo: A motion to adjourn would be in place.

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

LANDSCAPE MAINTENANCE AND REIMBURSEMENT AGREEMENT

This Landscape Maintenance and Reimbursement Agreement (the "Agreement") is made and entered into as of _____, 2026 (the "Effective Date"), by and between **The Enclave at Black Point Marina Homeowners Association, Inc.**, a Florida not-for-profit corporation, whose principal address is SW 104th Avenue and Old Cutler Road, Miami, Florida 33190, and whose mailing address is 8200 NW 41 Street, Suite 308, Doral, Florida 33166 (the "Association"), and **Enclave at Black Point Marina Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"). The Association and District may each be referred to individually as a "Party" and collectively as the "Parties."

R E C I T A L S

WHEREAS, the District is the owner of certain public improvements (the "Improvements") within the boundaries of the District as more particularly identified on Exhibit "A", attached hereto and made a part hereof, hereinafter defined as the "Landscape Maintenance Area"; and

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of certain maintenance duties with respect to the Landscape Maintenance Area, which maintenance duties and services are more particularly described on Exhibit "B", attached hereto and made a part hereof (the "Services"); and

WHEREAS, the Association separately contracts with a landscape maintenance contractor to provide landscape maintenance services within the community, and the Association is willing to cause its landscape maintenance contractor to perform substantially similar landscape maintenance services within the District Landscape Areas; and

WHEREAS, the District desires to utilize the Association's landscape maintenance contractor for the maintenance of the Landscape Maintenance Areas, and the costs incurred by the District for such Services are equal to or less than the amounts the District otherwise would have paid for the same or substantially similar Services; and

WHEREAS, the parties acknowledge that such Services are necessary for the maintenance, operation, preservation, and protection of the District Landscape Areas and District Improvements and desire to memorialize their respective obligations with respect thereto; and

WHEREAS, the Parties desire to coordinate the maintenance of the District Landscape Areas through the Association's landscape maintenance contractor in order to provide consistent and efficient landscape maintenance throughout the community;

WHEREAS, the District has agreed to reimburse the Association for the costs attributable to the maintenance of the District Landscape Areas, subject to the terms and conditions set forth herein; and

WHEREAS, the Parties desire to memorialize their respective responsibilities concerning such maintenance and reimbursement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. **RECITALS AND EXHIBITS**
   The foregoing recitals are true and correct and are incorporated into this Agreement. The following exhibits are incorporated into and made part of this Agreement:

   Exhibit "A" – District Landscape Areas / Service Map
   Exhibit "B" – Landscape Maintenance Scope and Service Frequencies
   Exhibit "C" – Annual Reimbursement Schedule

2. **DISTRICT LANDSCAPE AREAS**
   The Association shall arrange for the performance of the Services described in this Agreement only within the Landscape Maintenance Areas depicted on Exhibit "A." Nothing contained herein shall constitute a conveyance, lease, easement, transfer of ownership, or transfer of governmental responsibility with respect to any District-owned property. The District shall retain ownership and ultimate control of the Landscape Maintenance Areas at all times.

3. **LANDSCAPE MAINTENANCE SERVICES**
   During the Term, the Association shall cause its qualified landscape maintenance contractor (the "Landscape Contractor") to perform the Services identified on Exhibit "B" within the Landscape Maintenance Areas. The Services may include, as applicable:

   a. mowing, edging, string trimming, and turf maintenance;
   b. trimming and maintenance of landscape beds, shrubs, palms, and trees;
   c. removal of landscape-generated debris and litter from landscaped areas;
   d. irrigation inspections or wet checks and routine adjustments;
   e. integrated pest management and landscape pest-control services;
   f. fertilization;
   g. installation and periodic replacement of annual flowers;
   h. mulching;
   i. palm and tree trimming;
   j. weed control; and
   k. periodic quality-control inspections.

   The frequency and specifications for such services shall be set forth in Exhibit "B." The Parties may modify Exhibit "B" from time to time by written agreement without otherwise amending this Agreement.

4. LANDSCAPE CONTRACTOR

The Association may perform its obligations under this Agreement through an independent Landscape Contractor selected and retained by the Association. The Landscape Contractor shall at all times remain an independent contractor of the Association and shall not be deemed an employee, agent, joint venturer, or partner of the District. The Association shall be responsible for administering its contract with the Landscape Contractor, including routine scheduling, supervision, invoicing, and enforcement of performance requirements. The District shall not be responsible for making payments directly to the Landscape Contractor unless separately agreed in writing.

The Association shall provide all Services in a commercially professional manner using qualified and experienced employees, vendors and/or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances to ensure that the Services are properly provided. Prior to performing the Services required under this Agreement, any such employees, vendors or contractors shall first submit proof to the Association of the required licenses and insurance in accordance with this Agreement. Copies of such licenses or certificates of insurance shall be made available to the District upon request of the District.

5. STANDARD OF PERFORMANCE

The Association shall use commercially reasonable efforts to cause the Landscape Maintenance Areas to be maintained substantially in accordance with the service specifications and frequencies contained in Exhibit "B." If the District identifies a material deficiency in the performance of the Services, the District shall notify the Association or its designated community manager. The Association shall thereafter promptly communicate the deficiency to the Landscape Contractor and use commercially reasonable efforts to obtain timely correction. The Parties agree that the performance of the Services herein assumed by the Association shall not include by way of example the repair or replacement of the District Improvements or other property within the Landscape Maintenance Area that are damaged as a result of an act of God, including, but not limited to, hurricanes, tornados, windstorms, freeze damage, fire, drought or flooding. In such instances, the Association is not responsible for the repair and replacement of such Improvements, but rather such repair and replacement shall be the responsibility of the District, at the District's sole cost and expense.

The Association shall be responsible for administering and paying its Landscape Contractor for the Services described on Exhibit "B" for the Improvements within the Landscape Maintenance Area; provided, however, that the Association's responsibility for such costs shall be subject to the District's reimbursement obligations set forth in Section 6 of this Agreement. The Association shall remain responsible for liabilities arising from its own acts or omissions and those of its Landscape Contractor, except to the extent otherwise provided herein.

Services shall be provided by the Association in compliance with all requirements imposed by the applicable governmental and quasi-governmental entities' and agencies' permits,

requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions, including, but not limited to, the following entities, if applicable (a) the District; (b) Miami-Dade County, Florida; (c) the State of Florida; and, (d) any other governmental or quasi-governmental entity with jurisdiction over the Landscape Maintenance Area, either now or in the future.

The Association shall timely pay all invoices or other manner of billing, for all persons or entities with whom the Association shall have contracted or made arrangements with to provide the Services in fulfillment of its obligations under this Agreement.

The Association shall perform the Services in a commercially reasonable manner and without unreasonably interfering with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the Landscape Maintenance Area or the District Improvements on, over, under, or within the Landscape Maintenance Area.

6. REIMBURSEMENT BY DISTRICT

6.1 Annual Reimbursement Amount

The District shall reimburse the Association for the reasonable cost attributable to providing the services described in Exhibit "B" within the Landscape Maintenance Areas. For each Contract Year, the Parties shall establish an annual budgeted reimbursement amount (the "Annual Reimbursement Amount") based upon the portion of the Association's landscape maintenance costs reasonably attributable to the Landscape Maintenance Areas.

Whenever practicable, the Annual Reimbursement Amount shall be based upon a separately stated price or cost allocation obtained from the Association's Landscape Contractor for servicing the Landscape Maintenance Areas rather than upon a general percentage of the Association's entire landscape maintenance contract.

6.2 Monthly Payments

The District shall pay the Association the Annual Reimbursement Amount in twelve (12) substantially equal monthly installments. The Association shall submit an invoice to the District monthly, and each undisputed invoice shall be payable in accordance with applicable Florida law and the District's payment procedures. The initial Annual Reimbursement Amount shall be stated on Exhibit "C."

6.3 Included Costs

Unless otherwise identified on Exhibit "C," the Annual Reimbursement Amount shall include all ordinary labor, supervision, materials, equipment, and routine services required by Exhibit "B." The Association shall not charge the District any administrative markup, management fee, overhead charge, or profit unless expressly identified and approved in Exhibit "C."

6.4 Additional or Extraordinary Work
Work outside the ordinary scope identified in Exhibit "B", including major irrigation repairs, replacement of substantial landscape material, storm restoration, extraordinary tree work, redesign, or capital improvements, shall not be charged to the District unless authorized in advance in writing by an authorized District representative. Any approved additional work shall be separately itemized and supported by the Landscape Contractor's invoice or other reasonable documentation.

6.5 Annual Reconciliation
Within sixty (60) days following the end of each Contract Year, the Association shall provide the District with a reconciliation comparing:

a. the amounts paid by the District during the preceding Contract Year;
b. the actual amounts charged to or incurred by the Association for services attributable to the Landscape Maintenance Areas;
c. approved additional work;
d. credits, refunds, or reductions attributable to skipped or unperformed services; and
e. any other approved adjustments.

Any amount owed to the Association following reconciliation shall be invoiced to the District. Any overpayment by the District shall, at the District's option, be refunded or credited against the next payment due.

6.6 Changes in Landscape Costs
The Association shall provide the District reasonable advance written notice of any material proposed increase in the Annual Reimbursement Amount. No material increase shall become effective unless supported by the applicable landscape contract, proposal, change order, or other reasonable documentation and approved by the District in accordance with applicable law.

7. TERM
The initial term of this Agreement shall commence on _____, 2026, and shall continue through _____, 2027 (the "Initial Term"), unless earlier terminated in accordance with this Agreement. Thereafter, the Agreement may renew for successive one-year periods upon approval of the Parties and establishment of the Annual Reimbursement Amount for the applicable renewal year.

8. TERMINATION
Either Party may terminate this Agreement without cause by providing at least sixty (60) days' prior written notice to the other Party. Either Party may terminate this Agreement for material breach if the breaching Party fails to cure such breach within thirty (30) days following written notice describing the breach; provided, however, that if the breach cannot reasonably be cured within thirty (30) days, the breaching Party shall not be in default if it commences corrective action within such period and thereafter diligently pursues the cure, but in no event greater than sixty (60) days in total from the notice.

The District may terminate this Agreement if continued performance becomes unlawful or if funds are not lawfully appropriated or otherwise available for the District's obligations, subject to payment for services properly performed through the effective date of termination. Upon termination, the Parties shall conduct a final reconciliation through the termination date.

9. ASSOCIATION'S LANDSCAPE CONTRACT

The Association shall be solely responsible for entering into and administering its agreement with the Landscape Contractor. The Association shall not materially reduce the Services applicable to the Landscape Maintenance Areas without providing notice to the District. Any material reduction affecting the scope or frequency of Services set forth in Exhibit "B" shall be subject to the District's written approval. If the District does not approve the proposed material reduction, the District may terminate this Agreement upon written notice to the Association in accordance with Section 8. Such termination shall not, by itself, constitute a default or breach by the Association. If the Association's agreement with its Landscape Contractor expires or terminates, the Association shall promptly advise the District. The Parties shall cooperate in good faith concerning continuation of services during any transition to a replacement contractor.

10. INSURANCE

The Association shall maintain commercially reasonable insurance applicable to its activities under this Agreement. In addition, the Association shall require its Landscape Contractor to maintain, at a minimum, insurance customarily appropriate for commercial landscape maintenance operations, including:

a. Commercial General Liability Insurance;
b. Workers' Compensation Insurance as required by Florida law;
c. Employer's Liability Insurance; and
d. Commercial Automobile Liability Insurance.

The Association shall further require the Landscape Contractor, to the extent commercially available on reasonable terms, to name both the Association and District as additional insureds under its commercial general liability policy for liabilities arising out of the Landscape Contractor's operations. Certificates of insurance shall be made available to the District upon reasonable request.

The Certificate of Insurance shall on its face reflect the following, including but not limited to:

(a) the District as the certificate holder of the Certificate of Insurance; and

(b) to the extent commercially available under the applicable policy or endorsement, notice of cancellation or nonrenewal in accordance with the terms of the applicable insurance policy. The Association shall promptly notify the District upon receiving notice of any cancellation, nonrenewal, or material reduction in the required coverage; and

PRIOR TO THE COMMENCEMENT OF ANY SERVICES BY A CONTRACTOR RETAINED BY THE ASSOCIATION, THE ASSOCIATION SHALL PROVIDE, OR CAUSE THE CONTRACTOR TO PROVIDE, THE DISTRICT WITH CERTIFICATES OF INSURANCE EVIDENCING THE COVERAGES REQUIRED HEREUNDER. TO THE EXTENT COMMERCIALLY AVAILABLE ON REASONABLE TERMS, THE ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT, INCLUDING ITS OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES, SHALL BE NAMED AS AN ADDITIONAL INSURED WITH RESPECT TO THE CONTRACTOR'S COMMERCIAL GENERAL LIABILITY COVERAGE FOR LIABILITIES ARISING OUT OF THE CONTRACTOR'S PERFORMANCE OF THE SERVICES.

The District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect the Association's and/or the Contractor's interest or liabilities but are merely minimum requirements established by this Agreement. The District may reasonably request additional or modified insurance coverage based upon a material change in the scope of the Services or the risk of loss or exposure to liability, subject to the Parties' written agreement and the commercial availability of such coverage on reasonable terms.

The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the State of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

To the extent commercially available on reasonable terms, the Association shall require its Landscape Contractor to obtain endorsements providing that coverage afforded to the District as an additional insured shall be primary and noncontributory with respect to liabilities arising out of the Landscape Contractor's operations and providing a waiver of subrogation in favor of the District.

Any contractor retained by the Association to perform some or all of the Services hereunder shall be solely responsible for payment of all premiums, deductibles, assessments, and other charges associated with the insurance maintained by such contractor. Nothing herein shall require the District to pay any premium, deductible, assessment, or other charge relating to such contractor's insurance.

Nothing in this Agreement shall be construed to modify, waive, or supersede the terms, conditions, exclusions, notice requirements, or duties contained in any applicable policy of insurance, except to the extent expressly provided by an endorsement issued by the applicable insurer. The District shall provide written notice of occurrence within fifteen (15) working days of the District's actual notice of such an event.

A material failure by the Association to comply with the requirements of this Section shall constitute a breach of this Agreement, subject to the notice and cure provisions set forth in Section 8. Nothing herein shall limit the District's rights or remedies following the Association's failure to timely cure such material breach.

11. INDEMNIFICATION

To the fullest extent permitted by law, the Association shall indemnify and hold harmless the District and its officers, supervisors, employees, and agents from third-party claims, damages, liabilities, losses, and reasonable costs to the extent caused by the negligent or wrongful acts or omissions of the Association in connection with the Association's obligations under this Agreement.

The Association shall require its Landscape Contractor to indemnify and defend the Association and District against claims arising from the negligent or wrongful acts or omissions of the Landscape Contractor or persons for whom it is legally responsible. Nothing contained in this Agreement shall be construed as requiring the District to indemnify the Association or any other person, nor shall anything herein constitute or be construed as a waiver of any limitation, defense, or immunity available to the District under Section 768.28, Florida Statutes, or other applicable law.

12. DAMAGE TO DISTRICT PROPERTY

The Association shall promptly notify the District of any material damage to District property caused during the Services. The Association shall use commercially reasonable efforts to require the Landscape Contractor to repair, replace, or reimburse the District for damage caused by the Landscape Contractor's negligence or wrongful conduct.

13. ACCESS

The District grants the Association and its Landscape Contractor a nonexclusive license to enter the Landscape Maintenance Areas as reasonably necessary to perform the Services contemplated by this Agreement. Such authorization is limited solely to performance of this Agreement and creates no ownership, leasehold, easement, or other property interest in favor of the Association or Landscape Contractor.

14. COMPLIANCE WITH LAW

Each Party shall comply with applicable federal, state, and local laws relating to its obligations under this Agreement. The Landscape Contractor shall be responsible for compliance with licensing, environmental, pesticide, fertilizer, occupational safety, and other requirements applicable to its work.

15. PUBLIC RECORDS

A. The Association shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the Services set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that 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 completion of the Agreement if the Association does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Association acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Association, the Association shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Association acknowledges that should Association fail to provide the public records to the District within a reasonable time, Association may be subject to penalties pursuant to Section 119.10, Florida Statutes. Association shall have the authority to provide records pursuant to an Official Records Request made directly to the Association by a member of the Association pursuant to Section 720, Florida Statutes.

C. **IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE ASSOCIATION MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@gmssf.com

16. RECORDS AND AUDIT

The Association shall maintain reasonable records supporting amounts invoiced to the District, including applicable contractor invoices, approved change orders, credits, and reconciliation materials, for the period required by applicable law. Upon reasonable notice, the District may inspect records reasonably necessary to verify charges made under this Agreement, subject to applicable privileges and exemptions from disclosure.

17. NO JOINT VENTURE OR AGENCY

Nothing contained herein creates a partnership, joint venture, employment relationship, or agency relationship between the Parties. Neither Party shall have authority to bind the other except as expressly provided in this Agreement.

18. DISTRICT AUTHORITY

Nothing herein shall be construed as limiting or delegating the governmental powers, duties, discretion, or responsibilities of the District or its Board of Supervisors. All obligations of the District remain subject to applicable Florida law and lawful action by the District's Board of Supervisors.

19. NOTICES

All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice)deemed given and received (by the recipient on the date of such delivery) when either hand delivered by prepaid express overnight courier or messenger service, telecommunicated (i.e. facsimile or email), or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

If to the Association:
The Enclave at Black Point Marina Homeowners' Association, Inc.
c/o Affinity Management Services, LLC
8200 NW 41st Street, Suite 308
Doral, Florida 33166
Attn: Tatiana Montenegro, Community Association Manager
Email: TMontenegro@managedbyaffinity.com

with a copy to:

Association Counsel:
Cuevas, Garcia & Torres, P.A.
Attn: Jose A. Torres, Esq.
4000 Ponce de Leon Blvd., Suite 770
Coral Gables, Florida 33146
Email: jtorres@cuevaslaw.com

If to the District:
Enclave at Black Point Marina Community Development District

c/o Governmental Management Services – SF, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager
Email: JLorenzo@gmssf.com

with a copy to:

District Counsel:
Billing Cochran, P.A.
515 East Las Olas Blvd., Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.
Either Party may change its notice information by written notice.

20. DISPUTE RESOLUTION

Before instituting litigation arising from this Agreement, representatives of the Parties shall meet and attempt in good faith to resolve the dispute. If the dispute remains unresolved, the Parties may participate in nonbinding mediation by mutual agreement. Nothing herein shall limit any governmental remedy or procedure that cannot lawfully be waived.

21. GOVERNING LAW AND VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any proceeding arising from this Agreement shall lie in Miami-Dade County, Florida, to the extent permitted by law.

22. ASSIGNMENT

Neither Party may assign its rights or obligations under this Agreement without the prior written consent of the other Party, except that the Association may engage or replace its Landscape Contractor without obtaining the District's consent, provided the Association remains responsible for its obligations under this Agreement.

23. AMENDMENT

This Agreement may be amended only by a written instrument executed by both Parties, except that the Exhibits may be updated as specifically provided herein.

24. ENTIRE AGREEMENT

This Agreement and its exhibits constitute the entire agreement between the Parties concerning the subject matter hereof and supersede all prior oral or written understandings concerning such subject matter.

25. SEVERABILITY

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall continue in full force and effect to the maximum extent permitted by law.

26. COUNTERPARTS AND ELECTRONIC SIGNATURES

This Agreement may be executed in counterparts and by electronic signature. Each counterpart shall constitute an original, and all counterparts together shall constitute one instrument.

27. AUTHORITY

Each person executing this Agreement represents that he or she has been duly authorized to execute the Agreement on behalf of the respective Party.

28. COMPLIANCE WITH APPLICABLE LAWS

The Association shall, and shall cause its subcontractors (if any) to, comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations applicable to the performance of the Maintenance Services under this Agreement, including, without limitation, all laws relating to labor, employment, contracting, subcontracting, immigration, public records, and procurement.

Without limiting the generality of the foregoing, the Association represents and warrants that it is in compliance with all applicable requirements of Florida law concerning the hiring and employment of individuals authorized to work in the United States and shall remain so throughout the term of this Agreement. The Association shall promptly notify the District of any material violation or alleged violation of such laws by the Association or any of its subcontractors and shall take immediate corrective action, at its sole expense, to remedy any such violation.

The Association acknowledges that the District is a public agency and agrees to cooperate reasonably with the District in fulfilling any compliance or reporting obligations imposed upon the District by law in connection with this Agreement.

THE ENCLAVE AT BLACK POINT MARINA HOMEOWNERS ASSOCIATION, INC.

By: _____

Name: _____

Title: President

Date: _____

ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chair/Vice Chair, Board of Supervisors

Date: _____

EXHIBIT "A"
LANDSCAPE MAINTENANCE AREAS

EXHIBIT "B"
LANDSCAPE MAINTENANCE SCOPE

EXHIBIT "C"
ANNUAL REIMBURSEMENT SCHEDULE

Contract Year: _____ through _____

Annual CDD Landscape Maintenance Cost: $_____

Monthly Budgeted Reimbursement: $_____

Payment Frequency: Monthly

Invoice Due Date: In accordance with applicable law and District payment procedures

Year-End Reconciliation: Within 60 days following end of Contract Year

Administrative Markup: None, unless expressly stated below

Approved Additional Charges: Only upon prior written authorization as provided in the Agreement

ENCLAVE AT BLACK POINT MARINA CDD



FIELD REPORT

Meeting Date: November 12, 2026

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

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

LANDSCAPING

- Landscaping services completed by Tony's Landscaping (TL) on September 4th and 18th and October 2nd and 15th.
- The November landscaping services are scheduled for the 3rd and 17th. The landscaping dates were shared with the HOA.
- The mulch is scheduled for this month.
- The new Red and White Sunpatiens will be installed this month.
- The wooden support (tree stakes) for the new Royal Palm tree will be removed this month.
- The palm tree trimming project was completed.
- Below you will find updates regarding the irrigation system.
    - The main line break behind 10421 SW 224th Terrace and the corner of the main entrance has been repaired.
    - Pump/Timers #1 and #2 are in good working condition.





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









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LAKES & FOUNTAINS

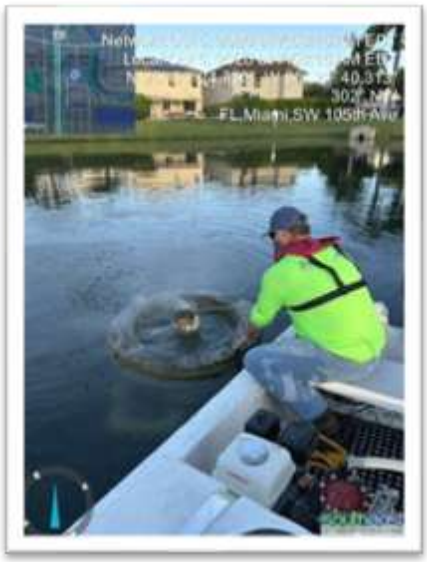
- Lake maintenance services were provided by Southeast Lake Management (SELM) on September 2nd and 15th and October 21st and 30th. Included was the treatment of algae and subaquatic vegetation. Please refer to the attached service reports for more information.
- The November Lake maintenance service is scheduled for the 23rd.
- Both fountains are in good working order.
- The quarterly fountain cleaning was completed on October 5th.
    - The next cleaning is scheduled for January.





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









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FIELD MAINTENANCE

- Chandler Contractors completed the asphalt repairs.

Before






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

After









FIELD DIVISION REPORT
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jlorenzo@gmssf.com
Cell Phone 954.643.5104

- People's Choice completed the sidewalk and curb cleaning project.






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

- The gazebo is in good condition.



FIELD DIVISION REPORT
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jlorenzo@gmssf.com
Cell Phone 954.643.5104

EXHIBITS

Please see the attached report and photos.



southeast
LAND AND WATER MANAGEMENT

Preserve & Lake Management
FIELD REPORT

General Information:

Date	9/2/26
Location	Enclave

Technician(s):

Eric

Weather Conditions:

Temperature	81	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	✓									L
2		✓		✓		✓				L
Canal		✓			✓				✓	L

Wildlife Observations:

Birds,Fish,Turtles

Comments:

Today we inspected all the lakes and canal and picked up trash. We also touched up lake 2 for traces of algae along the shoreline and treated for some lily pads in the canal.

954-240-7500 | WWW.SELWM.COM


4X4

















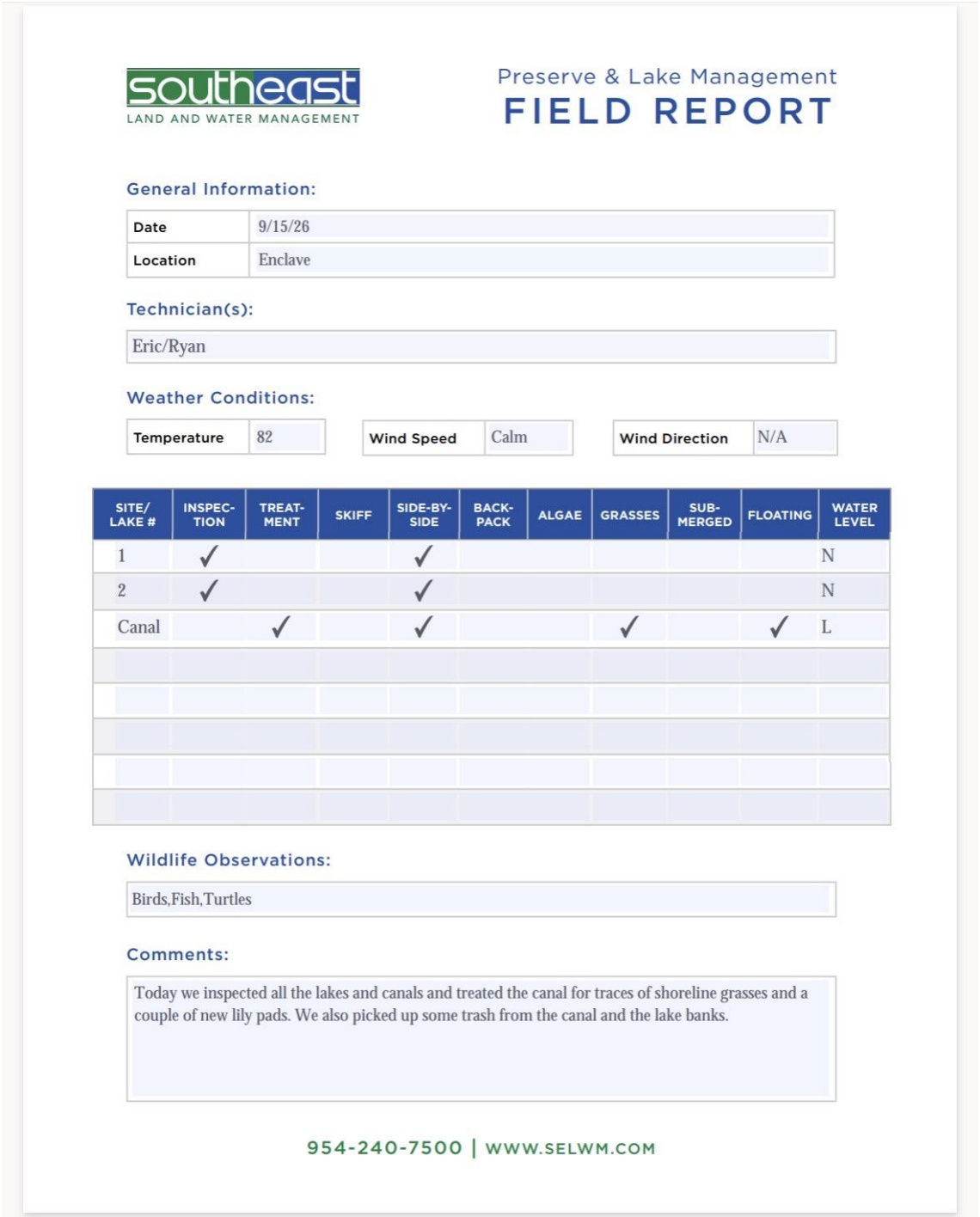






Sent from my iPhone

Please see the attached report and photos.



southeast
LAND AND WATER MANAGEMENT

Preserve & Lake Management
FIELD REPORT

General Information:

Date	9/15/26
Location	Enclave

Technician(s):

Eric/Ryan

Weather Conditions:

Temperature	82	Wind Speed	Calm	Wind Direction	N/A

SITE/ LAKE #	INSPEC-TION	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 all the lakes and canals and treated the canal for traces of shoreline grasses and a couple of new lily pads. We also picked up some trash from the canal and the lake banks.

954-240-7500 | WWW.SELWM.COM























Sent from my iPhone

Please see the attached report and photos.



southeast
LAND AND WATER MANAGEMENT

Preserve & Lake Management
FIELD REPORT

General Information:

Date	10/21/26
Location	Enclave

Technician(s):

Eric/Joey

Weather Conditions:

Temperature	72	Wind Speed	0-10	Wind Direction	NE

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

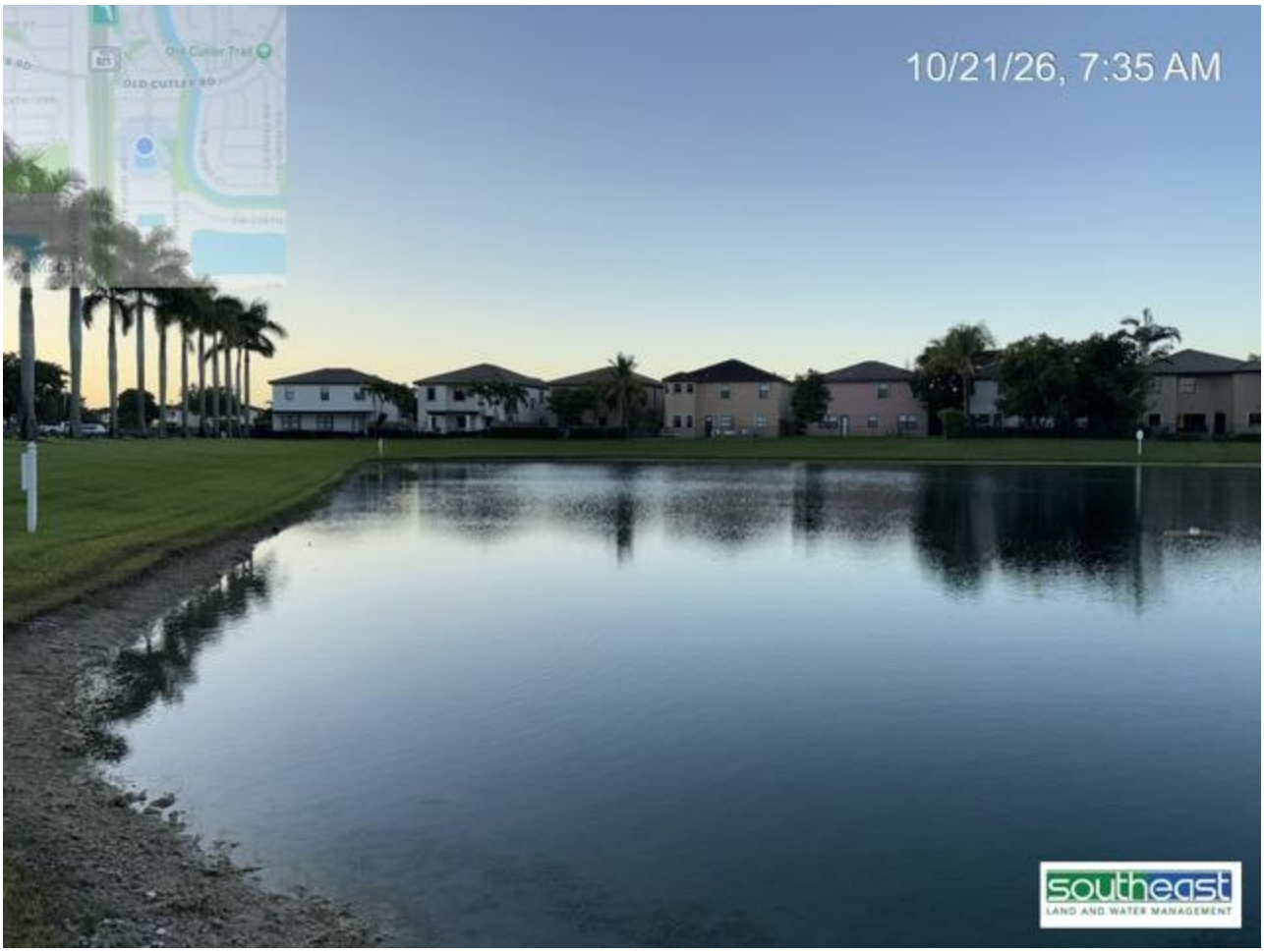
Wildlife Observations:

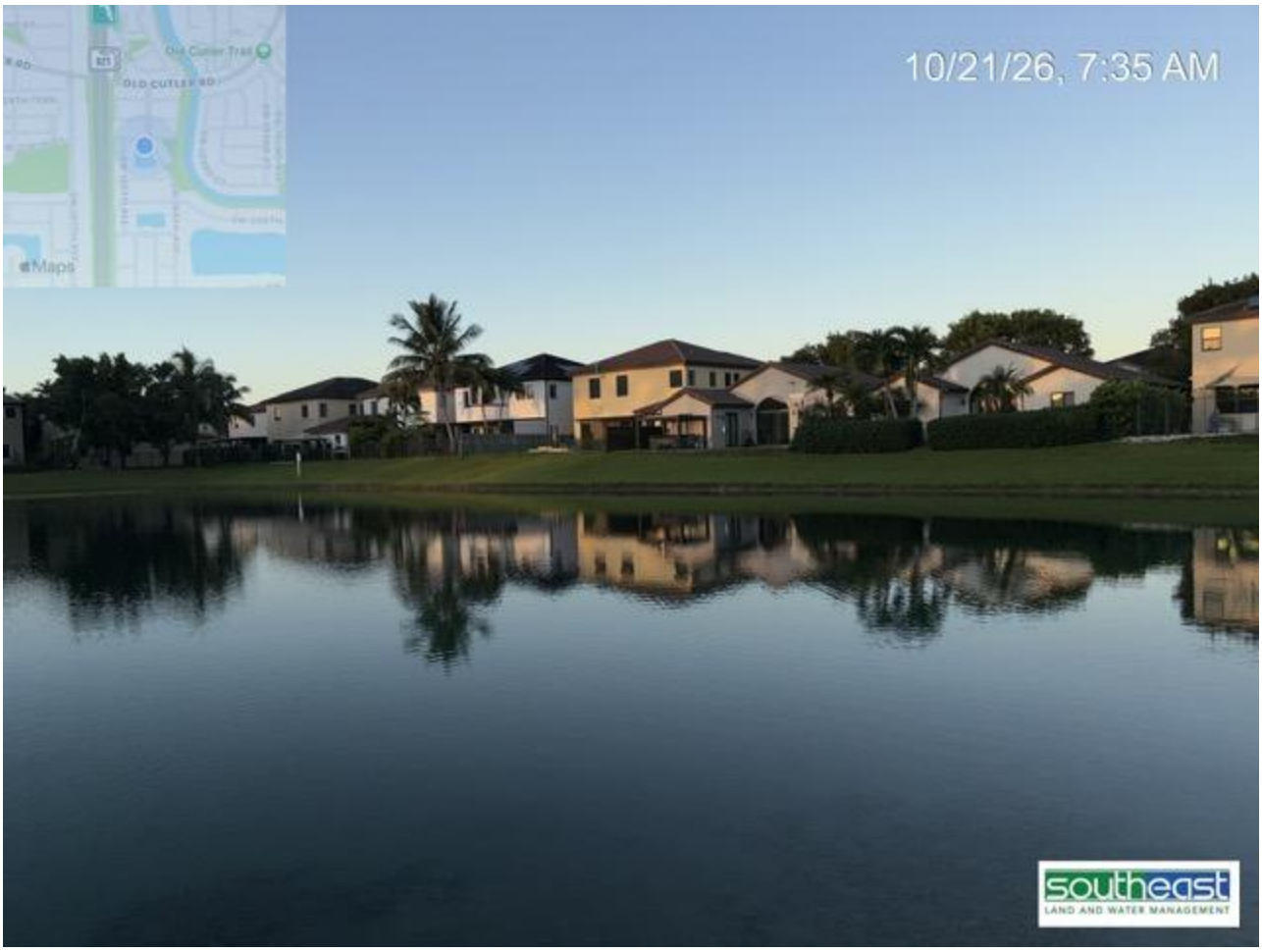
Birds,Fish,Turtles

Comments:

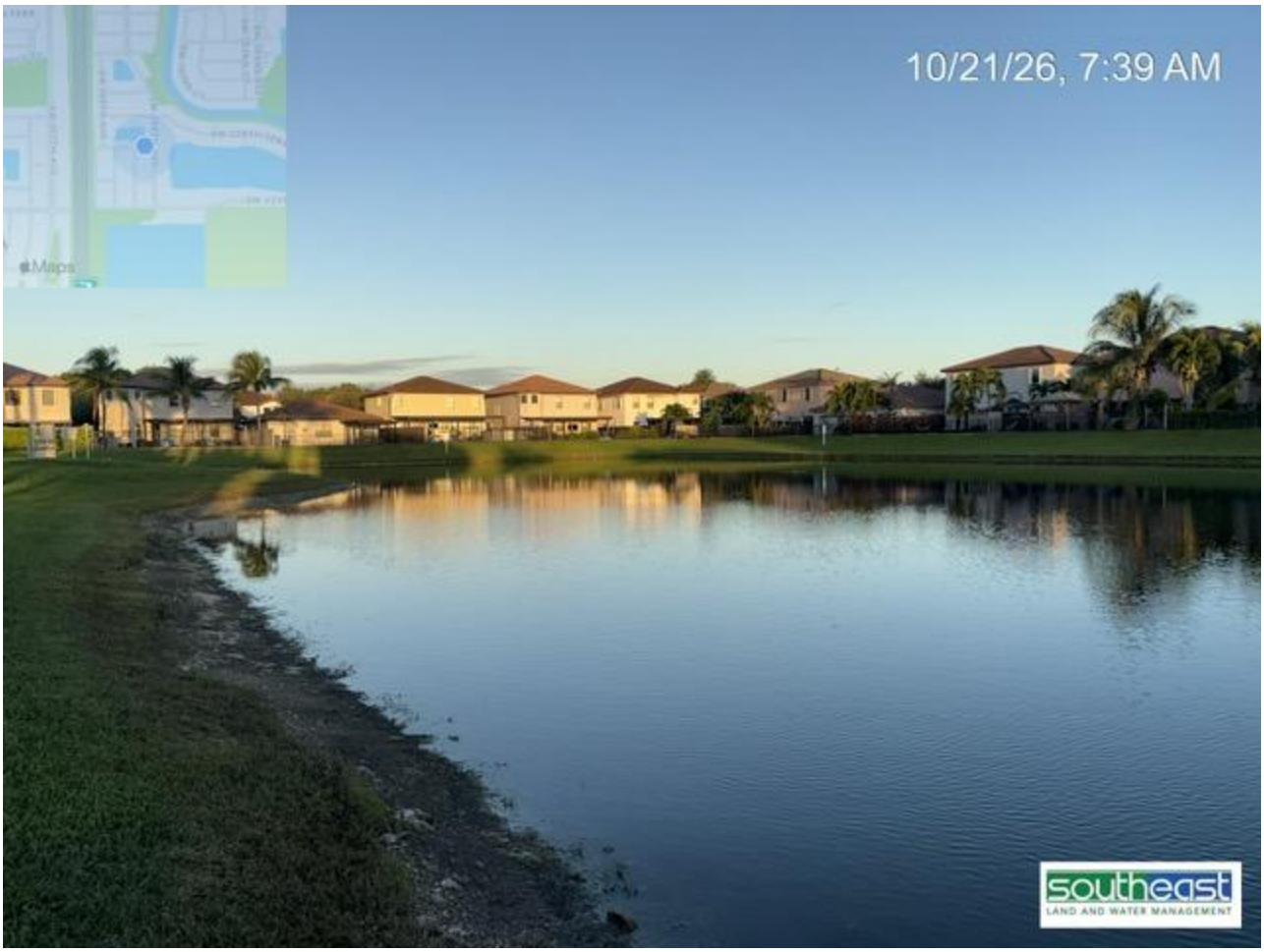
Today we inspected both lakes and treated the canal for traces of grasses and lily pads.

954-240-7500 | WWW.SELWM.COM

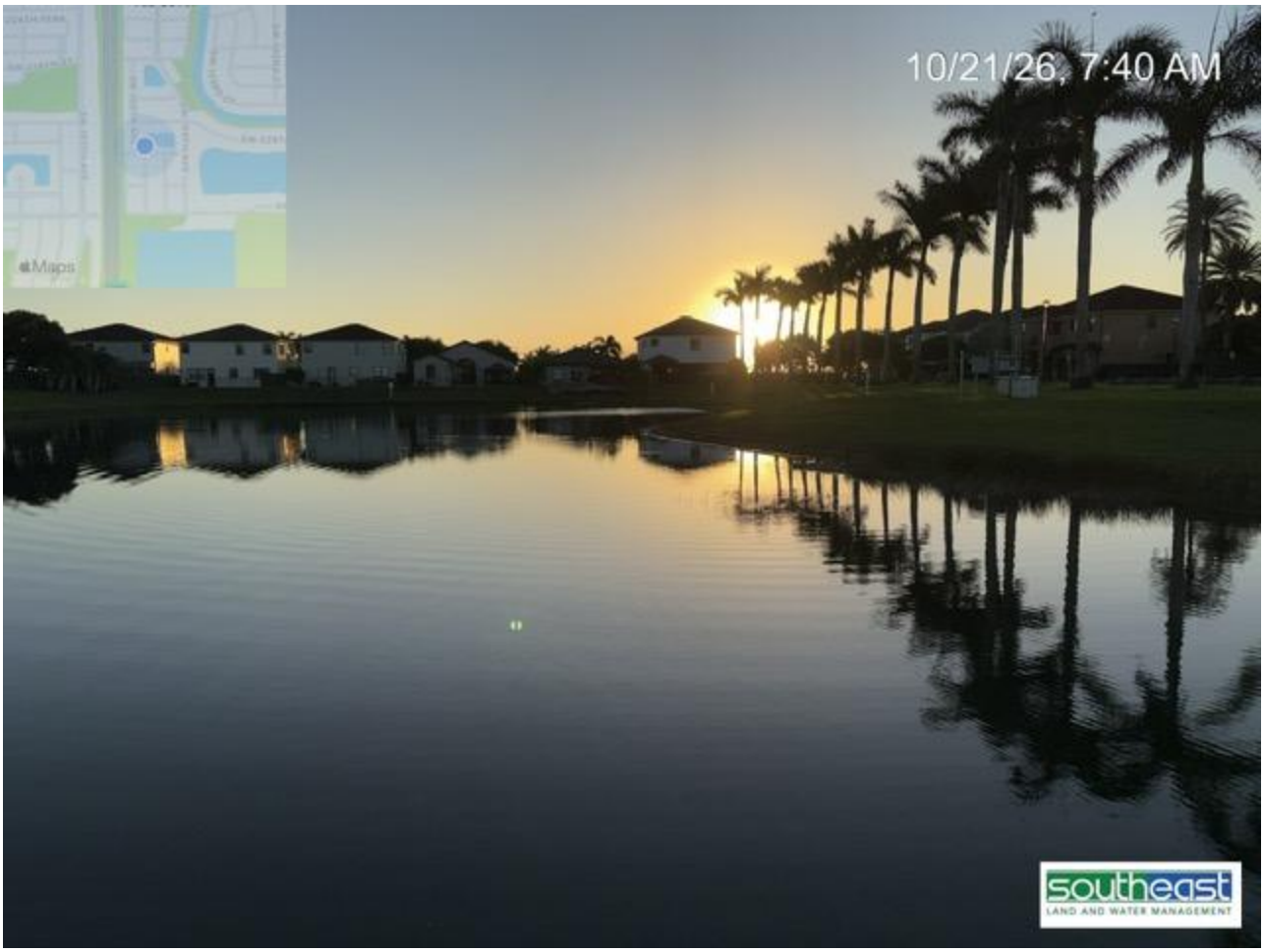

10/21/26, 7:35 AM
Old Cutler Trail
OLD CUTLER RD
southeast
LAND AND WATER MANAGEMENT


10/21/26, 7:35 AM
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 7:36 AM
Old Cutler Trail
OLD CUTLER RD
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 7:39 AM
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 7:40 AM
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 7:40 AM
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 7:51 AM
southeast
LAND AND WATER MANAGEMENT


Old Cutler Trail
OLD CUTLER RD
Maps
10/21/26, 7:53 AM
southeast
LAND AND WATER MANAGEMENT


10/21/26, 8:03 AM
southeast
LAND AND WATER MANAGEMENT

southeast
LAND AND WATER MANAGEMENT

Waterway Inspection Report

General Information:

Date	10-30-2026
Location	Enclave

Technician(s):

Ryan/Eric

Weather Conditions:

Temperature	76	**Wind Speed**	5-10	**Wind Direction**	N/A

SITE/ LAKE #	INSPEC-TION	TREAT-MENT	SKIFF	SIDE-BY-SIDE	BACK-PACK	ALGAE	GRASSES	SUB-MERGED	FLOATING	WATER LEVEL
1	✓	✓		✓			✓			L
2	✓	✓		✓			✓			L
C	✓	✓		✓	✓		✓		✓	L

Wildlife Observations:

Fish, Birds

Comments:

Today we inspected and spot treated for shoreline grasses in both lakes and lily pads in the canal. We picked up a few coconuts in lake 1. The water levels are very low at this time.

954-240-7500 | WWW.SELWM.COM




10/30/26, 7:39 AM
southeast
LAND AND WATER MANAGEMENT

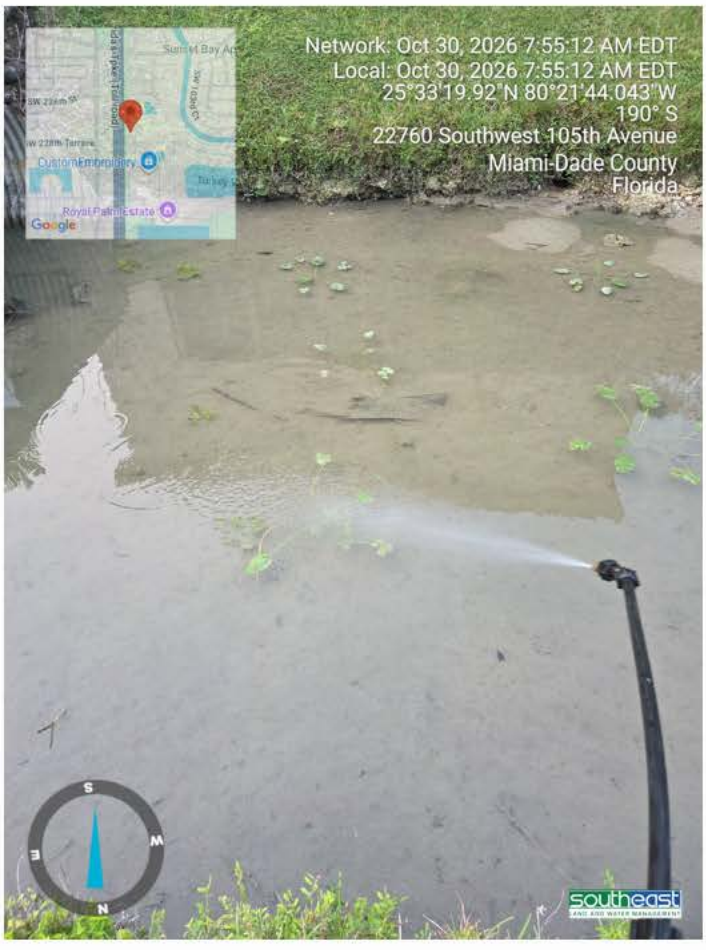

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LAND AND WATER MANAGEMENT

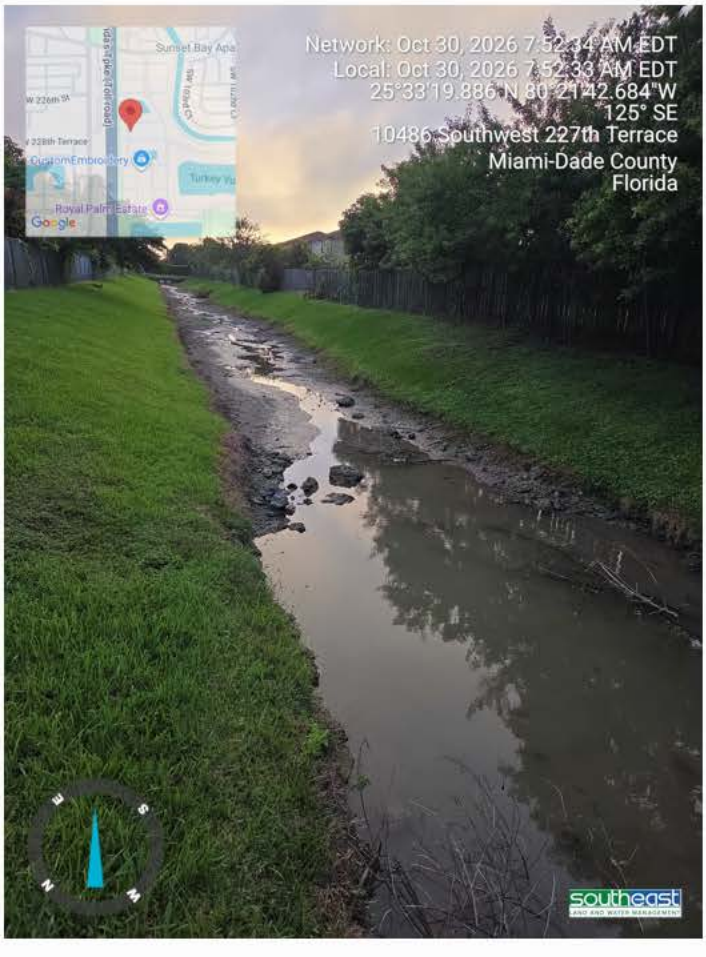

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Maps
southeast
LAND AND WATER MANAGEMENT


10/30/26, 7:56 AM
Maps
southeast
LAND AND WATER MANAGEMENT

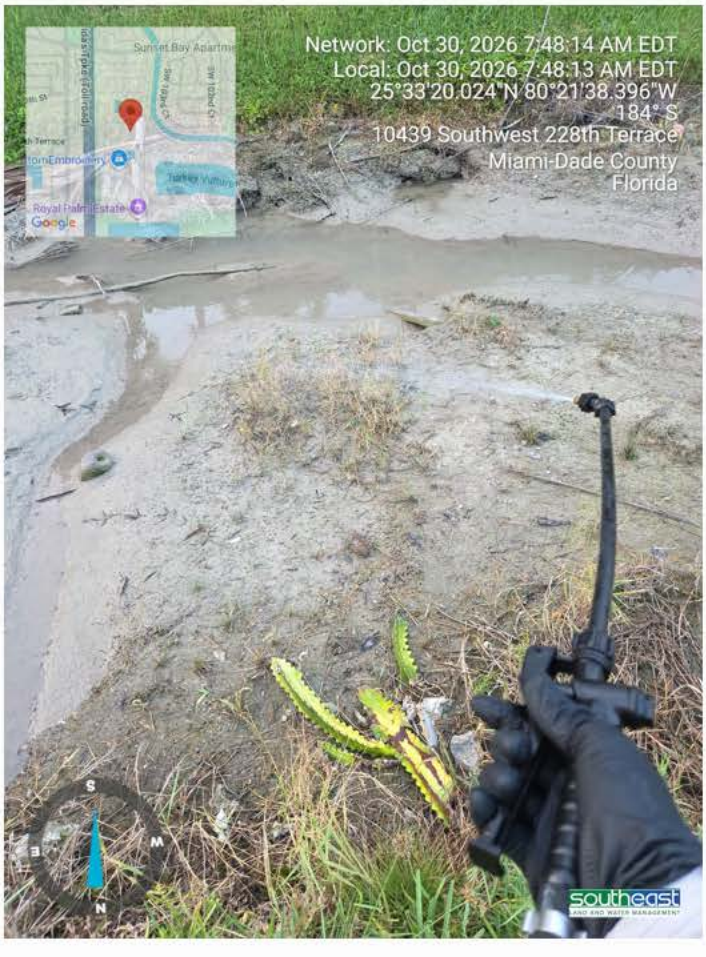

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southeast
LAND AND WATER MANAGEMENT

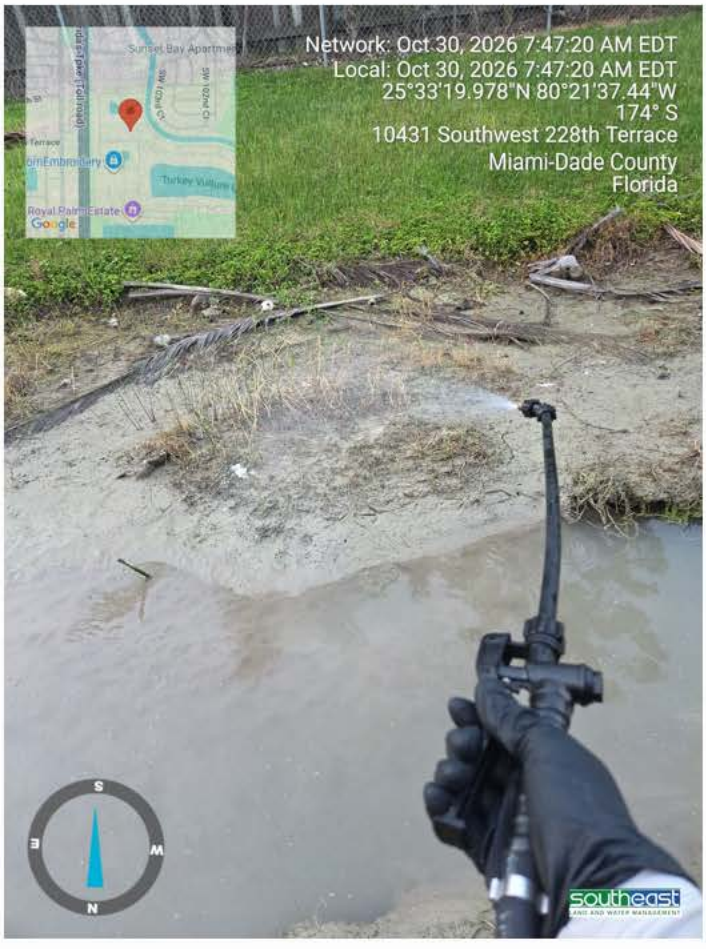

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Local: Oct 30, 2026 7:55:26 AM EDT
25°33'19.911"N 80°21'43.824"W
265° W
22760 Southwest 105th Avenue
Miami-Dade County
Florida
Sunset Bay Apts
SW 105th Ct
SW 228th Terrace
CustomEmbroidery
Royal Palm Estate
Google
W
S
N
southeast
LAND AND WATER MANAGEMENT

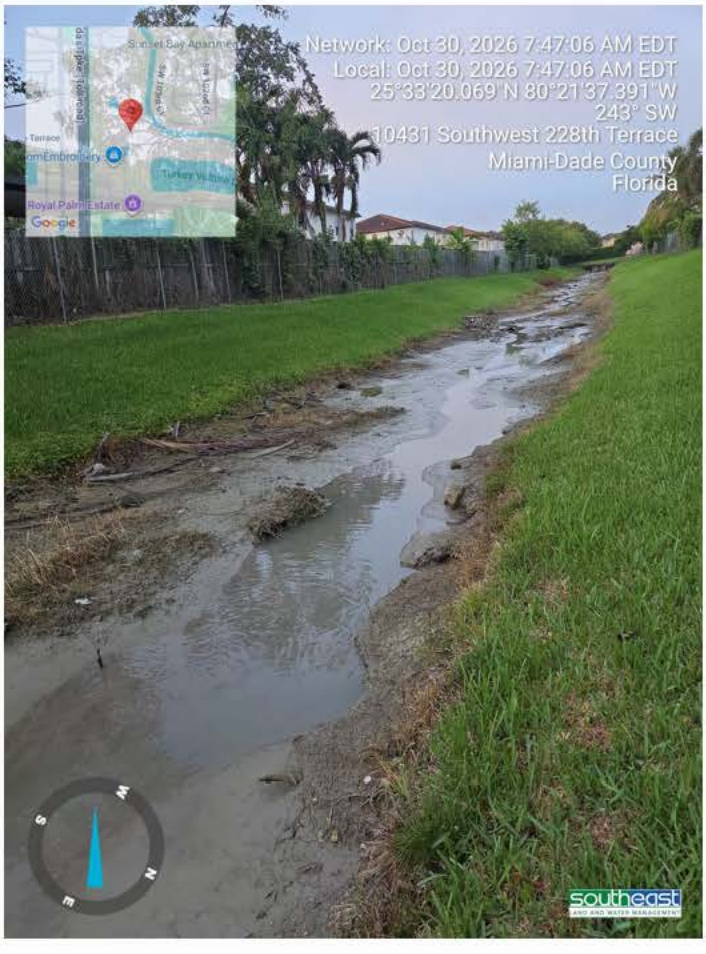

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190° S
22760 Southwest 105th Avenue
Miami-Dade County
Florida
Sunset Bay Apts
Custom Embroidery
Royal Palm Estate
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southeast


Network: Oct 30, 2026 7:52:34 AM EDT
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125° SE
10486 Southwest 227th Terrace
Miami-Dade County
Florida
Sunset Bay Apts
Custom Embroidery
Royal Palm Estate
Google
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southeast


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25°33'19.969"N 80°21'39.812"W
178° S
10446 Southwest 227th Terrace
Miami-Dade County
Florida
Sunset Bay Apartm
Royal Palm Estate
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25°33'20.024"N 80°21'38.396"W
184° S
10439 Southwest 228th Terrace
Miami-Dade County
Florida
Sunset Bay Apartm
Royal Palm Estate
Google
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southeast


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174° S
10431 Southwest 228th Terrace
Miami-Dade County
Florida
Sunset Bay Apartments
Royal Palm Estates
Google
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southeast


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243° SW
10431 Southwest 228th Terrace
Miami-Dade County
Florida
Sunset Bay Apartments
Royal Palm Estates
Google
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southeast

Enclave at Black Point Marina
Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

October 15, 2026, **Via Certified and U.S. Mail**

Victor Hugo Archaga Alvarez &
Yeni Vanessa Archaga
22944 SW 104th Avenue
Cutler Bay, FL 33190

Re: Encroachment & Damages

Dear Mr. & Mrs. Archaga:

During a recent inspection of the District's easement areas, it was determined that your contractor has entered onto and continues to enter upon District property without authorization, resulting in damage to portions of the landscaping, lake berm, and adjacent turf areas. Additionally, disturbed soil associated with these activities appears to have migrated toward the lake, creating concerns regarding sediment and potential impacts to water quality.

In accordance with District policy, the District will complete the necessary repairs to restore the affected areas. Such repairs may include, but are not limited to, regrading and leveling the berm, restoring disturbed turf areas, installing new sod or other landscaping materials as necessary, and removing any displaced soil or sediment that may be contributing to pollution or degradation of the lake and surrounding waterbody.

If you believe that the identified improvements are not located within the District's easement, you may submit a signed and sealed boundary survey confirming the location of the disturbed area, along with a written request for a variance for consideration by the District's Board of Supervisors.

A follow-up inspection of the easement area will be conducted within fifteen (15) days of the date of this correspondence. Any costs incurred by the District to repair and restore the damaged areas, including remediation of disturbed soil and sediment impacts, will be invoiced to you for reimbursement. Failure to reimburse the District for such costs may result in the District pursuing all available legal remedies to recover the outstanding amounts.

Enclave at Black Point Marina
Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

Should you have any questions regarding this matter, please do not hesitate to contact the District Manager, Jesus Lorenzo, at 954-721-8681, Ext. 223 or you may email jlorenzo@gmssf.com.

Respectfully,

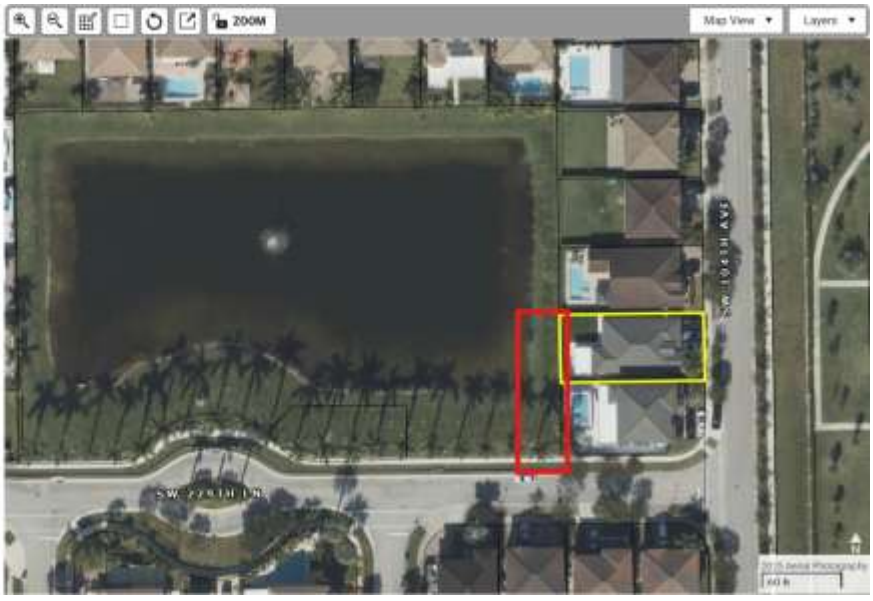
Jesus Lorenzo,
District Manager

JL

CC: Board of Supervisors & Staff

Enc: Photographs of Property, Summary Report MDCPA Folios 36-6017-023-1610





Enclave at Black Point Marina

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202













Enclave at Black Point Marina

Community Development District

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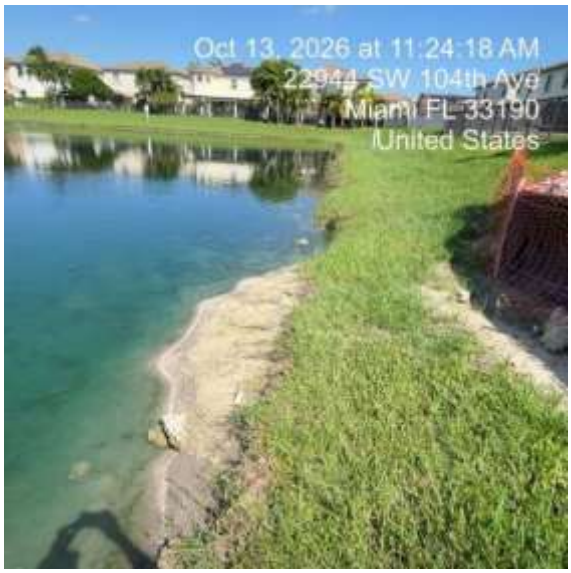




Enclave at Black Point Marina

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202









JG QUALITY SERVICES LLC

PORTER SERVICES PROPOSAL

CONTACT Jesusito2356@yahoo.com | 786-971-7509
PREPARED FOR Enclave at Black Point Marina Community Development District
DATE November 3, 2026 **PROPOSED START** December 1, 2026

SERVICE SCHEDULE	MONTHLY FEE
Monday, Wednesday and Friday - 4 hours per visit 12 service hours per week, throughout the year.	**$1,200.00**

SCOPE OF SERVICES

Provide porter services for District-owned road rights-of-way, landscape areas and accessible common grounds identified in Exhibit A, as confirmed with District management. Maintain these areas in a clean, trash-free condition through scheduled service and response to District requests.

Collect paper, bottles, cans, other litter and horticultural debris; remove loose turf clippings from serviced areas. Collect and transport all gathered trash and debris to an appropriate authorized landfill or disposal facility. Respond to specific service requests from the District and report observed damage, hazards or conditions requiring additional attention.

HURRICANE & STORM RESPONSE PLAN

Before a storm: Coordinate with District management, review priority areas and remove loose litter during scheduled visits when safe.
After a storm: Respond within 24 hours to assess conditions and begin removing debris when safe access is available and official restrictions permit. Prioritize accessible walkways, rights-of-way and common areas; document hazards and coordinate cleanup with District management.
Major storm work: Fallen trees, heavy equipment, hazardous materials and extraordinary debris hauling require a separate written scope and price approved before work begins.

PRICING & SERVICE ARRANGEMENTS

Monthly service fee: $1,200.00 | Annual service cost: $14,400.00.
Price includes scheduled porter labor, routine collection supplies and routine debris disposal. This proposal is for porter services only and is separate from the landscaping maintenance agreement. Service commencement is subject to written acceptance and completion of any required separate service or reimbursement agreement. Exhibit A is an ownership reference; final service limits will be confirmed with District management.

ACCEPTANCE

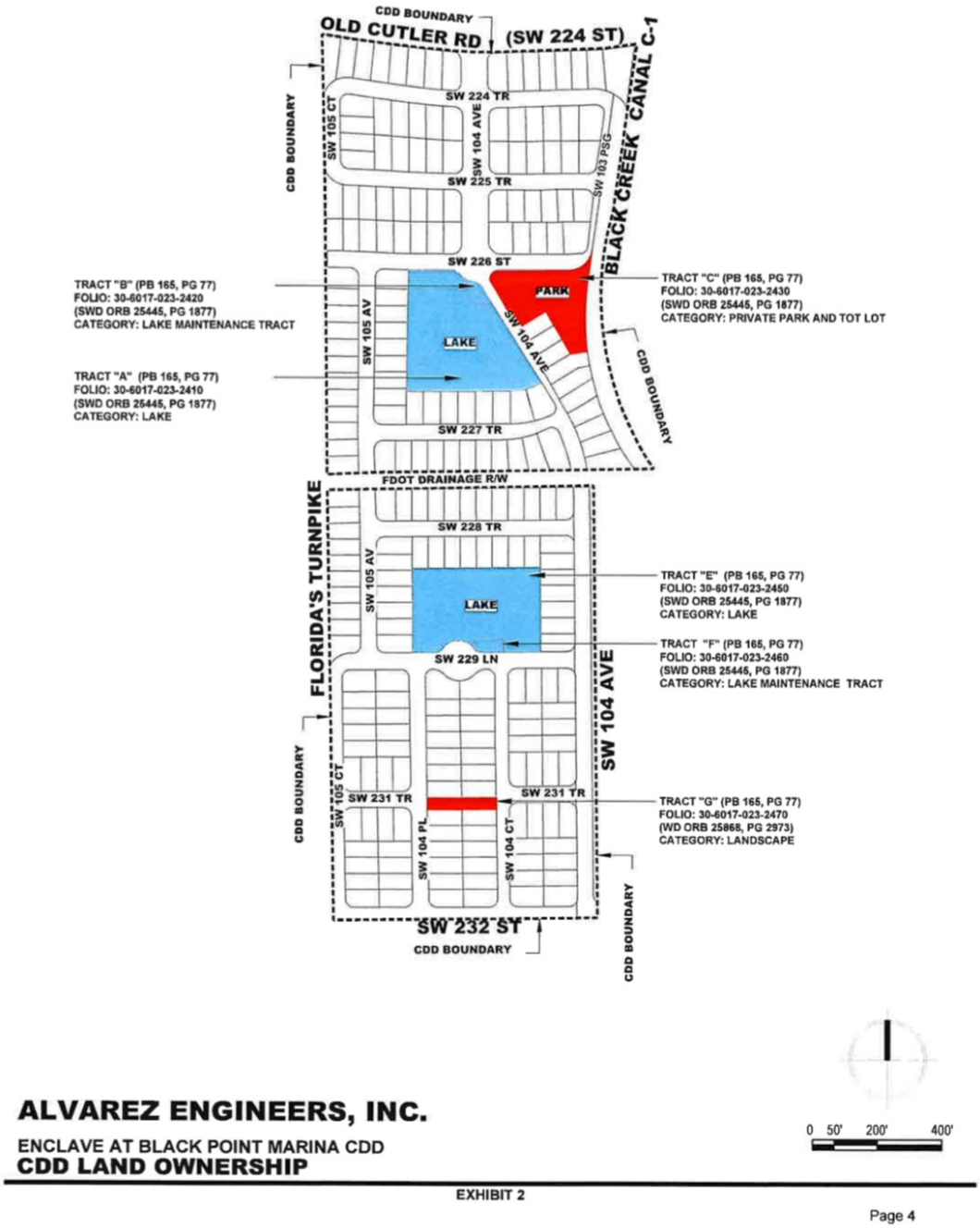
District authorized signature: _____ Date: _____

JG Quality Services LLC: _____ Date: _____

JG QUALITY SERVICES LLC

EXHIBIT A | SERVICE AREA REFERENCE

Enclave at Black Point Marina CDD - Land Ownership Map
Provided ownership exhibit for coordination of porter service boundaries.



Source: supplied ownership map by Alvarez Engineers, Inc., CDD Land Ownership, Exhibit 2. Ownership colors do not expand the agreed service scope; confirm accessible District-maintained areas with management before commencement.

Enclave At Black Point Marina
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

09/01/26 - 09/30/26

Date	*check #'s*		*Amount*
09/01/26 - 09/30/26	*1455-1458*	$	10,810.59
Autopay	*80014*		145.76
	TOTAL	**$**	**10,956.35**

Voided Check**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** ENCLAVE AT BLACK POINT MARINA
BANK A ENCLAVE AT BPM - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/16/26	00005	5/31/26	199037	202605	310	51300-31500				*	1,057.50		
			MAY 26 - GENERAL COUNSEL										
		8/31/26	200493	202608	310	51300-31500				*	500.00		
			AUG 26 - GENERAL COUNSEL										
									BILLING COCHRAN, P.A.			1,557.50	001455
9/16/26	00001	9/01/26	347	202609	320	53800-34000				*	1,238.25		
			SEP 26 - FIELD SERVICES										
		9/01/26	348	202609	310	51300-34000				*	3,508.75		
			SEP 26 - MGMT FEES										
		9/01/26	348	202609	310	51300-35100				*	100.00		
			SEP 26 - COMPUTER TIME										
		9/01/26	348	202609	310	51300-31300				*	238.50		
			SEP 26 - DISSEMINATION										
		9/01/26	348	202609	310	51300-49500				*	100.00		
			SEP 26 - WEBSITE ADMIN										
		9/01/26	348	202609	310	51300-42000				*	3.12		
			SEP 26 - POSTAGE										
		9/01/26	348	202609	310	51300-42500				*	.30		
			SEP 26 - COPIES										
									GMS-SF, LLC			5,188.92	001456
9/16/26	00051	9/15/26	2402	202609	320	53800-46800				*	300.00		
			SEP 26 - LAKE MANAGEMENT										
									SOUTHEAST LAND AND WATER			300.00	001457
9/16/26	00032	9/01/26	29090126	202609	320	53800-46201				*	1,280.00		
			SEP 26 - PORTER SERVICES										
		9/01/26	32090126	202609	320	53800-46200				*	2,484.17		
			SEP 26 - LAWN SERVICE										
									TONY'S NURSERY & GARDEN			3,764.17	001458
									TOTAL FOR BANK A		10,810.59		

*** CHECK DATES 09/01/2026 - 09/30/2026 *** ENCLAVE AT BLACK POINT MARINA
BANK Z ENCLAVE @BPM AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/16/26	00038	8/11/26	84956006 SEP 26 - INTERNET	202609	320	53800-41500			COMCAST	*	145.76	145.76	080014

TOTAL FOR BANK Z 145.76

TOTAL FOR REGISTER 10,956.35

Enclave At Black Point Marina

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

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

Enclave At Black Point Marina

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 7,060	$ -	$ -	$ 7,060
Accounts Receivable	61	-	-	61
Assessments Receivable	67	-	-	67
Due from General Fund	-	-	-	-
Due from Others	1,058	-	-	1,058
Investments:				
State Board Administration	227,560	-	-	227,560
Series 2017				
Reserve	-	139,154	-	139,154
Interest	-	4	-	4
Revenue	-	184,818	-	184,818
Principal	-	14	-	14
Acquisition & Construction	-	-	188,606	188,606
Cost of Issuance	-	-	10	10
Total Assets	**$ 235,806**	**$ 323,989**	**$ 188,617**	**$ 748,412**
Liabilities:				
Accounts Payable	$ 4,318	$ -	$ -	$ 4,318
Total Liabilites	**$ 4,318**	**$ -**	**$ -**	**$ 4,318**
Fund Balance:				
Restricted for:				
Debt Service - Series 2017	$ -	$ 323,989	$ -	$ 323,989
Capital Project - Series 2017			188,617	188,617
Unassigned	231,488	-	-	231,488
Total Fund Balances	**$ 231,488**	**$ 323,989**	**$ 188,617**	**$ 744,094**
Total Liabilities & Fund Balance	$ 235,806	$ 323,989	$ 188,617	$ 748,412

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 268,233	$ 268,233	$ 269,831	$ 1,598
Interest Income	5,000	5,000	9,377	4,377
Total Revenues	**$ 273,233**	**$ 273,233**	**$ 279,208**	**$ 5,975**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 6,000	$ 3,800	$ 2,200
PR-FICA	459	459	291	168
Engineering	7,000	7,000	2,800	4,200
Attorney	20,000	20,000	11,685	8,315
Annual Audit	3,600	3,600	3,600	-
Dissemination Agent	2,862	2,862	2,862	0
Trustee Fees	5,000	5,000	5,000	-
Management Fees	42,105	42,105	42,105	-
Information Technology	1,200	1,200	1,200	-
Website Maintenance	1,200	1,200	1,200	-
Telephone	150	150	-	150
Postage & Delivery	500	500	134	366
Meeting Room Rental	600	600	-	600
Insurance General Liability	10,800	10,800	9,507	1,293
Printing & Binding	500	500	11	489
Legal Advertising	2,760	2,760	2,342	418
Office Supplies	500	500	-	500
Other Current Charges	500	500	836	(336)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 105,911**	**$ 105,911**	**$ 87,548**	**$ 18,363**

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 14,859	$ 14,859	$ 14,859	-
Security	24,000	24,000	8,972	15,028
Internet	1,800	1,800	1,724	76
Virtual Guard Monitoring	9,500	9,500	-	9,500
Landscape Maintenance	30,000	30,000	29,810	190
Landscape Replacement	20,000	20,000	20,608	(608)
Lake Maintenance	10,000	10,000	3,680	6,320
Fountains	7,500	7,500	1,200	6,300
Repairs & Maintenance	15,000	15,000	6,345	8,655
Irrigation Repairs	5,000	5,000	-	5,000
Pressure Washing	5,000	5,000	4,700	300
Porter Service	15,360	15,360	15,360	-
Capital Outlay/Fountain Replacement	20,000	20,000	-	20,000
Contingency/Tree Trimming	29,000	29,000	13,670	15,330
Property Insurance	1,300	1,300	1,179	121
Subtotal Field Expenditures	**$ 208,319**	**$ 208,319**	**$ 122,107**	**$ 86,212**
Total Expenditures	**$ 314,230**	**$ 314,230**	**$ 209,655**	**$ 104,575**
Excess (Deficiency) of Revenues over Expenditures	$ (40,997)	$ (40,997)	$ 69,553	$ (98,600)
Net Change in Fund Balance	**$ (40,997)**	**$ (40,997)**	**$ 69,553**	**$ (98,600)**
Fund Balance - Beginning	$ 40,997		$ 161,935	
Fund Balance - Ending	$ -		$ 231,488	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 222,663	$ 222,663	$ 223,844	$ 1,181
Interest Income	5,000	5,000	13,396	8,396
Total Revenues	**$ 227,663**	**$ 227,663**	**$ 237,240**	**$ 9,577**
Expenditures:				
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	$ 15,915	$ 9,577
Net Change in Fund Balance	**$ 6,338**	**$ 6,338**	**$ 15,915**	**$ 9,577**
Fund Balance - Beginning	$ 177,863		$ 308,074	
Fund Balance - Ending	$ 184,201		$ 323,989	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 6,761	$ 6,761
Total Revenues	**$ -**	**$ -**	**$ 6,761**	**$ 6,761**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 6,761**	**$ 6,761**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 6,761**	**$ 6,761**
Fund Balance - Beginning	$ -		$ 181,856	
Fund Balance - Ending	$ -		$ 188,617	

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	$ -	$ -	$ 67	$ 269,831
Interest Income	575	395	618	939	841	931	907	933	866	823	794	756	9,377
Total Revenues	**$ 575**	**$ 18,215**	**$ 223,122**	**$ 4,054**	**$ 3,100**	**$ 4,390**	**$ 16,662**	**$ 2,133**	**$ 4,517**	**$ 823**	**$ 794**	**$ 824**	**$ 279,208**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ 800	$ -	$ 800	$ -	$ 800	$ -	$ 600	$ -	$ 800	$ 3,800
PR-FICA	-	-	-	61	-	61	-	61	-	46	-	61	291
Engineering	-	-	-	-	-	-	-	-	-	2,800	-	-	2,800
Attorney	525	803	645	2,323	500	1,528	500	1,058	545	945	500	1,815	11,685
Annual Audit	-	-	3,600	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	239	239	239	239	239	239	239	239	239	2,862
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	3,509	42,105
Information Technology	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	70	5	4	17	4	5	4	7	4	6	3	134
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	9,507	-	-	-	-	-	-	-	-	-	-	-	9,507
Printing & Binding	3	-	0	7	-	0	-	-	-	-	-	0	11
Legal Advertising	434	-	-	-	-	-	747	508	-	-	-	653	2,342
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	87	58	95	0	47	52	56	116	68	112	73	74	836
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**	**$ 4,526**	**$ 7,354**	**$ 87,548**

Enclave At Black Point Marina

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
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	1,238	14,859
Security	2,223	-	-	2,223	-	-	2,223	-	-	2,302	-	-	8,972
Internet	138	138	138	146	146	146	146	146	146	146	146	146	1,724
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	2,484	29,810
Landscape Replacement	-	9,878	-	-	-	6,919	-	-	-	-	3,811	-	20,608
Lake Maintenance	316	316	316	316	316	300	300	300	300	300	300	300	3,680
Fountains	300	-	-	300	-	300	-	-	-	300	-	-	1,200
Repairs & Maintenance	2,175	-	-	250	-	-	-	2,070	-	-	-	1,850	6,345
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	1,280	15,360
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**	**$ 7,298**	**$ 122,107**
Total Expenditures	**$ 40,615**	**$ 20,211**	**$ 13,748**	**$ 15,379**	**$ 10,976**	**$ 19,059**	**$ 12,927**	**$ 21,783**	**$ 10,015**	**$ 16,505**	**$ 13,786**	**$ 14,652**	**$ 209,655**
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)	$ (12,991)	$ (13,829)	$ 69,553
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)**	**$ (12,991)**	**$ (13,829)**	**$ 69,553**

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	$139,153.56	
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%

Date	*Gross Amount*	*Discount/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2017 Debt Service*	*Total*
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
09/30/26	$0.00	$0.00	$0.00	$67.35	67.35	67.35	-	67.35
TOTAL	**$ 510,272.85**	**$ 19,023.17**	**$ 4,912.50**	**$ 587.26**	**$ 486,924.44**	**$ 269,830.56**	**$ 223,843.55**	**$ 493,674.11**

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