

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

***Adopted Budget***  
***FY 2027***



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# Enclave at Black Point Marina

## Community Development District

### Adopted Budget

### General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<b><u>REVENUES:</u></b>					
Special Assessments - On Roll	\$268,233	\$264,912	\$3,321	\$268,233	\$268,233
Interest Income	5,000	5,205	3,718	8,923	5,000
Carry Forward Surplus	40,997	-	40,997	40,997	\$45,285
<b>TOTAL REVENUES</b>	<b>\$314,230</b>	<b>\$270,117</b>	<b>\$48,035</b>	<b>\$318,153</b>	<b>\$318,518</b>

### **EXPENDITURES:**

#### **Administrative**

Supervisor Fees	\$6,000	\$1,600	\$1,600	\$3,200	\$6,000
FICA Taxes	459	122	122	245	459
Engineering	7,000	-	3,500	3,500	7,000
Attorney	20,000	6,323	6,323	12,645	20,000
Annual Audit	3,600	3,600	-	3,600	3,700
Dissemination Agent	2,862	1,670	1,193	2,862	3,062
Trustee Fees	5,000	-	5,000	5,000	5,000
Management Fees	42,105	24,561	17,544	42,105	45,052
Information Technology	1,200	700	500	1,200	1,200
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	150	-	63	63	150
Postage & Delivery	500	109	78	188	500
Meeting Room	600	-	600	600	600
Insurance General Liability	10,800	9,507	-	9,507	10,800
Printing & Binding	500	10	208	219	500
Legal Advertising	2,760	434	310	745	2,760
Other Current Charges	500	394	106	500	500
Office Supplies	500	-	208	602	500
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$105,911</b>	<b>\$49,906</b>	<b>\$37,855</b>	<b>\$88,155</b>	<b>\$109,158</b>

**Enclave at Black Point Marina**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<b>Operations &amp; Maintenance</b>					
<b>Field Expenditures</b>					
Field Management	\$ 14,859	\$8,668	\$6,191	\$14,859	\$ 15,900
Security	24,000	6,670	2,223	8,893	24,000
Internet	1,800	996	711	1,707	1,800
Virtual Guard Monitoring	9,500	-	5,542	5,542	9,500
Landscape Maintenance	30,000	17,389	12,421	29,810	30,000
Landscape Replacement	20,000	16,796	8,333	25,130	20,000
Lake/Canal Maintenance	10,000	1,880	1,343	3,223	10,000
Fountains Maintenance	7,500	900	1,500	2,400	7,500
Repairs & Maintenance	15,000	2,425	1,732	4,157	15,000
Irrigation Repairs	5,000	-	2,083	2,083	5,000
Pressure Washing	5,000	4,700	-	4,700	5,000
Porter Service	15,360	8,960	6,400	15,360	15,360
Capital Outlay/Fountain Replacement	20,000	-	8,333	8,333	20,000
Contingency	29,000	10,900	7,786	18,686	29,000
Property Insurance	1,300	1,179	-	1,179	1,300
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$208,319</b>	<b>\$81,463</b>	<b>\$64,599</b>	<b>\$146,061</b>	<b>\$209,360</b>
<b>TOTAL EXPENDITURES</b>	<b>\$314,230</b>	<b>\$131,369</b>	<b>\$102,453</b>	<b>\$234,216</b>	<b>\$318,518</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$138,748</b>	<b>\$(54,418)</b>	<b>\$83,937</b>	<b>\$-</b>

Gross Assessments	\$ 282,350
Less: Discounts & Collections 5%	(14,118)
<b>Net Assessments</b>	<b>\$ 268,233</b>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	240	\$ 282,350.40	\$ 1,176.46	\$ 1,176.46	-
<b>Total</b>	<b>240</b>	<b>\$ 282,350.40</b>			

# Enclave at Black Point Marina

## Community Development District

### Budget Narrative

#### REVENUES

##### **Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

##### **Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

#### Expenditures - Administrative

##### **Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

##### **FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

##### **Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

##### **Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

##### **Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

##### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

##### **Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

##### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

##### **Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services - South Florida, LLC.

##### **Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

##### **Communication - Telephone**

New internet and Wi-Fi service for Office.

##### **Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

##### **Meeting Room**

Cost to rent seminar room.

##### **Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

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

**Expenditures - Administrative (continued)**

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Capital Outlay**

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

**Expenditures - Field**

**Field Management**

Governmental Management Services - South Florida provides supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

**Security**

The District will have Off-Duty Miami-Dade Police conducting patrols of the community.

**Internet**

The District has a contract with Comcast for internet services.

**Virtual Guard Monitoring**

The District has contracts with Envera for monitoring the entrance.

**Landscape Maintenance**

The District has contracted Tony's Nursery & Garden for the monthly maintenance of common areas.

**Landscape Replacement**

The cost associated with any replacement of landscaping during the year.

**Lake/Canal Maintenance**

The District has contracted with The Lake Doctors for the monthly maintenance of the three (3) District lakes and canals for a monthly fee of \$316.00.

**Fountains Maintenance**

The District has contracted with The Lake Doctors for repairs and maintenance of the District fountains.

**Repairs & Maintenance**

Any miscellaneous repairs not included in another budget line item.

**Irrigation Repairs**

Miscellaneous irrigation repairs and maintenance throughout the District.

**Pressure Washing**

Pressure washing of sidewalks and walkways.

**Porter Service**

The District has contracted with Tony's Nursery & Garden for these services.

**Capital Outlay/Fountain Replacement**

Represents any capital expenditures associated with any fountain replacement during the Fiscal Year.

**Contingency**

Represents any unforeseen expenditures the District may incur during the Fiscal Year.

**Property Insurance**

Property coverage for fountains and physical assets of the District.

# Enclave at Black Point Marina

## Community Development District

### Adopted Budget

#### Debt Service Series 2017 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$222,663	\$219,817	\$2,846	\$222,663	\$222,663
Interest Earnings	5,000	8,222	5,873	14,095	5,000
Carry Forward Surplus <sup>(1)</sup>	177,863	171,734	-	171,734	187,166
<b>TOTAL REVENUES</b>	<b>\$405,526</b>	<b>\$399,773</b>	<b>\$8,719</b>	<b>\$408,491</b>	<b>\$414,829</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$40,663	\$40,663	\$-	\$40,663	\$38,213
Interest - 5/1	40,663	-	40,663	40,663	38,213
Principal - 5/1	140,000	-	140,000	140,000	145,000
<b>TOTAL EXPENDITURES</b>	<b>\$221,325</b>	<b>\$40,663</b>	<b>\$180,663</b>	<b>\$221,325</b>	<b>\$221,425</b>
<b>TOTAL EXPENDITURES</b>	<b>\$221,325</b>	<b>\$40,663</b>	<b>\$180,663</b>	<b>\$221,325</b>	<b>\$221,425</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$184,201</b>	<b>\$359,110</b>	<b>\$(171,944)</b>	<b>\$187,166</b>	<b>\$193,404</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$35,493.75
	\$35,493.75

Gross Assessments	\$ 234,382
Less: Discounts & Collections 5%	(11,719)
Net Assessments	\$ 222,663

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	240	\$ 234,381.60	\$ 976.59	\$ 976.59	-
<b>Total</b>	<b>240</b>	<b>\$ 234,381.60</b>			

# Enclave at Black Point Marina

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2017 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
<b>11/01/26</b>	<b>1,960,000</b>	<b>3.500%</b>	-	<b>38,213</b>	<b>218,875.00</b>
<b>05/01/27</b>	<b>1,960,000</b>	<b>3.750%</b>	<b>145,000</b>	<b>38,213</b>	
11/01/27	1,815,000	3.750%	-	35,494	218,706.25
05/01/28	1,815,000	3.750%	150,000	35,494	
11/01/28	1,665,000	3.750%	-	32,681	218,175.00
05/01/29	1,665,000	3.750%	160,000	32,681	
11/01/29	1,505,000	3.750%	-	29,681	222,362.50
05/01/30	1,505,000	3.750%	165,000	29,681	
11/01/30	1,340,000	3.750%	-	26,588	221,268.75
05/01/31	1,340,000	3.750%	170,000	26,588	
11/01/31	1,170,000	4.000%	-	23,400	219,987.50
05/01/32	1,170,000	4.000%	175,000	23,400	
11/01/32	995,000	4.000%	-	19,900	218,300.00
05/01/33	995,000	4.000%	185,000	19,900	
11/01/33	810,000	4.000%	-	16,200	221,100.00
05/01/34	810,000	4.000%	190,000	16,200	
11/01/35	620,000	4.000%	-	12,400	218,600.00
05/01/35	620,000	4.000%	200,000	12,400	
11/01/35	420,000	4.000%	-	8,400	220,800.00
05/01/36	420,000	4.000%	205,000	8,400	
11/01/36	215,000	4.000%	-	4,300	217,700.00
05/01/37	215,000	4.000%	215,000	4,300	219,300.00
<b>Total</b>			<b>\$1,960,000</b>	<b>\$494,513</b>	<b>\$2,454,513</b>

# Enclave at Black Point Marina

## Community Development District

### Non-Ad Valorem Assessments Comparison

2026-2027

Product Type	O&M Units	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	240	240	<b>\$1,176.46</b>	\$1,176.46	<b>\$0.00</b>	<b>\$976.59</b>	\$976.59	<b>\$0.00</b>	<b>\$2,153.05</b>	\$2,153.05	<b>\$0.00</b>
Total	240	240									