



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

March 12, 2026



Enclave at Black Point Marina Community Development District

Agenda

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

**Thursday
March 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 4**
 - C. Election of Officer(s)
3. Approval of Minutes of the January 8, 2026 Meeting – **Page 6**
4. Consideration of **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 18**
5. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 28**
6. Discussion of Procedures for the General Election – **Page 62**
7. Ratification of Services Agreement (Lake and Fountain Maintenance Services) with Southeast Land and Water Management, LLC – **Page 62**
8. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 85**
 - B. Engineer
 - C. Field Manager
 - 1) Monthly Report – **Page 87**
 - 2) Discussion and Review of:
 - a. Estimate for New LED Color Changing Lights at the Main Entrance with Allstar Electric

b. Estimate for Replacement Hedges along SW 216th Street with Tony's Landscaping

D. Manager

9. Financial Reports

A. Approval of Check Register – **Page 112**

B. Approval of Unaudited Financials – **Page 117**

10. Supervisors Requests and Audience Comments

11. 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 _____

Home 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 _____

**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, January 8, 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 on to organizational matters, does the Board have anyone they wish to nominate for the Board, and I don't see anybody here present online or here in person, and I don't know if any of the Board members have anyone they would like to suggest.

Mr. Jimenez: Yes, I spoke to Pedro, he wanted to be on the Board, I don't know if you guys want to put that to a vote?

Mr. Windley: I'm not going to be able to because I don't know him, but would he like to come to the next meeting?

Mr. Jiminez: Ok, I didn't know but, I'll tell him to come in to the next meeting.

Mr. Lorenzo: Yes, so tell him to come in offline and have him come to the next meeting.

Mr. Jiminez: Ok.

Mr. Crocamo: Yes, I believe he has to be at the meeting, right?

Mr. Lorenzo: Yes sir.

Mr. Crocamo: Ok.

Mr. Lorenzo: So, I'll get with Andrew to discuss that and we'll table this until next time.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 12, 2025 Meeting

Mr. Lorenzo: Moving on to the approval of the minutes of the June 12, 2025 meeting. Unless there are any comments, corrections, deletions or adjustments, a motion would be in place.

On MOTION by Mr. Jiminez seconded by Mr. Singh with all in favor, the Minutes of the June 12, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Appoint Jesus Lorenzo as Assistant Secretary

Mr. Lorenzo: Moving on to consideration of resolution #2026-01 to appoint Jesus Lorenzo as an assistant secretary. So, this is just a housekeeping item so that I can sign on behalf of the District and in order for that I need a motion from the Board.

On MOTION by Mr. Windley seconded by Mr. Jiminez with all in favor, Resolution #2026-01 appointing Jesus Lorenzo as Assistant Secretary was approved.

FIFTH ORDER OF BUSINESS **Ratification of:**

A. Small Project Agreement (Pressure Cleaning 2025) with People's Choice Pressure Cleaning, Inc.

Mr. Lorenzo: Moving on to the ratification of the small project agreement for the pressure cleaning with People's Choice for pressure cleaning and you'll see that on page 28. The project has already been completed and the agreement has already been signed, I just need a motion to go ahead and ratify that agreement.

On MOTION by Mr. Windley seconded by Mr. Singh with all in favor, ratifying the Small Project Agreement (Pressure Cleaning 2025) with People's Choice Pressure Cleaning, Inc. was approved.

B. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo: Moving forward to the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. This was just so they could start the work, and you'll see that engagement letter on page 44. Unless the Board has any questions, a motion to ratify would be in place.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

Mr. Lorenzo: Moving to staff reports, attorney, Gabby.

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Fernandez: I won't take up too much of your time. So, we have the legislative memo that's obviously the legislation that gets passed every year, none of them directly affect CDDs it's just kind of like overview. If you guys want me to go through it I can, it's usually a 15 minute spiel, if not, you guys can read it on your own and let me know if you have any questions in the essence of saving time. That's all I have unless anyone has any specific questions for me.

Mr. Windley: No questions.

Mr. Lorenzo: And you'll see that in your packages, if you guys have any questions offline you can reach out to Gabby or myself and we'll be able to answer those.

Ms. Fernandez: Yes, if there's anything you guys are confused about I can shoot you a quick email or you can call and I can quickly go over it if you guys need it.

Mr. Lorenzo: Perfect, thank you so much Gabby.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Mr. Lorenzo: Moving on to the engineer, and the District Engineer's report for fiscal year 2025-2026. This is as per the bond indenture of 2017/2007 and you'll see the that they have to do the report and everything is in good standing, all tracts are in good working order and good condition. Unless the Board has any questions, do we need to make a motion to approve this?

Ms. Fernandez: Yes.

Mr. Lorenzo: Ok, so unless the Board has any questions, this is more of a housekeeping item as well, a motion would be in place.

On MOTION by Mr. Singh seconded by Mr. Jimenez with all in favor, accepting the District Engineer's Report for Fiscal Year 2025-2026 was approved.

C. Field Manager

1) Monthly Report

2) Discussion of Fountain & Lake Maintenance

Mr. Lorenzo: Moving forward to the field manager's report, you guys will see my report starting on page 57, and I'm not going to bore you with the details, I'm going to just skip straight to the mulch, actually the mulch is a line item later on so, we'll work that in. I'm just going to jump right into the fountain and lake maintenance. Some of you have known that we had to replace the lake fountain a couple of times, and this is the third time I think since I've been here that we replaced the fountain, and they're not being cleaned properly. So, we've reached out to the company, you'll see some pictures there on page 67 what it looked like when they came to retrieve the old one that we had to replace at fountain #1, which is right there by the roundabout at the main

entrance in July. This is the whole fountain, you can see it's really dirty and you guys are paying for a quarterly cleaning and we've requested photos, we've requested more information as to what they're doing and completing, and you'll see the email from fountain company on page 68 and you'll see the email from the lake company on page 69. So, they're saying that it can accumulate over time, we went ahead and requested additional proposals which you'll see on page 77 moving all the way to page 82. If that's something that the Board wishes to do and hiring another vendor, right now you have The Lake Doctors doing both the lakes which they're doing a good job in the easement but, the fountain maintenance seems to be a problem. So, we requested two other proposals, one from Southeast Land and Water Management, and also one from Eco Blue, they are both in line with what you guys pay for the fountain cleaning quarterly which is \$300. Eco Blue is a little bit more, \$60 per month, opposed to the \$316 that you guys pay monthly right now with The Lake Doctors for the same service.

Mr. Jimenez: So they're going to go in clean the filters and stuff in the fountain?

Mr. Lorenzo: Correct.

Mr. Jimenez: What did The Lake Doctors say?

Mr. Lorenzo: They can't provide photos, I've requested photos, I've requested to perhaps meet onsite and just try to see what's going on and what's causing the issues because every time the fountain company comes to do a service on the fountain they see that they're kind of dirty, they're really dirty, and they're saying that they're not being cleaned properly, and they're not saying that this is what is causing them to break down and have to be replaced but, it's not helping. So, it's not helping the useful life and that's kind of why we went ahead and requested other proposals in case that's something that you guys wanted to do.

Mr. Jimenez: So, those two companies, do you use them anywhere else?

Mr. Crocarno: I used to see them when I used to go out there to the fountain but, they're doing whatever it is they're doing on the outside around the lake but I haven't seen them going to the fountain.

Mr. Lorenzo: Yes, so they do the fountain cleaning quarterly.

Mr. Crocarno: Ok.

Mr. Lorenzo: So, they don't do it every time they do a service, it's a separate department within their company.

Mr. Crocama: Ok. (inaudible comment) because if it's quarterly it's not actually helping and it's actually affecting it. (inaudible comment)

Mr. Lorenzo: Correct, and that's kind of what I tried to figure out with them, they think quarterly is more than enough and so does the fountain manufacturer, they think quarterly is more than enough but, it's just that they need to do a better job.

Mr. Jimenez: So it's between Southeast and Eco Blue, do you guys use them?

Mr. Lorenzo: We use them both but, I haven't dealt with either of them with regards to fountain cleaning but, they're both very communicative, so the communication is priority one with them, it's great, and when there's issues they rise to the occasion and they correct whatever it is but, the communication for me is just excellent which seems to be very difficult with The Lake Doctors.

Mr. Jimenez: And would they be able to take pictures every quarter of their cleaning?

Mr. Lorenzo: So, they are ready with just the lake maintenance, they already provide me photos every time, and actually Southeast is doing two services in another District for the same price that we're paying for one service, and they have 8 lakes, and they provide photos every time, they let me know when they're coming in the next month, so I get the exact dates. So, that's another thing, I just don't know when The Lake Doctors is coming, I just get the report.

Mr. Jimenez: So, why keep them.

Mr. Singh: Yes, I think we should switch.

Mr. Jimenez: What do you think, for the same price.

Mr. Windley: I'm all for entertaining another company.

Mr. Lorenzo: Ok, so the only difference between the two like I mentioned, you're paying \$316 for the lake maintenance with The Lake Doctors, with Eco Blue it's \$360, and with Southeast it would be \$300, and you would still fall within the budget with either of them. Right now, for the lake maintenance you have \$10,000 annually which with Eco Blue would be about \$8,000 or \$7,200 with Southeast, so it falls within the \$10,000 and as far as fountain cleaning you have \$7,500 in your budget and it's \$300

monthly which brings it to \$3,600 so you're within budget there as well. Then you have for the fountain replacement \$20,000 in your budget which we haven't used so far, we just started the new year but, you do have \$20,000 for that.

Mr. Jimenez: So Southeast, you said it was a little bit cheaper?

Mr. Lorenzo: Yes, slightly.

Mr. Jimenez: And they do the same service?

Mr. Lorenzo: Yes, they do the same thing, this is the company that I said they give the dates up front, they provide pictures and everything.

Mr. Jimenez: I think since you have a good rapport with them and you know what they do, I think that's probably the best one, so let's go with that one. James, what do you think, to do the same service cheaper, and they do the pictures.

Mr. Windley: Right, that's what we need.

Mr. Crocarno: (inaudible comment)

Mr. Windley: Right.

Mr. Jimenez: So, Southeast?

Mr. Windley: Yes, and we need pictures.

Mr. Lorenzo: Yes, and it hasn't been an issue, they provide that which is great.

Ms. Fernandez: So, you would need a motion and the cancellation of the existing vendor.

Mr. Lorenzo: Ok, so I need a motion from the Board to cancel The Lake Doctors and then in the same motion I need authorization from the Board to enter into an agreement with Southeast Land and Water Management, and enter into a contract with them for \$300 monthly lake and easement maintenance services and \$300 for the quarterly cleaning of the two fountains, which would be \$600 monthly.

On MOTION by Mr. Crocarno seconded by Mr. Windley with all in favor, authorizing staff to send a cancellation notice to The Lake Doctors for fountain maintenance services and also authorizing District Counsel to prepare a draft agreement with Southeast Land and Water Management for \$300 per month for lake and easement maintenance services and also \$300 for quarterly cleaning of two fountains for \$600 was approved.

3) Ratification of Proposal for New Palm Tree Installation with Tony's Nursery & Garden Svc. Corp.

Mr. Lorenzo: Moving along to ratification of the new palm tree installation with Tony's Nursery and Garden, you'll see that on page 86 in the amount of \$5,900. You guys know that the palm tree got struck by lightning, we removed it, it was replaced, and this is just to ratify that replacement, it's already installed. So, I just need a motion from the Board to ratify that.

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, ratifying the proposal in the amount of \$5,900 for the new palm tree installation with Tony's Nursery & Garden Svc. Corp. was approved.

4) Ratification of Mulching Schedule

Mr. Lorenzo: Moving forward to the mulch now, so I discussed with you guys individually regarding the mulch schedule to go ahead and adjust it just because of the rainy season, so we've modified it to early November, or late October and early April or late March going forward. Is that ok with the Board?

Mr. Jimenez: Yes, motion.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, ratifying the mulching schedule was approved.

D. Manager

- 1) Reminder to Complete Annual Ethics Training by December 31, 2025**
- 2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**

Mr. Lorenzo: Moving on to the manager's report, this is an outdated item but, the reminder to complete the annual ethics training by December 31, 2025 and I know we already past that date but, just to make sure you guys have completed it and if not, make sure you get on it and if you need more information regarding the links, just let me know and I'll send those to you. Also, as you guys know, this was reported on the

agenda, everyone has completed their Form 1s, so congratulations, everyone is in compliance for the last term, and obviously we'll have to do that again this term now. Moving on to the final report of the fiscal year 2024-2025 report for performance measures and standards, you'll see that on page 87 of the agenda. This is something that was mandated by the state which we're in compliance with, you'll see the report there stating that we've met all the criteria, and it's been posted on the website and reported to the state. I just need a motion from the Board to accept it.

On MOTION by Mr. Jimenez seconded by Mr. Crocamo with all in favor, the Final Approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Lorenzo: Moving on to financial reports, tab A is the approval of the check register on page 92, and tab B is the acceptance of the unaudited financials. I need a motion to approve unless you guys have any questions, and if not, a motion will be in place.

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

Mr. Lorenzo: Moving on, I just wanted to mention because it's in there and I skipped over it, on page 84 you guys are going to see the proposal for \$11,200 from All Star Electric, this is to relocate the meter behind the unit at the main entrance, the meter is behind the unit, this is a HOA matter, and I don't know if the Board wants me to reach out to the HOA and see if they're interested, they don't have to use All Star Electric but it would be beneficial to have that meter outside, maybe in the median. It might be susceptible to a car hitting it or whatnot, I'm sure we can put some protection but, it's very difficult to access it when there's problems at the entrance. Not to mention, I spoke to some of you regarding this individually, there's two conduits coming out of it, one that

completely doesn't work, so we're basically down to one conduit, so if that one breaks there's no electricity there and they need to go over and pull a new conduit from back there. So, eventually this they would either need to create a new conduit or maybe even relocate this, but as I said, this is a HOA meter so it's not really something that the CDD is in charge of but, I'm just bringing it up so you guys are aware of it.

Mr. Jimenez: Ok.

Mr. Lorenzo: Right now, it's working, everything is working, you guys saw the holiday lights, the lights were working in the front but, I just wanted to bring that to your attention.

Mr. Jimenez: I think instead of pulling it all the way across the street, I think we should just put it on the opposite side of the wall, because I think you can get a quote where the entrance monument is, just right on the other side of that wall instead of pulling it under the street, that would probably be safer than sitting in the middle.

Mr. Lorenzo: Ok, I'll get with the HOA to see what they want to do since this is really a HOA responsibility and see what we come up with, so I'll reach out to Tatiana and then see what she wants to do.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Lorenzo: Are there any Supervisor's requests or audience comments?

Mr. Jimenez: No.

Mr. Lorenzo: Seeing no audience online or here in person.

Mr. Singh: I have one thing, the landscaping company that does the first median, we have to talk to them about trying to save those lights because all they're all bent and broken up again, the brackets, and I know you had said we're going to replace them for better models but, they should be a little bit more careful, even though we put the mulch around it, and extended it out, they're still banging them up and every week they should try to fix them and move them around.

Mr. Lorenzo: Ok.

Mr. Singh: So, they should be a little bit more careful, some Supervisor should be out there fixing them.

Mr. Lorenzo: Ok, I will make sure that I communicate that with them and provide you guys with an update, and I'll talk with the electrician and see what we can do about getting you guys a quote to replace the color change outs if that's something you guys want to do. They're working on it right now, I told him to adjust them but he said it's very difficult, they don't make those brackets so it's has to be something custom made, so it's a little bit of a challenge but, there are new lights there now and they're a lot more durable and they last longer, they're a little bit more expensive but, there's a new model out there. Are there any other Supervisor's requests or comments?

Mr. Singh: We talked about the oak trees that are on 105th Avenue, the first block where James lives on, it's causing a lot of damages to the sidewalk and they are now starting to lift up the street, it broke two homeowners main pipes going into the house, is there anything that as far as you guys or the county can do to find out about maybe cutting them or removing the trees?

Mr. Lorenzo: Those trees, if I'm not mistaken, in that area belong to the HOA, if not, it's the county but, I know that it's not part of the CDD, if I'm not mistaken.

Mr. Singh: Because it's between the street and the sidewalk.

Mr. Crocamo: (inaudible comment)

Mr. Windley: So, it's on 105th Avenue.

Mr. Crocamo: (inaudible comment)

Mr. Lorenzo: Right, so those are HOA trees, and they're protected trees so I would reach out to the HOA and you might need to get a permit with the county to avoid any issues because they're protected but, if you can show proof that it's affecting plumbing and you have those reports from the plumbing company it's going to help with the process, I know that. Are there any other comments or Supervisor's requests?

Mr. Singh: No.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Alright, just a motion to adjourn will take place.

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

January 8, 2026

Enclave at Black Point Marina CDD

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes; and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Enclave at Black Point Marina
Community Development District

Proposed Budget
FY 2027



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Enclave at Black Point Marina
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$268,233	\$245,698	\$22,535	\$268,233	\$268,233
Interest Income	5,000	3,367	4,714	8,081	5,000
Carry Forward Surplus	40,997	-	40,997	40,997	\$45,285
TOTAL REVENUES	\$314,230	\$249,065	\$68,246	\$317,311	\$318,518
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$800	\$1,600	\$2,400	\$6,000
FICA Taxes	459	61	122	184	459
Engineering	7,000	-	4,083	4,083	7,000
Attorney	20,000	4,295	8,590	12,885	20,000
Annual Audit	3,600	3,600	-	3,600	3,700
Dissemination Agent	2,862	1,193	1,670	2,862	3,062
Trustee Fees	5,000	-	5,000	5,000	5,000
Management Fees	42,105	17,544	24,561	42,105	45,052
Information Technology	1,200	500	700	1,200	1,200
Website Maintenance	1,200	500	700	1,200	1,200
Telephone	150	-	88	88	150
Postage & Delivery	500	100	140	239	500
Meeting Room	600	-	600	600	600
Insurance General Liability	10,800	9,507	-	9,507	10,800
Printing & Binding	500	10	292	302	500
Legal Advertising	2,760	434	608	1,043	2,760
Other Current Charges	500	286	214	500	500
Office Supplies	500	-	292	578	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$105,911	\$39,005	\$49,259	\$88,550	\$109,158

Enclave at Black Point Marina
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 14,859	\$6,191	\$8,667	\$14,859	\$ 15,900
Security	24,000	4,447	4,447	8,893	24,000
Internet	1,800	704	1,096	1,800	1,800
Virtual Guard Monitoring	9,500	-	5,542	5,542	9,500
Landscape Maintenance	30,000	12,421	17,389	29,810	30,000
Landscape Replacement	20,000	9,878	11,667	21,544	20,000
Lake/Canal Maintenance	10,000	1,264	1,770	3,034	10,000
Fountains Maintenance	7,500	300	2,400	2,700	7,500
Repairs & Maintenance	15,000	2,175	3,045	5,220	15,000
Irrigation Repairs	5,000	-	2,917	2,917	5,000
Pressure Washing	5,000	4,700	-	4,700	5,000
Porter Service	15,360	6,400	8,960	15,360	15,360
Capital Outlay/Fountain Replacement	20,000	-	11,667	11,667	20,000
Contingency	29,000	9,900	13,860	23,760	29,000
Property Insurance	1,300	1,179	-	1,179	1,300
TOTAL FIELD EXPENDITURES	\$208,319	\$59,559	\$93,425	\$152,984	\$209,360
TOTAL EXPENDITURES	\$314,230	\$98,563	\$142,684	\$241,534	\$318,518
EXCESS REVENUES (EXPENDITURES)	\$0	\$150,502	\$(74,439)	\$75,777	\$-

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

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	\$ -
Total	240	\$ 282,350.40			

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 paroles 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

Proposed Budget

Debt Service Series 2017 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$222,663	\$203,956	\$18,706	\$222,663	\$222,663
Interest Earnings	5,000	5,497	7,696	13,194	5,000
Carry Forward Surplus ⁽¹⁾	177,863	171,734	-	171,734	186,265
TOTAL REVENUES	\$405,526	\$381,188	\$26,403	\$407,590	\$413,928
EXPENDITURES:					
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
TOTAL EXPENDITURES	\$221,325	\$40,663	\$180,663	\$221,325	\$221,425
TOTAL EXPENDITURES	\$221,325	\$40,663	\$180,663	\$221,325	\$221,425
EXCESS REVENUES (EXPENDITURES)	\$184,201	\$340,525	\$(154,260)	\$186,265	\$192,503

⁽¹⁾ 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	-
Total	240	\$ 234,381.60			

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
11/01/26	1,960,000	3.500%	-	38,213	218,875.00
05/01/27	1,960,000	3.750%	145,000	38,213	
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
Total			\$1,960,000	\$494,513	\$2,454,513

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	\$1,176.46	\$1,176.46	\$0.00	\$976.59	\$976.59	\$0.00	\$2,153.05	\$2,153.05	\$0.00
Total	240	240									



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January 6, 2026

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

We have audited the financial statements of Enclave at Black Point Marina Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated January 6, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**ENCLAVE AT BLACK POINT MARINA
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 6, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 6, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,376,434.
- The change in the District's total net position in comparison with the prior fiscal year was \$185,149, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$651,865, an increase of \$47,892 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 661,527	\$ 605,779
Capital assets, net of depreciation	3,861,460	3,861,460
Total assets	<u>4,522,987</u>	<u>4,467,239</u>
Current liabilities	43,548	37,519
Long-term liabilities	2,103,005	2,238,435
Total liabilities	<u>2,146,553</u>	<u>2,275,954</u>
Net position		
Net investment in capital assets	1,940,311	1,797,136
Restricted	274,188	247,604
Unrestricted	161,935	146,545
Total net position	<u>\$ 2,376,434</u>	<u>\$ 2,191,285</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 445,593	\$ 445,481
Operating grants and contributions	15,139	16,838
Capital grants and contributions	7,745	9,732
General revenues	8,062	9,606
Total revenues	<u>476,539</u>	<u>481,657</u>
Expenses:		
General government	81,124	76,700
Maintenance and operations	126,810	157,046
Interest	83,456	87,558
Total expenses	<u>291,390</u>	<u>321,304</u>
Change in net position	<u>185,149</u>	<u>160,353</u>
Net position - beginning	<u>2,191,285</u>	<u>2,030,932</u>
Net position - ending	<u>\$ 2,376,434</u>	<u>\$ 2,191,285</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$291,390. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments and investment earnings for both the current and prior fiscal years. In total, expenses decreased from the prior fiscal year. The majority of the decrease was the result of a decrease in maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$3,861,460 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$2,100,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Enclave at Black Point Marina Community Development District Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 8,414
Investments	163,183
Restricted assets:	
Investments	489,930
Capital assets	
Nondepreciable	<u>3,861,460</u>
Total assets	<u>4,522,987</u>
 LIABILITIES	
Accounts payable	9,662
Accrued interest payable	33,886
Non-current liabilities:	
Due within one year	140,000
Due in more than one year	<u>1,963,005</u>
Total liabilities	<u>2,146,553</u>
 NET POSITION	
Net investment in capital assets	1,940,311
Restricted for debt service	274,188
Unrestricted	161,935
Total net position	<u>\$ 2,376,434</u>

See notes to the financial statements

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
Primary government:					
Governmental activities:					
General government	\$ 81,124	\$ 81,124	\$ -	\$ -	\$ -
Maintenance and operations	126,810	134,138	-	7,745	15,073
Interest on long-term debt	83,456	230,331	15,139	-	162,014
Total governmental activities	291,390	445,593	15,139	7,745	177,087
General revenues:					
Unrestricted investment earnings					8,062
Total general revenues					8,062
Change in net position					185,149
Net position - beginning					2,191,285
Net position - ending					\$ 2,376,434

See notes to the financial statements

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 8,414	\$ -	\$ -	\$ 8,414
Investments	163,183	308,074	181,856	653,113
Total assets	<u>\$ 171,597</u>	<u>\$ 308,074</u>	<u>\$ 181,856</u>	<u>\$ 661,527</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,662	\$ -	\$ -	\$ 9,662
Total liabilities	<u>9,662</u>	<u>-</u>	<u>-</u>	<u>9,662</u>
Fund balances:				
Restricted for:				
Debt service	-	308,074	-	308,074
Capital projects	-	-	181,856	181,856
Assigned to:				
Subsequent year's expenditures	40,997	-	-	40,997
Unassigned	120,938	-	-	120,938
Total fund balances	<u>161,935</u>	<u>308,074</u>	<u>181,856</u>	<u>651,865</u>
Total liabilities and fund balances	<u>\$ 171,597</u>	<u>\$ 308,074</u>	<u>\$ 181,856</u>	<u>\$ 661,527</u>

See notes to the financial statements

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$ 651,865
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets		3,861,460
All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(33,886)	
Unamortized original issue premium	(3,005)	
Bonds payable	(2,100,000)	(2,136,891)
		<u>(2,139,900)</u>
Net position of governmental activities		<u>\$ 2,376,434</u>

See notes to the financial statements

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 215,262	\$ 230,331	\$ -	\$ 445,593
Interest	8,062	15,139	7,745	30,946
Total revenues	<u>223,324</u>	<u>245,470</u>	<u>7,745</u>	<u>476,539</u>
EXPENDITURES				
Current:				
General government	81,124	-	-	81,124
Maintenance and operations	126,810	-	-	126,810
Debt service:				
Principal	-	135,000	-	135,000
Interest	-	85,713	-	85,713
Total expenditures	<u>207,934</u>	<u>220,713</u>	<u>-</u>	<u>428,647</u>
Excess (deficiency) of revenues over (under) expenditures	15,390	24,757	7,745	47,892
Fund balances - beginning	<u>146,545</u>	<u>283,317</u>	<u>174,111</u>	<u>603,973</u>
Fund balances - ending	<u>\$ 161,935</u>	<u>\$ 308,074</u>	<u>\$ 181,856</u>	<u>\$ 651,865</u>

See notes to the financial statements

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 47,892
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	135,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	430
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>1,827</u>
Change in net position of governmental activities	<u><u>\$ 185,149</u></u>

See notes to the financial statements

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Enclave at Black Point Marina Community Development District ("District") was created on October 6, 2006 by Ordinance 06-137 by the Board of County Commissioners of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
SBA Local Government Surplus Trust Fund	\$ 163,183	S&P AAAM	Weighted average of the fund portfolio: 47 days
Allspring Government Money Market Fund	489,930	S&P AAAM	Weighted average of the fund portfolio: 43 days
Total Investments	<u>\$ 653,113</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,772,842	\$ -	\$ -	\$ 3,772,842
Infrastructure under construction	88,618	-	-	88,618
Total capital assets, not being depreciated	<u>3,861,460</u>	<u>-</u>	<u>-</u>	<u>3,861,460</u>
Governmental activities capital assets, net	<u>\$ 3,861,460</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,861,460</u>

The infrastructure of the Series 2017 project has been estimated at a total cost of approximately \$250,000. This infrastructure will consist of a bus stop structure, a gazebo, and a security fence. All of the project costs are expected to be financed with the proceeds from the issuance of the Series 2017 Bonds. Upon completion, the District will own and maintain all of the assets. The project has not been completed as of September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES

Series 2017

On May 31, 2017, the District issued \$3,085,000 of Special Assessment Refunding and Improvement Bonds Series 2017 due May 1, 2037, with interest rates ranging from 1.75% to 4.00%. The Bonds were issued to currently refund all of the District’s outstanding Special Assessment Bonds, Series 2007A (the “Refunded Bonds”), finance the acquisition, construction and improvement of all or a portion of the 2017 Project, fund the Debt Service Reserve Fund in an amount equal to the Debt Service Reserve Fund Requirement, and pay the costs of issuance of the Series 2017 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2037.

The Series 2017 Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2017 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 2,235,000	\$ -	\$ 135,000	\$ 2,100,000	\$ 140,000
Plus: original issue premium	3,435	-	430	3,005	-
Total	<u>\$ 2,238,435</u>	<u>\$ -</u>	<u>\$ 135,430</u>	<u>\$ 2,103,005</u>	<u>\$ 140,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 140,000	\$ 81,325	\$ 221,325
2027	145,000	76,425	221,425
2028	150,000	70,988	220,988
2029	160,000	65,363	225,363
2030	165,000	59,363	224,363
2031-2035	920,000	196,975	1,116,975
2036-2037	420,000	25,400	445,400
Total	<u>\$ 2,100,000</u>	<u>\$ 575,839</u>	<u>\$ 2,675,839</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	<u>Original & Final</u>		<u>Amounts</u>	<u>(Negative)</u>
REVENUES				
Assessments	\$ 214,320	\$	215,262	\$ 942
Miscellaneous income	-		-	-
Interest and other revenues	3,000		8,062	5,062
Total revenues	<u>217,320</u>		<u>223,324</u>	<u>6,004</u>
EXPENDITURES				
Current:				
General government	100,369		81,124	19,245
Maintenance	178,277		126,810	51,467
Capital outlay	20,000		-	20,000
Total expenditures	<u>298,646</u>		<u>207,934</u>	<u>90,712</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(81,326)</u>		<u>15,390</u>	<u>96,716</u>
OTHER FINANCING SOURCES (USES)				
Carry forward surplus	81,326		-	(81,326)
Total other financing sources (uses)	<u>81,326</u>		<u>-</u>	<u>(81,326)</u>
Net change in fund balance	<u>\$ -</u>		<u>15,390</u>	<u>\$ 15,390</u>
Fund balance - beginning			<u>146,545</u>	
Fund balance - ending			<u>\$ 161,935</u>	

See notes to required supplementary information

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	\$2,200
Independent contractor compensation	\$196,084
Construction projects to begin on or after October 1; (\$65K)	\$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$940.00 Debt service - \$976.59
Special assessments collected	\$445,593
Outstanding Bonds:	
Series 2017, due May 1, 2037	\$2,100,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 6, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 6, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 6, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated January 6, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 6, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

January 6, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF
SUPERVISORS OF THE
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the [Enclave at Black Point Marina Community Development District](#) will commence at **noon on June 8, 2026**, and close at noon on **June 12, 2026**. Candidates must qualify for the office of Supervisor with the [Miami - Dade Supervisor of Elections](#) located at **2700 NW 87 Avenue, Doral, Florida 33172** and **phone number is 305-499-8683 / 305-499-8410**. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the [Miami-Dade County Supervisor of Elections](#). Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The [Enclave at Black Point Marina Community Development District](#) has **two seats** up for election, specifically **Seat #2 and Seat #5**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on **November 3, 2026**, in the manner prescribed by law for general elections.

For additional information, please contact the [Miami-Dade County Supervisor of Elections](#).

**SERVICES AGREEMENT
(Lake and Fountain Maintenance Services)**

THIS SERVICES AGREEMENT is made and entered into this 22nd day of January, 2026 (the “Agreement”), by and between:

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"),

and

SOUTHEAST LAND AND WATER MANAGEMENT LLC, a Florida limited liability company, whose principal and mailing address is 2580 NW 4th Court, Fort Lauderdale, Florida 33311 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, has the authority and responsibility for maintenance of two (2) lakes located within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to furnish lake maintenance services for two (2) lakes and fountain maintenance services for one (1) fountain located in one (1) lake within and around the District (the “Maintenance Areas”), which Maintenance Areas are more particularly identified on the map attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the Contractor has submitted Proposal No. 2552, dated January 14, 2026, for the provision of monthly lake maintenance services for the District’s lakes and quarterly fountain maintenance services for the District’s fountain (the “Maintenance Services” or “Services”), a copy of which proposal is attached hereto and incorporated herein by reference as Exhibit B (the “Proposal”); and

WHEREAS, the Board of Supervisors of the District at its meeting of January 8, 2026, authorized the proper District officials to enter into this Agreement with Contractor; and

WHEREAS, Contractor is willing to undertake the Maintenance Services, subject to the terms, provisions and conditions of this Agreement; and

WHEREAS, Contractor represents that it is qualified to serve as a service provider and has agreed to provide Maintenance Services to the District; and

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES

A. The duties, obligations and responsibilities of Contractor are described in the Proposal, attached hereto. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Nothing in this Agreement shall be construed to obligate either party to conduct business exclusively with the other party.

B. Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality maintenance of the lakes, canal, and fountains in accordance with this Agreement and the Proposal.

C. The Maintenance Services to the two (2) lakes under this Agreement shall include, but not be limited to:

- (1) Monthly inspection and treatment of lakes including algae control, border grass management, and invasive exotic plant control;
- (2) Monthly site visits with treatments applied as necessary to control undesired vegetation growth;
- (3) Treatment in place of all Florida Exotic Pest Plant Council listed invasive exotic species using EPA-certified herbicides;
- (4) No removal of vegetation or algae from the waterway unless separately quoted and approved;
- (5) Preservation of native vegetation for the benefit of fish and wildlife unless otherwise directed by the District;
- (6) Removal of casual debris including cups, plastic, and other man-made materials during scheduled visits;
- (7) Exclusion of large or dumped items, coconuts, palm fronds, and other landscape debris from debris removal services;
- (8) Application of all herbicides by or under the supervision of a Florida Department of Agriculture licensed applicator certified in aquatic pest control and natural areas weed management; and
- (9) Treatment of hydrilla only pursuant to a separate contract if requested by the District.

D. The Maintenance Services to the one (1) fountain under this Agreement shall include, but not be limited to:

- (1) Inspection of control panels and components, including testing of motor protections
- (2) Inspection and adjustment of all timers to ensure proper operation
- (3) Inspection of floating fountain to confirm proper operation
- (4) Cleaning of intake screens
- (5) Cleaning and adjustment of water features as necessary
- (6) Inspection of float system
- (7) Inspection of lighting, if applicable, including cleaning of lenses
- (8) Testing of lighting system, if applicable
- (9) Preparation and delivery of a service report including photographs documenting the services performed

E. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

F. In providing the Maintenance Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Maintenance Services.

G. Contractor shall regularly notify the District Manager of the District or his or her designee via email or as otherwise approved by the District Manager of the time and dates when Maintenance Services are scheduled to be performed and after such services have been performed. On no more than a monthly basis, Contractor shall prepare and deliver to the District Manager or his or her designee via email reports detailing Maintenance Services performed during the prior month.

H. Contractor agrees, as an independent contractor, to undertake and perform the Maintenance Services specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor.

I. All Maintenance Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in Miami-Dade County, Florida. All Maintenance Services performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

J. Should any Maintenance Services and/or additional work be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

K. Contractor agrees that District shall not be liable for the payment of any Maintenance Services or other services not included as part of this Agreement, unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

L. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

M. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law. At the request of the District Representative, Contractor agrees to reasonably meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

SECTION 3. COMPENSATION. District agrees to pay Contractor the following:

A. **THREE HUNDRED AND 00/100 (\$300.00) DOLLARS** on a monthly basis for the lake maintenance services; and

B. **THREE HUNDRED AND 00/100 (\$300.00) DOLLARS** on a quarterly basis for the fountain maintenance services.

C. In exchange for providing the Maintenance Services identified in the Proposal, as amended from time to time, the District agrees to an annual contract amount not to exceed **FOUR THOUSAND EIGHT HUNDRED AND 00/100 (\$4,800.00) DOLLARS.**

D. Additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his or her designee, shall not exceed the rates set forth in the Proposal, and further provided that any additional compensation for additional duties shall not cause the total amount for services to exceed the statutory public bidding threshold for service contracts pursuant to Florida Statutes. Following the Contractor's provision of the Maintenance Services during a given month, Contractor shall provide the District with an invoice describing the monthly services provided before the last day of the month representing the pro rata installment of the Contract Amount due for that month. All invoices will be paid in accordance with the Florida Prompt Payment Act.

SECTION 4. CONTRACTOR'S ACCEPTANCE OF CONDITIONS. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Maintenance Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

SECTION 5. WAIVER. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Specifications, shall not operate as a

waiver by District of the strict compliance with any other terms and conditions of the Agreement and related Specifications.

SECTION 6. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Services are being performed, from sunset to sunrise. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District or on any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, landscaping, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and the provisions of Services within twenty-four (24) hours.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the

indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

SECTION 8. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Enclave at Black Point Marina Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. 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.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 9. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and

absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 10. SITE MANAGER. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Services and upon each occurrence of the performance of the Services. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding the Services. The Contractor will notify the District Manager by the first of every month of the service schedule for the subsequent month.

SECTION 11. TERM. This Agreement shall commence on the Effective Date of _____ February 21st _____, 2026, upon the execution by the parties, and, unless otherwise terminated in accordance with this Agreement, shall end and terminate on September 30, 2026, which thereafter shall automatically be extended for extension terms of one year each, coinciding with the Fiscal Year of the District, unless otherwise terminated as provided in this Agreement herein, and subject to the Contractor's acceptable level of performance and approved funding by District.

SECTION 12. AGREEMENT. This instrument, together with its exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

SECTION 13. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

SECTION 14. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 15. TERMINATION. This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon thirty (30) days written notice to the District.

Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all Services under this Agreement; and

- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of Services terminated by the notice of termination; and
- D. Complete performance of the Services through the effective date of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and
- F. Deliver to District releases and satisfactions of liens for all labor, materials, and supplies provided prior to the termination date; and
- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the Services to the District or the District's new provider of such Services.

The total sum to be paid to the Contractor upon termination shall not exceed the amount due to Contractor pursuant to Agreement for any completed Services. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

SECTION 16. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Enclave at Black Point Marina**
Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Southeast Land and Water Management, LLC**
2580 NW 4th Court
Fort Lauderdale, Florida 33311
Attention: Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 17. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

SECTION 19. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

SECTION 20. PUBLIC RECORDS.

A. Contractor 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 or work 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 Agreement term and following

completion of the Agreement if the Contractor 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 Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor 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. Contractor 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 Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR 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**

SECTION 21. DEFINITIONS. Terms used in this Agreement that are defined in the Services Proposal shall have the meanings indicated therein.

SECTION 22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 23. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 26. FAMILIARITY WITH LAWS. Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Services being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

SECTION 27. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 28. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 29. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 30. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids,

proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 31. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

SECTION 32. EXTRA WORK. Contractor shall perform all Extra Work not specified herein that may be ordered in writing by the District. For the Extra Work, the Contractor shall be paid at the rate named in the this Agreement for such Extra Work of a similar nature and character or at the agreed upon rate or fee as set forth in a written proposal, work authorization, or task order detailing such Extra Work. Except as hereinafter provided, all Extra Work ordered and performed in accordance with the above paragraph will be paid for at the price in the written order for such Extra Work. The price (or rate) shall have been approved by the District and mutually agreed by the Contractor.

SECTION 33. CONFLICTS. In the event of a conflict between any provision of this main Agreement and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

SECTION 34. DAMAGE TO DISTRICT PROPERTY. Contractor will be held responsible for the care, protection, and condition of all work performed pursuant to this Agreement and will be required to make good at its own cost, or reimburse the District for, any damage or injury to the District's property, including, but not limited to, damage to or destruction of sodded areas owned or maintained by the District, resulting from Contractor's performance of the Scope of Work or otherwise occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its employees, agents, subcontractors, or suppliers.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

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

Signed by:
Jesus Lorenzo
37A95D3C74B947D...

DocuSigned by:
James Windley
4DE0201307AD48E...

Print name: Jesus Lorenzo
Secretary/Assistant Secretary

Print name: James Windley
Chairman/Vice-Chairman

26 day of January, 2026

WITNESSES: (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

CONTRACTOR:

**SOUTHEAST LAND AND WATER
MANAGEMENT LLC**, a Florida limited liability company

[PRINT NAME OF WITNESS]

Signed by:
By: Clarke Harlow
5299A1AA52104D7...

Print name: Clarke Harlow

[PRINT NAME OF WITNESS]

Title: President

(CORPORATE SEAL)

22 day of January, 2026

EXHIBIT A

PROPOSAL



2580 NW 4th Court
FORT LAUDERDALE, FL 33311
P- 954.240.7500

Enclave at Black Point Marina CDD
Jesus Lorenzo
Community Manager

January 14, 2026
Proposal #2552

LAND & WATER MANAGEMENT MAINTENANCE PROPOSAL/CONTRACT

This agreement between **Enclave at Black Point Marina CDD** hereinafter referred to as THE CLIENT, and Southeast Land & Water Management Company LLC, incorporated under the State of Florida, hereinafter referred to as THE COMPANY, for the purpose of maintaining and servicing property, enter into this agreement as further described below.

The purpose of this agreement is to specify the terms, conditions and requirements pertaining to inspection, treatment and maintaining the areas listed. THE CLIENT and THE COMPANY both agree that the essence of their relationship is "good will".

Terms and Cancellation of Agreement:

This contract is for [1] one year commencing _____. This agreement will continue until either THE COMPANY or THE CLIENT cancel the agreement by notifying the other party in writing giving [60] sixty days notice of termination. THE CLIENT is responsible for all payments and services performed through the date of termination.

Areas to be Serviced:

2 lakes and 1 canal on the property (1 fountain)

Services to be Performed by the Company:

Monthly maintenance will consist of inspection and treatment including algae, border grass, and invasive exotic plant control. SELWM will visit the site monthly with treatments as necessary to control undesired growth.

All Florida Exotic Pest Plant Council (FLEPPC) listed invasive exotic species will be treated in place with EPA-certified herbicides. No vegetation or algae will be removed from the waterway, unless quoted separately.

Native vegetation will be left for the benefit of fish and wildlife, unless otherwise requested.

Casual debris defined as cups, plastic or other man-made materials, will be removed during scheduled visits. Large or dumped items, coconuts, palm fronds and other landscape debris are not included.

All herbicides shall be applied by or under the supervision of a Florida Department of Agriculture licensed applicator and shall be certified for aquatic pest control and natural areas weed manager.

Hydrilla, if present will be treated per a separate contract if desired by customer.

THE COMPANY to furnish service for:

Monthly Maintenance \$300.00

Quarterly Fountain Maintenance will consist of:

Check control panels and components / test motors protections

Check all timers for proper operation and adjust if necessary

Check floating fountain for proper operation

Clean intake screens

Clean and adjust water features

Inspect float system

Check lighting if applicable and clean lenses

Test lighting system

Provide report including photographs of service

This is a cleaning and maintenance proposal only for fountains. Any other services or repairs under \$500 besides those listed above will be billed in addition to cleaning. If larger repairs are necessary a proposal will be sent for approval before proceeding. Lights will be replaced as required for the cost of light bulbs only. If additional service is required a proposal will be sent for approval.

THE COMPANY to furnish service for:

Quarterly Fountain Maintenance \$300.00/quarterly

Additional Terms:

This proposal is valid for 30 days. Prices are based on availability at the time of submittal.

Company Responsibilities:

THE COMPANY will be responsible for completing all work in this contract. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge.

THE COMPANY shall furnish all labor, supervision, material, equipment and transportation required to maintain the areas specified throughout the contract period.

THE COMPANY will not be responsible for damage caused by natural events such as hurricanes, storms, diseases or insects.

THE COMPANY and THE CLIENT agree to this contract on _____, 2026.

Southeast Land & Water Management LLC

THE CLIENT

Certificate Of Completion

Envelope Id: C7261B5A-832C-43BD-A46C-3DBBA3C3E4EF	Status: Completed
Subject: Enclave at BPM: Complete with Docusign: Enclave - Southeast Lake and Fountain Maintenance Services	
Source Envelope:	
Document Pages: 20	Signatures: 3
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Ellen Acosta
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	1001 Bradford Way
	Kingston, TN 37763
	eacosta@gmssf.com
	IP Address: 162.199.192.217

Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
1/22/2026 10:25:01 AM	eacosta@gmssf.com	

Signer Events

Clarke Harlow
 clarke@selwm.com
 President
 Southeast Land And Water Management LLC
 Security Level: Email, Account Authentication (None)

Signature

Signed by:

 5299A1AA52104D7...
 Signature Adoption: Pre-selected Style
 Using IP Address: 96.71.25.193

Timestamp

Sent: 1/22/2026 10:33:50 AM
 Viewed: 1/22/2026 10:46:55 AM
 Signed: 1/22/2026 10:48:40 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

James Windley
 gnatsum2011@gmail.com
 Security Level: Email, Account Authentication (None)

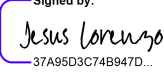
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 Signature Adoption: Pre-selected Style
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 Viewed: 1/26/2026 1:05:12 PM
 Signed: 1/26/2026 1:13:24 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Jesus Lorenzo
 jlorenzo@gmssf.com
 Security Level: Email, Account Authentication (None)

Signed by:

 37A95D3C74B947D...
 Signature Adoption: Pre-selected Style
 Using IP Address:
 2603:3020:104e:4100:6467:2c3:d5d1:13d9

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 Viewed: 1/22/2026 10:35:13 AM
 Signed: 1/22/2026 10:35:30 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	1/22/2026 10:35:13 AM
Signing Complete	Security Checked	1/22/2026 10:35:30 AM
Completed	Security Checked	1/26/2026 1:13:24 PM

Payment Events	Status	Timestamps
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LAW OFFICES
BILLING & COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
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515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 3, 2026

VIA E-MAIL ONLY– jduque@gmssf.com

Ms. Juliana Duque
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Enclave at Black Point Marina Community Development District
Our File: 774.05545**

Dear Juliana:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

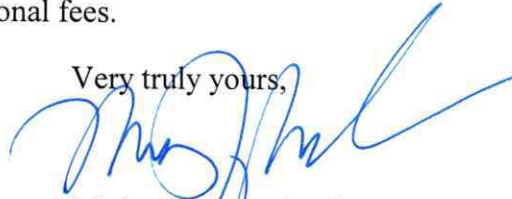
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Juliana Duque
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



ENCLAVE AT BLACK POINT MARINA CDD



FIELD REPORT



Meeting Date: March 12, 2025

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

LANDSCAPING

- Landscaping services completed by Tony's Landscaping (TL) on January 6th and 20th and February 3rd and 17th.
- The March landscaping services were not available at the time of this report.
- The mulch project was completed at the beginning of November. The next mulching is scheduled for late March or early April.
- The annuals are doing well. Please see the Coleus plant selections below for the next rotation.
- TL added soil between the curb and sidewalk at the main entrance.
- The irrigation system is in good working order.
- TL restored the two swales along SW 216th Street.
- TL provided a proposal to replace the dead or missing hedges along SW 216th Street.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

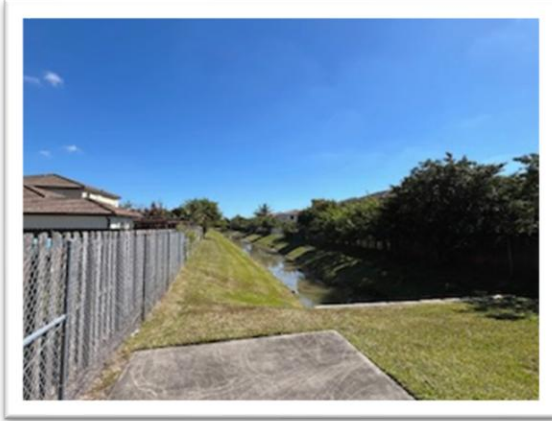
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



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

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

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



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

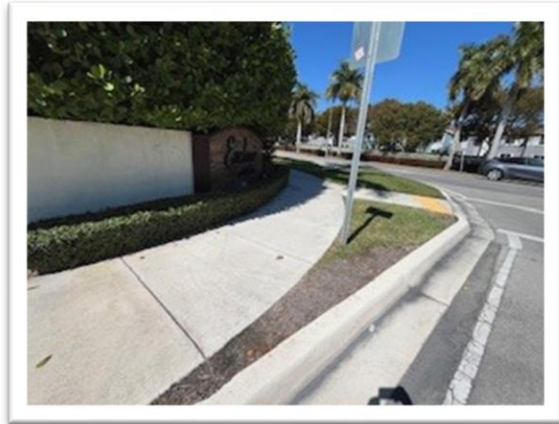
**ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)**

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

Before



After



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

**ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)**

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

Before



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

**ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)**

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

After



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

*ENCLAVE AT BLACK POINT
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FIELD DIVISION REPORT
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Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LAKES & FOUNTAINS

- Lake services provided by The Lake Doctors, Inc. (TLD) on January 7th and February 6th. Included was the treatment of algae and subaquatic vegetation. Please refer to the attached service report for more information.
- Southeast Lake Management (SELM) will be commencing the lake services on March 11th and 25th.
- The quarterly fountain cleaning was completed on January 27th by TLD, please see attached report for more information.
 - The next cleaning is scheduled for March with SELM.
- Allstar Electric (AE) was dispatched to inspect the electrical components at Fountain #1. The electrical components were intact, and the fountain had power.
 - Hall Fountains (HF) was contacted and informed us that the motor needs to be replaced. A new motor was ordered by HF. SELM picked up the new motor and completed the installation. The old motor was delivered to HF to confirm the warranty. Both fountains are in good working order.

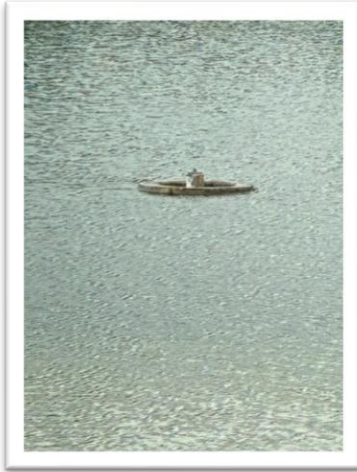


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

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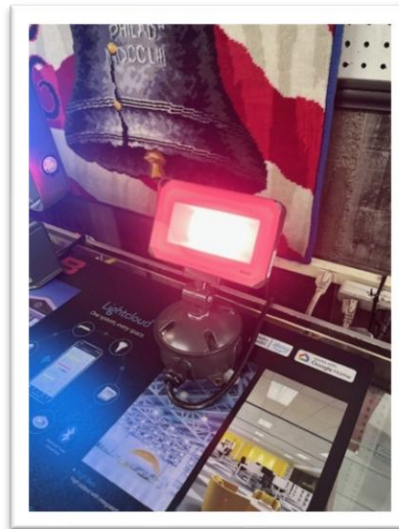
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



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

FIELD MAINTENANCE

- Allstar Electric (AE) provided a proposal to replace the (9) color changing lights at the main entrance median. Please see attached for more information.
- Ticket # 26-00030951 was filed with the county for the portable construction barricades. The company was also called but there was no response. TL removed the barricades.



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

All Star Electrical Services, Inc.

PROPOSAL

February 17, 2026

All Star Electrical Services, Inc. proposes the following work at:

Enclave at Black Point
Front Entrance RGB Lighting

Scope of work

- Replace nine LED color changing lights at main entrance with nine RABX34SRGB color changing lights.
- Repair any loose or damaged conduits as needed.
- Fixtures and labor included.
- Existing boxes and wiring to remain.

Not included

- Permit fees.

Total Cost \$1,950.00 One Thousand Nine Hundred Fifty Dollars & 00/100

Payment schedule

\$1,950.00 Due upon completion

*This proposal is valid for a period of 30 days from the date stated above.

Payment Terms & Conditions: All payments are due upon completion of work unless, otherwise stated above and must be received within 30 days of completion date. Payment of Deposit shall constitute approval of this proposal and acceptance of all terms & conditions. Any and all payments received after 30 days are subject to a \$39.00 late fee in addition to finance charges for time period thereafter until balance has been paid in full. Any and All electrical installations, components, materials, etc... are the property of All Star Electrical Services, Inc. until payment in full. All Star Electrical Services Inc. reserves the right to remove & collect all installations, components, materials, etc.. in the event of payment default by owner/agent. All Star Electrical Services, Inc. reserves the right to file construction liens against owner/agent in the event of payment default by owner/agent. All fees incurred by All Star Electrical Services in association with filing, will be assessed to and become part of balance due.

Change Orders: Any deviation or alteration from approved proposal will be executed through written change orders, and may become an extra charge.

Owner/Agent

Date

*ENCLAVE AT BLACK POINT
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(BY LENNAR)*

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



- The gazebo is in good condition.



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

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Cell Phone 954.643.5104

EXHIBITS

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



The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 725972 ENCLAVE AT BLACK POINT MARINA CDD
Site Information: 10401 SW 224th Ter , Cutler Bay, FL 33351-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-

Service Branch Information: 1200 Stirling Rd
(954) 565-7488

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Monthly
Work Order Number: 2096447
Service Date: 1/7/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

lakes look clean. small amounts of CH that can be seen. shoreline looks a lil dirty treated shoreline weeds

<u>Environmental Conditions</u>	
Weather:	Partly Cloudy
Temperature:	70.92
Wind Direction:	North
Wind Speed:	4.61
Humidity:	89.0000

Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Darren Billie
(954) 805-4862 / Darren.billie@lakedoctors.com



American Owned
& Operated



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Aquatic Management Services®

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Completed Work Order Information

Account #: 725972 ENCLAVE AT BLACK POINT MARINA CDD
Site Information: 10401 SW 224th Ter , Cutler Bay, FL 33351-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-

Service Branch Information: 1200 Stirling Rd
(954) 565-7488

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Monthly
Work Order Number: 2103735
Service Date: 2/6/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

active CH, Pondweed and FA. lakes shorelines are not showing active grass growth.

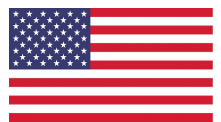
<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	54.61
Wind Direction:	North-West
Wind Speed:	14.97
Humidity:	59.0000

Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):

Darren Billie
(954) 805-4862 / Darren.billie@lakedoctors.com



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Completed Work Order Information

Account #: 725972 ENCLAVE AT BLACK POINT MARINA CDD
Site Information: 10401 SW 224th Ter , Cutler Bay, FL 33351-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-

Service Branch Information: 1200 Stirling Rd
(954) 565-7488

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Fountain Cleaning Service -
Work Order Number: 2096395
Service Date: 1/27/2026
Target Pests (if applicable): Fountain

**Thank you for
your business!**

Service Notes & Observations

n/a

<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	53.02
Wind Direction:	North-West
Wind Speed:	18.41
Humidity:	59.0000

Cleaned Fountain(s)

Services Completed by:

Customer Signature (if needed):


Skyler Hensley



From: Nicolas Luciani
Sent: Monday, February 23, 2026 9:42 AM
To: Jesus Lorenzo <>; Lake Doctors - Fort Lauderdale <
Cc: Juliana Duque < Ashley Cooper <acooper@gmssf.com>; Gabriella Fernandez <>
Subject: RE: jan Invoice - Enclave Quarterly Fountain Cleaning

Good morning,
Algae can bloom at any time during the year, and stick to surfaces.
There are different variables why a motor can stop working.

Thank you,

Nicolas Luciani
Sales Manager
The Lake Doctors, Inc.
954-805-4865



From: Jesus Lorenzo <>
Sent: Monday, February 23, 2026 9:11 AM
To: Nicolas Luciani < Lake Doctors - Fort Lauderdale <>
Cc: Juliana Duque < Ashley Cooper <>; Gabriella Fernandez <
Subject: Re: jan Invoice - Enclave Quarterly Fountain Cleaning

Thank you for the prompt attention, Nicolas. Does this mean the buildup accumulated in a matter of a couple of weeks? These pictures are approximately two weeks after the January 27th cleaning. The two lakes where the fountains are located are small and well maintained.

Respectfully,

Jesus Lorenzo
Governmental Management Services
Phone: (954) 721-8681 Ext. 223

“Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws”

From: Nicolas Luciani < >
Sent: Friday, February 20, 2026 3:31 PM
To: Jesus Lorenzo < >; Lake Doctors - Fort Lauderdale < >
Cc: Juliana Duque < >; Ashley Cooper < >; Gabriella Fernandez < >
Subject: RE: jan Invoice - Enclave Quarterly Fountain Cleaning

Good afternoon,
The fountains have been cleaned properly in a quarterly manner, as per the agreement. The fountains are not being cleaned monthly.
There can always be some algae buildup or/and any debris sticking to the fountain in between the quarterly cleanings.

Thank you,

Nicolas Luciani
Sales Manager
The Lake Doctors, Inc.
954-805-4865



From: Jesus Lorenzo < >
Sent: Friday, February 20, 2026 1:40 PM
To: Lake Doctors - Fort Lauderdale < >; Nicolas Luciani < >
Cc: Juliana Duque < >; Ashley Cooper < >; Gabriella Fernandez < >
Subject: Re: jan Invoice - Enclave Quarterly Fountain Cleaning
Importance: High

Good afternoon,

I hope this email finds you well. The motor at fountain #1 failed for the second time in just over a year. The fountain motor was inspected, requiring replacement. The motor is under warranty but if the fountain is not being cleaned properly, the warranty is voided by the manufacturer which has been the case these past few replacements. The District has replaced (2) motors in the past two years out of pocket due to a voided warranty, and potentially a 3rd contingent upon the inspection results by the manufacturer.

As you can see below, the cleanliness of the fountains continues to be an issue. As directed by the Board, we are unable to process payment for the recent cleaning. Should

the warranty be voided on this recent replacement, we would like to be reimbursed for the expense.

Please note that we have been requesting photos from your team on multiple occasions to confirm the quarterly cleaning services. To date, none have been received. Should you have any questions or concerns, please do not hesitate to contact me. Thank you.



Respectfully,

Jesus Lorenzo
Governmental Management Services
Phone: (954) 721-8681 Ext. 223

“Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws



tel:904-431-3914

Fax: 800.963.7269



INVOICE/STATEMENT

Billing Account Information

ACCOUNT #: 725972
REGISTRATION #: 038BE18C
ENCLAVE AT BLACK POINT
MARINA CDD
5385 N Nob Hill Rd
Sunrise, FL 33351

Company Information



THE LAKE DOCTORS
Post Office Box 162134
Altamonte Springs, FL 32716
(954) 565-7488

Invoice Details

ENCLAVE AT BLACK POINT MARINA CDD, For service at 10401 SW 224th Ter Cutler Bay, FL 33351

<u>DATE</u>	<u>PO #</u>	<u>INV #</u>	<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	<u>ADJUSTMENT</u>	<u>GRAND TOTAL</u>
1/27/2026		2096395	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Fountain Cleaning Service - Quarterly			\$300.00	\$0.00	\$0.00		

PLEASE REMIT: \$300.00

[Pay Now](#)

[Click here to log on to your account to review history, manage your profile and review services](#)

Enclave At Black Point Marina
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

12/01/25 - 02/28/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
12/01/25 - 12/31/25	1400-1407	\$ 389,758.82
01/01/26 - 01/31/26	1408-1413	\$ 22,373.61
Autopay	80005	145.76
02/01/26 - 02/28/26	1414-1416	\$ 11,289.27
Autopay	80006	145.76
TOTAL		\$ 423,713.22

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/25	00005	11/30/25	196433	202511	310-51300	31500		BILLING COCHRAN, P.A.	*	802.50	802.50	001400
12/10/25	00018	12/10/25	TAX REC	202512	300-20700	10000		ENCLAVE AT BLACK POINT MARINA CDD	*	191,142.03	191,142.03	001401
12/10/25	00004	11/18/25	9-071-23	202511	310-51300	42000		FEDEX	*	65.65	65.65	001402
12/10/25	00001	12/01/25	329	202512	320-53800	34000		GMS-SF, LLC	*	1,238.25	5,190.83	001403
		12/01/25	330	202512	310-51300	34000		GRAU AND ASSOCIATES	*	3,508.75	3,600.00	001404
		12/01/25	330	202512	310-51300	35100		THE LAKE DOCTORS, INC.	*	100.00	316.00	001405
		12/01/25	330	202512	310-51300	31300		ENCLAVE AT BLACK POINT MARINA CDD	*	238.50	175,000.00	001406
		12/01/25	330	202512	310-51300	49500		TONY'S NURSERY & GARDEN	*	100.00	13,641.81	001407
		12/01/25	330	202512	310-51300	42000		ACOOPER	*	5.18		
		12/01/25	330	202512	310-51300	42500			*	.15		
12/10/25	00015	12/01/25	28301	202512	310-51300	32200			*	3,600.00		
12/10/25	00040	12/03/25	2042250	202512	320-53800	46800			*	316.00		
12/10/25	00048	12/09/25	12092025	202512	300-15100	10000			*	175,000.00		
12/10/25	00032	11/26/25	32112625	202511	320-53800	46202			*	9,877.64		
		12/01/25	29120125	202512	320-53800	46201			*	1,280.00		
		12/01/25	32120125	202512	320-53800	46200			*	2,484.17		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/26	00005	12/31/25	1968399	202512	310	51300	31500		BILLING COCHRAN, P.A.	*	645.00	645.00	001408
1/14/26	00037	12/01/25	763114	202601	320	53800	34500		ENVERA	*	2,223.33	2,223.33	001409
1/14/26	00001	1/01/26	331	202601	320	53800	34000		GMS-SF, LLC	*	1,238.25	5,196.10	001410
		1/01/26	332	202601	310	51300	34000			*	3,508.75		
		1/01/26	332	202601	310	51300	35100			*	100.00		
		1/01/26	332	202601	310	51300	31300			*	238.50		
		1/01/26	332	202601	310	51300	49500			*	100.00		
		1/01/26	332	202601	310	51300	42000			*	3.70		
		1/01/26	332	202601	310	51300	42500			*	6.90		
1/14/26	00040	1/07/26	2096447	202601	320	53800	46800		THE LAKE DOCTORS, INC.	*	316.00	316.00	001411
1/14/26	00032	1/01/26	29010126	202601	320	53800	46201		TONY'S NURSERY & GARDEN	*	1,280.00	3,764.17	001412
		1/01/26	32010126	202601	320	53800	46200			*	2,484.17		
1/14/26	00018	1/14/26	01142026	202601	300	20700	10000		ENCLAVE AT BLACK POINT MARINA CDD	*	10,229.01	10,229.01	001413
2/18/26	00005	1/31/26	197054	202601	310	51300	31500		BILLING COCHRAN, P.A.	*	2,322.50	2,322.50	001414
2/18/26	00001	2/01/26	333	202602	320	53800	34000		ACOOPER	*	1,238.25		
		2/01/26	334	202602	310	51300	34000			*	3,508.75		

ENCL --ENCLAVE-- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26	334			202602 310-51300-35100		*	100.00		
		FEB 26		- COMPUTER TIME					
2/01/26	334			202602 310-51300-31300		*	238.50		
		FEB 26		- DISSEMINATION					
2/01/26	334			202602 310-51300-49500		*	100.00		
		FEB 26		- WEBSITE ADMIN					
2/01/26	334			202602 310-51300-42000		*	17.10		
		FEB 26		- POSTAGE					
								5,202.60	001415

2/18/26	00032	2/01/26	29020126	202602 320-53800-46201		*	1,280.00		
		FEB 26		- PORTER SERVICES					
2/01/26	32020126			202602 320-53800-46200		*	2,484.17		
		FEB 26		- LAWN SERVICE					
								3,764.17	001416

TOTAL FOR BANK A							423,421.70		

ENCL --ENCLAVE-- ACOOPER

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/14/26	00038	12/11/25 84956006	202512 320-53800-41500 DEC 25 - INTERNET	COMCAST	*	145.76	145.76 080006
2/18/26	00038	1/11/26 84956006	202601 320-53800-41500 JAN 26 - INTERNET	COMCAST	*	145.76	145.76 080007
TOTAL FOR BANK Z						291.52	
TOTAL FOR REGISTER						423,713.22	

ENCL --ENCLAVE-- ACOOPER

Enclave At Black Point Marina

Community Development District

Unaudited Financial Reporting

February 28, 2026



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

Enclave At Black Point Marina

Community Development District

Combined Balance Sheet

February 28, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 28,411	\$ -	\$ -	\$ 28,411
Accounts Receivable	61	-	-	61
<u>Investments:</u>				
State Board Administration	286,550	-	-	286,550
<u>Series 2017</u>				
Reserve	-	136,340	-	136,340
Interest	-	13	-	13
Revenue	-	337,910	-	337,910
Principal	-	17	-	17
Acquisition & Construction	-	-	184,793	184,793
Cost of Issuance	-	-	10	10
Total Assets	\$ 315,023	\$ 476,866	\$ 184,803	\$ 976,691
Liabilities:				
Due to Debt Service	\$ 2,585	\$ -	\$ -	\$ 2,585
Total Liabilities	\$ 2,585	\$ -	\$ -	\$ 2,585
Fund Balance:				
Restricted for:				
Debt Service - Series 2017	\$ -	\$ 476,866	\$ -	\$ 476,866
Capital Project - Series 2017			184,803	184,803
Unassigned	312,437	-	-	312,437
Total Fund Balances	\$ 312,437	\$ 476,866	\$ 184,803	\$ 974,106
Total Liabilities & Fund Balance	\$ 315,023	\$ 476,866	\$ 184,803	\$ 976,691

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 268,233	\$ 245,698	\$ 245,698	\$ -
Interest Income	5,000	2,083	3,367	1,284
Total Revenues	\$ 273,233	\$ 247,782	\$ 249,065	\$ 1,284

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 2,500	\$ 800	\$ 1,700
PR-FICA	459	191	61	130
Engineering	7,000	2,917	-	2,917
Attorney	20,000	8,333	4,295	4,038
Annual Audit	3,600	3,600	3,600	-
Dissemination Agent	2,862	1,193	1,193	0
Trustee Fees	5,000	-	-	-
Management Fees	42,105	17,544	17,544	-
Information Technology	1,200	500	500	-
Website Maintenance	1,200	500	500	-
Telephone	150	63	-	63
Postage & Delivery	500	208	100	109
Meeting Room Rental	600	250	-	250
Insurance General Liability	10,800	9,507	9,507	-
Printing & Binding	500	208	10	198
Legal Advertising	2,760	1,150	434	716
Office Supplies	500	208	-	208
Other Current Charges	500	208	286	(78)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 105,911	\$ 49,255	\$ 39,005	\$ 10,251

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 14,859	\$ 6,191	\$ 6,191	-
Security	24,000	10,000	4,447	5,553
Internet	1,800	750	704	46
Virtual Guard Monitoring	9,500	3,958	-	3,958
Landscape Maintenance	30,000	12,500	12,421	79
Landscape Replacement	20,000	8,333	9,878	(1,544)
Lake Maintenance	10,000	4,167	1,264	2,903
Fountains	7,500	3,125	300	2,825
Repairs & Maintenance	15,000	6,250	2,175	4,075
Irrigation Repairs	5,000	2,083	-	2,083
Pressure Washing	5,000	4,700	4,700	-
Porter Service	15,360	6,400	6,400	-
Capital Outlay/Fountain Replacement	20,000	8,333	-	8,333
Contingency/Tree Trimming	29,000	12,083	9,900	2,183
Property Insurance	1,300	1,179	1,179	-
Subtotal Field Expenditures	\$ 208,319	\$ 90,054	\$ 59,559	\$ 30,495
Total Expenditures	\$ 314,230	\$ 139,309	\$ 98,563	\$ 40,746
Excess (Deficiency) of Revenues over Expenditures	\$ (40,997)	\$ 108,473	\$ 150,502	\$ (39,462)
Net Change in Fund Balance	\$ (40,997)	\$ 108,473	\$ 150,502	\$ (39,462)
Fund Balance - Beginning	\$ 40,997		\$ 161,935	
Fund Balance - Ending	\$ -		\$ 312,437	

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 February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 222,663	\$ 203,956	\$ 203,956	\$ -
Interest Income	5,000	5,000	5,497	497
Total Revenues	\$ 227,663	\$ 208,956	\$ 209,454	\$ 497
<u>Expenditures:</u>				
Interest Expense - 11/1	\$ 40,663	\$ 40,663	\$ 40,663	\$ -
Interest Expense - 5/1	40,663	-	-	-
Principal Expense - 5/1	140,000	-	-	-
Total Expenditures	\$ 221,325	\$ 40,663	\$ 40,663	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,338	\$ 168,294	\$ 168,791	\$ 497
Net Change in Fund Balance	\$ 6,338	\$ 168,294	\$ 168,791	\$ 497
Fund Balance - Beginning	\$ 177,863		\$ 308,074	
Fund Balance - Ending	\$ 184,201		\$ 476,866	

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 February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 2,947	\$ 2,947
Total Revenues	\$ -	\$ -	\$ 2,947	\$ 2,947
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,947	\$ 2,947
Net Change in Fund Balance	\$ -	\$ -	\$ 2,947	\$ 2,947
Fund Balance - Beginning	\$ -		\$ 181,856	
Fund Balance - Ending	\$ -		\$ 184,803	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,698
Interest Income	575	395	618	939	841	-	-	-	-	-	-	-	3,367
Total Revenues	\$ 575	\$ 18,215	\$ 223,122	\$ 4,054	\$ 3,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249,065
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
PR-FICA	-	-	-	61	-	-	-	-	-	-	-	-	61
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	525	803	645	2,323	-	-	-	-	-	-	-	-	4,295
Annual Audit	-	-	3,600	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	239	239	-	-	-	-	-	-	-	1,193
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,509	3,509	3,509	3,509	3,509	-	-	-	-	-	-	-	17,544
Information Technology	100	100	100	100	100	-	-	-	-	-	-	-	500
Website Maintenance	100	100	100	100	100	-	-	-	-	-	-	-	500
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	70	5	4	17	-	-	-	-	-	-	-	100
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	9,507	-	-	-	-	-	-	-	-	-	-	-	9,507
Printing & Binding	3	-	0	7	-	-	-	-	-	-	-	-	10
Legal Advertising	434	-	-	-	-	-	-	-	-	-	-	-	434
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	87	58	95	0	47	-	-	-	-	-	-	-	286
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 14,682	\$ 4,877	\$ 8,292	\$ 7,142	\$ 4,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,005

Enclave At Black Point Marina
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	1,238	1,238	1,238	1,238	1,238	-	-	-	-	-	-	-	6,191
Security	2,223	-	-	2,223	-	-	-	-	-	-	-	-	4,447
Internet	138	138	283	146	-	-	-	-	-	-	-	-	704
Virtual Guard Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	2,484	2,484	2,484	2,484	2,484	-	-	-	-	-	-	-	12,421
Landscape Replacement	-	9,878	-	-	-	-	-	-	-	-	-	-	9,878
Lake Maintenance	316	316	316	316	-	-	-	-	-	-	-	-	1,264
Fountains	300	-	-	-	-	-	-	-	-	-	-	-	300
Repairs & Maintenance	2,175	-	-	-	-	-	-	-	-	-	-	-	2,175
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	4,700	-	-	-	-	-	-	-	-	-	-	-	4,700
Porter Service	1,280	1,280	1,280	1,280	1,280	-	-	-	-	-	-	-	6,400
Capital Outlay/Fountain Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency/Tree Trimming	9,900	-	-	-	-	-	-	-	-	-	-	-	9,900
Property Insurance	1,179	-	-	-	-	-	-	-	-	-	-	-	1,179
Subtotal Field Expenditures	\$ 25,933	\$ 15,334	\$ 5,602	\$ 7,688	\$ 5,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,559
Total Expenditures	\$ 40,615	\$ 20,211	\$ 13,894	\$ 14,829	\$ 9,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,563
Excess (Deficiency) of Revenues over Exp.	\$ (40,040)	\$ (1,996)	\$ 209,228	\$ (10,775)	\$ (5,914)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,502
Net Change in Fund Balance	\$ (40,040)	\$ (1,996)	\$ 209,228	\$ (10,775)	\$ (5,914)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,502

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	\$136,340.00	
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)
Current Bonds Outstanding		\$2,100,000

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	2017		Total
						O&M Portion	Debt Service	
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
TOTAL	\$ 472,541.36	\$ 18,829.40	\$ 4,537.12	\$ 479.65	\$ 449,654.49	\$ 245,698.21	\$ 203,956.28	\$ 449,654.49

91.45%	Percent Collected
\$ 44,190.64	Balance Remaining to Collect