



***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

May 14, 2026



D. Manager

- 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 63**
- 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 64**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026
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6. Financial Reports

- A. Approval of Check Register – **Page 75**

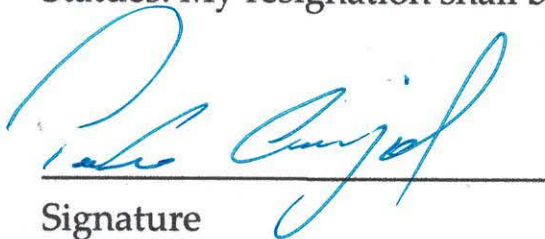
- B. Approval of Unaudited Financials – **Page 79**

7. Supervisors Requests and Audience Comments

8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.enclaveatblackpointcdd.com>

I, PEORO CARVAJA, hereby resign as member of the Board of Supervisors of the Enclave at Black Point Marina Community Development District, as I am not qualified to serve pursuant to Chapter 190, Florida Statutes. My resignation shall be effective 3/16/26 (date).



Signature

Oath of Office

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

Signature: _____

Mailing Address: _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

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

Notary Public State of Florida

Print Name

My Commission expires _____

Personally known _____ or produced identification _____

Type of identification _____

**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, March 12, 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
Pedro Carvajal	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)

Mr. Lorenzo: Moving on to organizational matters, consideration of appointment of Supervisor to fill the unexpired term of office for seat #3 which expires in November, 2028. Does the Board wish to appoint anyone?

Mr. Jimenez: Yes, I would like to appoint Pedro Carvajal.

Mr. Lorenzo: Ok.

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, appointing Pedro Carvajal to fill the unexpired term of office for seat #3 was approved.

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

Mr. Lorenzo: So, Pedro before you I have placed an oath of office, and I'm going to read that to you and when I say, "I", you just state your name, and at the end you would say, I do, so "I".

Mr. Carvajal: Pedro Carvajal.

Mr. Lorenzo: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Enclave at Black Point Marina Community Development District and 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, Miami-Dade County, Florida.

Mr. Carvajal: I agree.

Mr. Lorenzo: Thank you. So, we'll fill out the oath of office together, and welcome to the Board, and we'll go over the other items after the meeting, we'll go over when you need to file, and what you need to do to make sure you get everything done to be on the Board and be in compliance.

Mr. Carvajal: Ok.

Mr. Lorenzo: So, Gabriella and I will sit with you after the meeting to go over all of that, the Form 1, financials disclosure for your taxes and other nuances, we have to create an email dedicated just to the District because everything is subject to public records requests, so we need to create a separate email but, we'll go over all those details with you right after the meeting so that we can get situated and I'll give you my direct phone number and Gabby's information as well. I just placed an I-Pad in front of you so you can follow along with the agenda and everything we're going to explain.

Mr. Carvajal: Ok.

C. Election of Officer(s)

Mr. Lorenzo: Moving on to the election of officers, which would be if the Board wants to make a change.

Ms. Fernandez: And you can just add him as an assistant secretary if you'd like, so keep the current slate of officers and just add him as an assistant secretary.

Mr. Lorenzo: Ok, got it. So, moving on to the election of officers, does the Board wish to keep the slate of officers the as-is and add Pedro Carvajal as an assistant secretary?

Mr. Jimenez: Yes.

Mr. Singh: Yes.

Mr. Lorenzo: Ok, perfect. Do I have a motion?

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, election of officers, keeping the existing slate of officers the same and adding Pedro Carvajal as an assistant secretary was approved.

Mr. Lorenzo: So, just for the record, seat #4 we have James Windley as chairman, seat #2 we have Abraham Crocamo, as vice chairman, seat #3 now is Pedro Carvajal, as an assistant secretary, seat #5 Navindra Singh as an assistant secretary and seat #1 is Andrew Jimenez as an assistant secretary.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
January 8, 2026 Meeting**

Mr. Lorenzo: Moving along to item No. 3 on the agenda, approval of the minutes of the January 8, 2026 meeting and you'll find those starting on page 6. Unless the Board has any corrections, deletions or comments, a motion to approve would be in place.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, the Minutes of the January 8, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
#2026-02 Approving the
Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Mr. Lorenzo: Moving forward to consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing and you'll find that on page 18 which is the resolution, followed by the budget. So, if you want to follow along with me, I'm just going to go over the budget, and I know we've gone over this in the past, or you have gone over this with Juliana but, I'm going to go over it with you guys as well, and especially for Pedro to kind of break it down for him. So, the resolution approves the proposed fiscal year 2027 budget for discussion purposes and sets the assessments levels and basically a maximum collection amount, or the ceiling as we call it, and sets the public hearing to adopt the fiscal year 2027 budget and levy assessments on the 240 single family homes. On pages 21 and 22 is the general fund budget, this is known as the operations and maintenance, the O&M portion of the budget and assessments and the second component makes up the Non Ad Valorem Assessments. This portion of the budget deals with the day in and day out for the administration and operation of the District, and the infrastructure. There was some slight increase as you'll see in there, a 7% increase for the management fees and field management and that basically is in the only increase that are in budget, and there was also a slight increase for the dissemination agent that we just added \$200 to that line item, and the annual audit just to have a buffer there. This does not impose or create an increase to the assessment, so there's no increase and I know last year you guys did budget to increase \$207.05 per unit. So, as we go along you'll see the budget narrative on pages 23 and 24, this provides a detailed explanation of each line within the general fund. If you continue on you'll see the debt assessment fund is page 25 which are the Non Ad Valorem Assessments, and then if you continue on you'll see amortization schedule for the Debt Service 2017 Special Assessment Refunding Bonds, that is a fixed interest amount, you'll see that there on page 26. The Series 2017 maturity date is May 1, 2037 and then if you guys continue down on page 27 you'll see the Non Ad Valorem Assessment comparison, there is no increase as you can see, it will still

continue to be the same as last year for this fiscal year 2027 which is \$2,153.05. If you go back to page 21 you'll see there's an interest income of \$5,000 that you guys are projecting to have \$8,081 of interest income, and then you have a carry forward surplus right now of \$40,997. So, does the Board have any questions about the budget?

Mr. Jimenez: So, the management fees went up, those are your management fees?

Mr. Lorenzo: Yes, GMS.

Mr. Jimenez: And how much more did it go up?

Mr. Lorenzo: So, the total amount was \$2,947.

Mr. Jimenez: And that includes you, the attorney?

Mr. Lorenzo: Financials, the attorney is separate, so it would included the manager, the field services which is a separate line item, the accounting, making sure we advertise, the administration office as well, those are all the items included with the management fee.

Mr. Jimenez: And from this you guys got an increase as well in pay, or that's for the office?

Mr. Lorenzo: That's a question that I would have to ask and find out for you, but I don't think that has to do with the field or for the manager, I think it's just a cost of living expense because of expenses for staff I'm sure as a whole, I would say, but I could find out more details for you.

Mr. Jimenez: Ok.

Mr. Singh: Where is the line item of the bonds that were refinanced on here?

Mr. Lorenzo: So, if you go to page 26, you'll see it there.

Mr. Singh: That's all of it?

Mr. Lorenzo: Yes, that's the amortization schedule, you'll see the balance, the period, the coupons are the interest rate, the principal that is paid each year, and then how much is paid interest and then the annual debt service amount.

Mr. Singh: How much did we go up for the outstanding?

Mr. Lorenzo: The total is \$2,454,513 and every year the interest will go down and the principal goes up.

Mr. Singh: And this is what we paid into our taxes, right?

Mr. Lorenzo: Correct, this is the infrastructure, correct. The O&M, which is the general fund is on page 21 and 22 which is the administrative portion, as well as the field portion.

Mr. Singh: Do we know how much is each property?

Mr. Lorenzo: Yes, so if you go down to page 27, you'll see the single family homes, 240 units, and then you'll see the year of the bond and then you'll see the annual maintenance assessment and the annual debt assessment. So, the annual maintenance assessment, that's the O&M and the general funds, that's for the operation and administration and all of that. Then if you go to the annual debt assessment which is the fixed amount you saw on the page prior, which is the amortization schedule, that's the debt assessment.

Mr. Singh: So, it's each is total assessed per unit.

Mr. Lorenzo: Again, the total per unit is \$2,153.05.

Mr. Singh: I know there was an offer when I bought the house from Lennar to prepay the whole amount.

Mr. Lorenzo: Everybody has the option to do that, you would save a little bit on the interest but, you would pay it up front, and I believe somebody reached out recently, I think it was your community but, I have to double check on that, I'm not sure, but they inquired about the same thing, they reached out to somebody in our office, they'll do the calculations, and let you know how much it is, and you can pay it in full. If you plan on keeping the unit you would have a saving on interest, now if you sell the unit and you pay for it prepaid, you have to make sure when you sell the unit, you account for that, because the way it's set up now is if you sold your house tomorrow you would pay up to the prorate up to today or tomorrow or whatever it is.

Mr. Singh: And the new owner would?

Mr. Lorenzo: Then the new owner will continue from that until the maturity date of May 1, 2037, so once May 1, 2037 comes you guys would not have the \$900 more or less fixed amount, the \$976.59.

Mr. Singh: That's per year.

Mr. Lorenzo: Correct.

Mr. Singh: I know I asked this question before but, the previous Board, right Jim, there had been a refinance on the bonds, where is that money reflected in the budget?

Mr. Lorenzo: That money is reflected, let me find out and get back to you where it's reflected, let me get with my accountant.

Mr. Singh: So, that just sits there until when?

Mr. Lorenzo: What do you mean?

Mr. Singh: Like how long does that sit there in the accounting, the money that they pulled out, how long does that sit there?

Mr. Lorenzo: What money are you referring to?

Mr. Singh: When they refinanced the bonds.

Mr. Lorenzo: It sits in the account that money doesn't go anywhere.

Mr. Singh: But does it make interest or anything?

Mr. Lorenzo: Yes, if it's in the account, yes, it earns interest just like I was mentioning earlier, you have an interest income in your general fund of \$5,000 right now and then if you go to the bond amount you have an interest amount of \$5,000 as well, and you're projected \$13,000 to the end of 2026.

Mr. Singh: So, if it's sitting there, and we're not doing anything with it, it's been there for how many years, do you remember?

Mr. Lorenzo: So, right now you have a carry forward, and if I'm not mistaken it's the carry forward, so you have a carry forward right now in your special assessment funding on page 25 of \$177,863, and in your general fund you have \$40,997 which is good to keep in there. There's some CDDs that might reimburse the homeowners that amount, the amount would be, and we could do the calculations, that's something up to the Board but, right now what it's doing is sitting in your accounts. I would have to find out if that's even an option just to make sure because that question is a little bit new to me.

Mr. Singh: But if we could put it back in, it would be lower.

Mr. Lorenzo: Correct.

Mr. Singh: I mean it would pull out fees for the community to, that was in hope there as a gazebo and the fence against the canal and all that stuff was going on.

Mr. Jimenez: But it is getting money, so it's bringing you extra money, so maybe you should leave it there to keep earning money, instead of just giving one lump sum that is really not going to touch anything.

Ms. Fernandez: From my experience, when you refinance, those funds just sit in your savings account, which is your fund balance, and closer to when your bond is going to be paid off, or the year before, some of my Districts will start creating a cushion in your fund balance that there's a possibility of paying off your bond with that money, so you take that savings account money and you can pay off your bond like one year earlier. So, that's kind of what they do with the fund balance savings account and that's option, which you're better off doing than just taking out that money because your fund balance is also the option, if there's ever a hurricane or an emergency issue that comes up, if that money wasn't anticipated in one of your budgeted line items, that's money you would have to use.

Mr. Lorenzo: Which could create another increase in assessments.

Ms. Fernandez: Yes.

Mr. Jimenez: And that's what I'm saying, since that money is creating more money, we have another backup in case we don't have enough.

Mr. Singh: Yes, but it's going to be there for quite some time but, maybe we could move it to something else and make more interest than where it's currently at.

Mr. Lorenzo: Yes, so a specific account to create more interest, I'll find out.

Mr. Singh: Because if it's going to sit there for another 10 years we could put in something that gains more interest for a longer term.

Mr. Lorenzo: I'll find out for you.

Mr. Crocamo: It's worth it to find out.

Mr. Lorenzo: Yes, I'll find out.

Mr. Crocamo: Because if we could put somewhere else where we could get more interest that would be great.

Mr. Lorenzo: Right but, I'm almost certain that it's in the best possible scenario or case scenario by our accounting team and regulations for CDDs, so I'm almost certain that there is no other option, I mean that it's in the best option right now, but I'll see if there are any better options, if any, within compliance.

Mr. Singh: Ok, thanks.

Mr. Lorenzo: No problem. Any other questions regarding the budget? So, if there are no other questions, in conjunction with the consideration of resolution #2026-02 approving the fiscal year 2027 budget, and setting the public hearing, the next advertised meeting for the Board is May 14th which falls within the compliance of the 60 days, because we have to set the public hearing 60 days out from today under the Florida Statute to go ahead and adopt the budget. So, the next meeting date would be May 14th which would fall within that 60 day parameter, and today is March 12th, so that would give us the 60 days. So, if the Board wants to adopt the budget on May 14th, and the other option would be July 9th, if I'm not mistaken. We're in compliance with the June 15th proposed budget deadline, and I believe if I'm not mistaken it's sometime in September that you need to adopt the final budget, but the earlier we do this the better it is so our accountant team can relay the information to the Tax Collector of Miami-Dade so that we're in compliance on one, and they can make sure it gets added to the TRIM notice. So, I was thinking May 14th, but it's up to the Board.

Mr. Jimenez: Ok.

Mr. Windley: Yes.

Mr. Lorenzo: So, Pedro May 14th works for you?

Mr. Carvajal: Yes.

Mr. Lorenzo: Alright, and Abraham is that good for you?

Mr. Crocamo: What was the question?

Mr. Lorenzo: Does Thursday, May 14th work for you?

Mr. Crocamo: Yes.

Mr. Lorenzo: So, it's very important for the Board to commit to this date because if not we have to start the process all over again, we'd have to readvertise the public hearing and do it all over again. So, as long as we have three of you, we'll be fine, if for whatever you guys can't make it just let me know and I'll reach out to the rest of you just to confirm but, it's very important to be here, or have at least three of you here on May 14th. So, with that said we're going to go ahead and move forward with the consideration of resolution #2026-02 approving the fiscal year 2027 budget and setting

the public hearing for May 14th, at 7:30 p.m. here at the Cornerstone Methodist Church, located at 20740 Old Cutler Road, Culter Bay, Florida 33189. Do I have a motion?

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, Resolution #2026-02 approving the proposed Budget and setting the Public Hearing on May 14, 2026 at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Lorenzo: Moving forward to the acceptance of the audit for fiscal year ending in September 30, 2025 on page 28 you'll see the audit, and it goes through to page 61 if I'm not mistaken. So, Grau & Associates performed the independent audit which is done annually in compliance and according to the accounting principles, nothing was found, everything is in good standing, we have complied with accounting standards, the financial statements for the District were found in good condition. So, unless there are any questions, the Board would make a motion to accept the audit.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Lorenzo: Moving forward to line item No. 6 which is on page 62, we have the discussion of procedures for the general election. As you may know, the general election is set for November 3, 2026 and seats #2, which is Abraham and seat #5, which is Navindra expire in 2026. The qualifying period for the candidates will commence at 12:00 noon on June 8, 2026 and close at 12:00 noon on June 12, 2026. Candidates must qualify for the office of Supervisor with Miami-Dade Supervisor of Elections located at 2700 NW 87th Avenue, Doral, Florida 33172. It's important, and Abraham I'm assuming that you're going to run again for office, and if you are, the same thing with Navindra, make sure you guys know which seat you're in so you guys don't

compete against each other, we've heard a lot of stories where people are running for the same seat number, and one of the seats will stay vacant. So, Abraham, you're seat #2, and Navindra, you're seat #5, and as the time gets closer we will communicate, and if you guys have any questions I'm here, and Gabby is here as well. The qualifying period like I mentioned is June 8, 2026 at 12:00 noon until 12:00 noon of June 12, 2026, and we'll send you guys everything that's required and unless you have any questions, just let me know, but I will send you guys a reminder prior to that.

Ms. Fernandez: Your Form 1 of financial interest is usually due July 1st, however, it's one of the requirements when you qualify so you have to do it essentially by June 1st let's say or do it by that qualifying date because that's one of the things you have to take to them.

Mr. Singh: Ok.

Mr. Lorenzo: Any questions? No, ok.

SEVENTH ORDER OF BUSINESS

Ratification of Services Agreement (Lake and Fountain Maintenance Services) with Southeast Land and Water Management, LLC

Mr. Lorenzo: Moving forward to item No. 7 on the agenda, ratification of the services agreement for the lake and fountain maintenance with Southeast Land and Water Management, LLC, you'll see that on page 62. The agreement has already been signed and executed, this is just a form to go ahead and ratify it. The services commence starting today, and the fountain cleaning will be scheduled soon, I'll let you know what day this month. So, with that, unless any of you have any questions, a motion to ratify would be in place, and this was approved at the last meeting as you guys know, this is just to ratify it, do I have a motion?

On MOTION by Mr. Jimenez seconded by Mr. Crocarno with all in favor, ratifying the Services Agreement (Lake and Fountain Maintenance Services) with Southeast Land and Water Management was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

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

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Ms. Fernandez: Yes, so on page 85 there's a letter from our firm for a fee increase, and your current fee structure has been in place since 2023. The new fee increase would be effective next fiscal year, so October 1, 2026. Your current associate rate is \$225 per hour, and that would increase \$25 per hour to \$250 per hour, and your current partner rate is \$275 per hour, it would increase \$25 per hour to \$300 per hour and this fee increase is done to reflect changes in the CPI.

Mr. Lorenzo: So, the good news is we are projecting not passing \$12,000 and you have \$20,000 in the budget for that, and I don't think there's been an increase from the legal team for a while.

Ms. Fernandez: Since 2023 but probably before that even longer, they're doing a structure increase every 3 years.

Mr. Lorenzo: I think it was 2019 or something like that. So, unless the Board has any questions, a motion to accept the increase would be in place.

On MOTION by Mr. Singh seconded by Mr. Windley with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer

Mr. Lorenzo: Moving forward to the engineer, there's nothing to report from the engineer.

- C. **Field Manager**
 - 1) **Monthly Report**
 - 2) **Discussion and Review of:**
 - a. **Estimate for New LED Color Changing Lights at the Main Entrance with Allstar Election**
 - b. **Estimate for Replacement Hedges along SW 216th Street with Tony's Landscaping**

Mr. Lorenzo: Moving forward to the field manager's report, which is myself as well, you'll see on page 87 my report, and if you want to go to page 88 you'll see some of the updates. The mulch project as you guys know was completed at the beginning of November, and the next mulching is scheduled for the end of March, if not early April, unless the Board advises otherwise. I know we went over this last year, the annuals are doing really well, there's coleus plants that are there for you to review on page 89, we're going to get a combination of coleus but, they do very well in the heat, so these are the ones that you want to get this quarter or term. So, unless the Board wants a specific plant that you see there, I can get a combination of those and replace everything so it looks nice.

Mr. Cracamo: Yes, the coleus are very hardy in the heat.

Mr. Lorenzo: Yes, those are perfect for the heat and those are what's recommended by the landscapers, so we'll get that started soon in time for the upcoming holiday. On SW 216th you saw that there was some construction there, some barricades, and I reached out the county, and I reached out to the company that put the barricades, I never received a response.

Mr. Windley: They're coming.

Mr. Lorenzo: So, I told the landscapers to move it.

Mr. Windley: Ok.

Mr. Lorenzo: So, moving on you'll see some of the grass on page 92, some of the damages they left and some of the areas that are just not doing very well, and then you'll see the after on page 93, it was a couple hundred dollars so it wasn't too much, and it's already been completed, so we're good there, and then just to go back to page 91 you'll see some of the areas right by the curbing at the entrance filled with soil just to make sure that's raised. Then if you guys go to page 94, this is not something that needs to be done but, I just wanted to bring it to your attention to see if this is something

you guys want to plan for the future, or get done now. So, if you go to page 94 you'll see some of the hedges on 216th they're starting to die, if not already dead, or there's spaces where there's no hedges. If you guys want to replace that Tony provided a proposal on page 95 of your agenda package for \$4,250 which will put 80 new arboricolas, 7 gallon. We could put the same green buttonwood that's there now, the problem with the buttonwood is they get affected by whitefly, they also require a little bit of maintenance and sometimes fertilization. The green arboricolas can do well with or without water in hot or cool temperatures, they're very hardy plants and they get green and filled in really nice.

Mr. Singh: For those two open spaces, the arboricolas are 80?

Mr. Lorenzo: No, I was going to take pictures of the whole area but, just to give you some examples, so mostly you're going to see it on the entrance side that's closet to the Turnpike is where you're going to see it. There's some that are already dead and the ones that are dead or brown, or missing, it's going to be filled in with green arboicolas and then as you guys go, you guys can continue to transition the new green arboricolas and eventually it's going to blend with everything else. The lifespan of the hedges are years but, not forever.

Mr. Jimenez: What if we just remove the whole thing?

Mr. Lorenzo: Or you can remove it and put turf, so that's just something for thought, no decision needs to be made, I just wanted to bring it to your attention and see if there was something you guys wanted to do.

Mr. Singh: A lot of that damaged happened from the construction, they were throwing stuff against the wall.

Mr. Lorenzo: I didn't notice anything running into the wall, I did notice the grass, and I tried reaching out to Miami-Dade County and I haven't received a response, I tried reaching out to the contractor and never heard anything, nobody answered. It's unfortunate but, the grass honestly it wasn't that expensive. Does the Board have any questions, if not, we can move on. So, the lake fountains, fountain #1 was having issues again, and this was under warranty, you guys it in June or May of last year, so it's still under warranty. There was no electricity and you can see the pictures on page 97, it actually was a high voltage so once I told the fountain contractor, and the

electrician already thought it would be a problem with the motor, and once I told the fountain company and they said, yes, the motor needs to be replaced. The motor was picked up by your new lake company, and it was around the time that I was calling amateurs and I was getting issues from this lake fountain company doesn't really do installations, they're more of a fountain supplier and they're really up north. So, to expedite it, we were able to secure your new lake company, Southeast, they went and picked it up, installed it, and there is charge for that which \$1,000 which is more or less what Hall Fountains was charging you guys before, and we're waiting to see if it's still under warranty so you guys don't have to pay for that motor. The motor is roughly about \$3,500, so I haven't heard back from them, the old motor has already been delivered to Hall Fountains, and I haven't heard anything back from them since but, I'll follow with them if they don't follow up with me but, just to give you an update. When they went in to look at the fountain, it wasn't as clean as it could be, and that's something that I wanted to bring up to the Board's attention.

Mr. Singh: That's these pictures, right?

Mr. Lorenzo: Correct. So, you see the email that they sent on page 105, I reached out to them and told them we don't think we should be paying for it, and we had orders at the last meeting because they found the fountain dirty again but, he said an algae bloom can happen any time during the year and can stick to the surface and there's different variables why a motor can stop working. We don't know exactly what caused it, and this is something that Hall Fountains is always suggesting to make sure we are proactive with the cleaning to make sure that's not one of the causes, and so through the process of elimination with the devices, and motors and electrical items, we working on it, so I don't know what the Board feels about that.

Mr. Singh: Can we get rid of the fountain?

Mr. Lorenzo: You guys can get rid of the fountain but, I think you're going to get a lot of upset residents, any time that's off, I know that they're reaching out to James about lake #1, and then lake #2 there's a resident that always let's me know it's not working, unless I noticed before that, so one of the good things is, your lakes are very healthy, they're small but, they're very healthy and that circulation of water does help but, you can do the proactive fountain cleaning. Right now what you guys are doing is

quarterly, and we can go to bi-monthly if needed but, it's such a small lake, I don't know that it's necessary, were they doing it right, I don't know, I've been asking for pictures.

Mr. Jimenez: How many times have they changed the pump?

Mr. Lorenzo: That one, the pump in general, or that one?

Mr. Jimenez: That one.

Mr. Lorenzo: That one, this is the second time.

Mr. Jimenez: In the same year?

Mr. Lorenzo: This is the second time within a year, so yes.

Mr. Windley: And it seems like they always break right after the warranty goes.

Mr. Lorenzo: Well, this one is actually still under warranty.

Mr. Jimenez: The point is maybe there's a better pump because otherwise we'll find ourselves with another one.

Mr. Lorenzo: And these things are turning on almost all day, early in the morning until about 11:00 I think at night, so they're on. So, we've been having this issue but, they don't provide pictures.

Mr. Jimenez: So, then it's either the pump or the cleaning, and until we make sure they clean, we don't know if it's the pump.

Mr. Lorenzo: What happens is Hall Fountains is usually the one that comes out to look at it, and when they look at it the motor and the fountain looks like that.

Mr. Jimenez: And that's what I'm saying, if it's not clean enough and the pump takes a crap, then it's because the treatment is not effective because if they tell you, if you clean it four times a year and it's good, then it should be good.

Mr. Lorenzo: Right, and we can always claim maybe it's a bigger lake, maybe it gets dirtier, maybe do it every other month, I don't think we've gotten there yet but, you guys have a new contractor, let's see how it goes with them, and although it was cleaned in January, they're going to clean it this month just to make sure everything is good and ready. They don't need to clean lake #1, that should be fine now but, I'll confirm that, so I'm confident with the new company that you guys should not have this issue. As far as the cleaning, which will help prolong the use of the fountain.

Mr. Jimenez: Yes, and if it builds up within that period, exactly the way it is now then we know we have to increase the cleaning.

Mr. Lorenzo: Correct, which is \$300 a service, right now what we budgeted for is quarterly, \$300 but we can revisit that if the time comes, I'll keep you guys updated as we move along. Does the Board want to move forward with paying that invoice for \$300 to The Lake Doctors, pay it or don't pay it?

Mr. Crocamo: I don't think we should pay them because you know with these winds and everything it was still dirty.

Mr. Jimenez: If we don't pay it, they can come back to us.

Mr. Lorenzo: And this is before you guys signed the contract with them because this was back in January. I just wanted to bring it up to you, I tried to fight it, just to let you guys know but, I wanted to bring it to your attention.

Mr. Jimenez: And they might add a late fee.

Mr. Lorenzo: Ok, so we'll go ahead and pay that invoice. So, I got a little bit ahead of myself, I know we discussed the lights Navindra at the last meeting, so you guys will see a picture on page 98, remember those brackets, those are current light that you have on the top, and the new lights on the bottom you can see that, and they are a little bit more expensive but, this is a local manufacturer of the light, and it's a regular brand, and they really stand by this product, and says that this is a really good light, to go ahead and put 9 new ones. If I'm not mistaken you guys have 9, the total would be \$1,950. Do you have a question James?

Mr. Windley: No.

Mr. Lorenzo: So, unless the Board has any questions, these are for the front entrance and they're color changing as well, they have a really good hardy base, like I mentioned.

Mr. Jimenez: These are going to be out in front?

Mr. Lorenzo: Correct, and that's what is going to stick out of the ground and you can see that base is really thick and they can be changed on an App, and I can see if the App is on a remote controller but, I know he mentioned that they can be changed on an App. Unless the Board has any questions, we can move on, or it's up to you guys if you want to approve the proposal.

Mr. Jimenez: Approved.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, accepting the proposal from All Star Electrical Services to replace 9 LED color changing lights at the main entrance and repair any damages in the amount of \$1,950 was approved.

Mr. Lorenzo: We already went over the estimate for the hedges, so I kind of got that one premature, so unless the Board has any questions we can move to the next item.

D. Manager

Mr. Lorenzo: Moving on to the manager's report, I have nothing to report, aside from what we just discussed about the fountain.

NINTH ORDER OF BUSINESS Financial Reports

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

Mr. Lorenzo: Moving on to the financial reports, tab A is the approval of the check register on page 112, and tab B is the approval of the unaudited financials on page 117. Unless there are any questions or concerns, a motion to approve would be in place.

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

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, I don't see anybody on the phone aside from Abraham, and there's nobody else present here. Does the Board have any requests?

Mr. Singh: Yes, I notice that the hedges above the monuments on both side, only one side of them is getting trimmed, the closest to the Turnpike, and the one on the other side is not getting trimmed. Is it the homeowner that's doing that?

Mr. Lorenzo: So, those hedges are technically inside the homeowners property. What Jordan has told me and Maria has said that the HOA technically owns that area if I'm not mistaken, that meter and the electrical panel that runs there, you guys are down to one conduit, and I think I mentioned that at the last meeting. You guys had two and now there's just one, so when that one goes they would need to go under the street and go back to that same area to bring the outlet, or that meter can be relocated somewhere else, maybe towards the median. So, that's something to keep in mind, which it will be accessible at the median but, you have to protect it.

Mr. Singh: But that's HOA.

Mr. Lorenzo: Correct, it's a HOA meter right now. That hedge has roots because it's a clusia hedge, and that hedge is covering it all, and when he goes to service it he has to, number one, they have to get permission from the homeowner to get back there, and number two, those hedges are covering that area that you can see, growing over the wall.

Mr. Singh: But that side with the meter is one that's getting trimmed nicely but, on the other side it's not.

Mr. Lorenzo: The homeowner is doing it but, I'll double check with the landscapers to see if that's something they've been doing but, I think that's the homeowner as far as I know.

Mr. Singh: Because I think because of the height of it, and it being on a private sidewalk, I think the landscaping company would have better access to that, I don't think the homeowner can reach up that high.

Mr. Lorenzo: Ok. Is there anything else, or any questions?

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Lorenzo: Not hearing any, is there a motion to adjourn?

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

Enclave at Black Point Marina
Community Development District

Approved Proposed Budget
FY 2027



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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$268,233	\$264,912	\$3,321	\$268,233	\$268,233
Interest Income	5,000	5,205	3,718	8,923	5,000
Carry Forward Surplus	40,997	-	40,997	40,997	\$45,285
TOTAL REVENUES	\$314,230	\$270,117	\$48,035	\$318,153	\$318,518
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$1,600	\$1,600	\$3,200	\$6,000
FICA Taxes	459	122	122	245	459
Engineering	7,000	-	3,500	3,500	7,000
Attorney	20,000	6,323	6,323	12,645	20,000
Annual Audit	3,600	3,600	-	3,600	3,700
Dissemination Agent	2,862	1,670	1,193	2,862	3,062
Trustee Fees	5,000	-	5,000	5,000	5,000
Management Fees	42,105	24,561	17,544	42,105	45,052
Information Technology	1,200	700	500	1,200	1,200
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	150	-	63	63	150
Postage & Delivery	500	109	78	188	500
Meeting Room	600	-	600	600	600
Insurance General Liability	10,800	9,507	-	9,507	10,800
Printing & Binding	500	10	208	219	500
Legal Advertising	2,760	434	310	745	2,760
Other Current Charges	500	394	106	500	500
Office Supplies	500	-	208	602	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$105,911	\$49,906	\$37,855	\$88,155	\$109,158

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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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Operations & Maintenance

Field Expenditures

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

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
Approved Proposed Budget
Debt Service Series 2017 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$222,663	\$219,817	\$2,846	\$222,663	\$222,663
Interest Earnings	5,000	8,222	5,873	14,095	5,000
Carry Forward Surplus ⁽¹⁾	177,863	171,734	-	171,734	187,166
TOTAL REVENUES	\$405,526	\$399,773	\$8,719	\$408,491	\$414,829
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	\$359,110	\$(171,944)	\$187,166	\$193,404

⁽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									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Enclave at Black Point Marina Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Enclave at Black Point Marina Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF May 2026.

ATTEST:

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

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Enclave at Black Point Marina Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Enclave at Black Point Marina Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 14th day of May 2026.

ATTEST:

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

Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Enclave at Black Point Marina
Exhibit "B"

Printed:4/29/2026

Folio	O&M
30-6017-023-0010	\$1,176.46
30-6017-023-0020	\$1,176.46
30-6017-023-0030	\$1,176.46
30-6017-023-0040	\$1,176.46
30-6017-023-0050	\$1,176.46
30-6017-023-0060	\$1,176.46
30-6017-023-0070	\$1,176.46
30-6017-023-0080	\$1,176.46
30-6017-023-0090	\$1,176.46
30-6017-023-0100	\$1,176.46
30-6017-023-0110	\$1,176.46
30-6017-023-0120	\$1,176.46
30-6017-023-0130	\$1,176.46
30-6017-023-0140	\$1,176.46
30-6017-023-0150	\$1,176.46
30-6017-023-0160	\$1,176.46
30-6017-023-0170	\$1,176.46
30-6017-023-0180	\$1,176.46
30-6017-023-0190	\$1,176.46
30-6017-023-0200	\$1,176.46
30-6017-023-0210	\$1,176.46
30-6017-023-0220	\$1,176.46
30-6017-023-0230	\$1,176.46
30-6017-023-0240	\$1,176.46
30-6017-023-0250	\$1,176.46
30-6017-023-0260	\$1,176.46
30-6017-023-0270	\$1,176.46
30-6017-023-0280	\$1,176.46
30-6017-023-0290	\$1,176.46
30-6017-023-0300	\$1,176.46
30-6017-023-0310	\$1,176.46
30-6017-023-0320	\$1,176.46
30-6017-023-0330	\$1,176.46
30-6017-023-0340	\$1,176.46
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30-6017-023-0450	\$1,176.46
30-6017-023-0460	\$1,176.46

Folio	O&M
30-6017-023-1210	\$1,176.46
30-6017-023-1220	\$1,176.46
30-6017-023-1230	\$1,176.46
30-6017-023-1240	\$1,176.46
30-6017-023-1250	\$1,176.46
30-6017-023-1260	\$1,176.46
30-6017-023-1270	\$1,176.46
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30-6017-023-1320	\$1,176.46
30-6017-023-1330	\$1,176.46
30-6017-023-1340	\$1,176.46
30-6017-023-1350	\$1,176.46
30-6017-023-1360	\$1,176.46
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30-6017-023-1380	\$1,176.46
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30-6017-023-1420	\$1,176.46
30-6017-023-1430	\$1,176.46
30-6017-023-1440	\$1,176.46
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30-6017-023-1470	\$1,176.46
30-6017-023-1480	\$1,176.46
30-6017-023-1490	\$1,176.46
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30-6017-023-1530	\$1,176.46
30-6017-023-1540	\$1,176.46
30-6017-023-1550	\$1,176.46
30-6017-023-1560	\$1,176.46
30-6017-023-1570	\$1,176.46
30-6017-023-1580	\$1,176.46
30-6017-023-1590	\$1,176.46
30-6017-023-1600	\$1,176.46
30-6017-023-1610	\$1,176.46
30-6017-023-1620	\$1,176.46
30-6017-023-1630	\$1,176.46
30-6017-023-1640	\$1,176.46
30-6017-023-1650	\$1,176.46
30-6017-023-1660	\$1,176.46

Enclave at Black Point Marina
Exhibit "B"

Printed:4/29/2026

Folio	O&M
30-6017-023-0470	\$1,176.46
30-6017-023-0480	\$1,176.46
30-6017-023-0490	\$1,176.46
30-6017-023-0500	\$1,176.46
30-6017-023-0510	\$1,176.46
30-6017-023-0520	\$1,176.46
30-6017-023-0530	\$1,176.46
30-6017-023-0540	\$1,176.46
30-6017-023-0550	\$1,176.46
30-6017-023-0560	\$1,176.46
30-6017-023-0570	\$1,176.46
30-6017-023-0580	\$1,176.46
30-6017-023-0590	\$1,176.46
30-6017-023-0600	\$1,176.46
30-6017-023-0610	\$1,176.46
30-6017-023-0620	\$1,176.46
30-6017-023-0630	\$1,176.46
30-6017-023-0640	\$1,176.46
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30-6017-023-0660	\$1,176.46
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30-6017-023-0890	\$1,176.46
30-6017-023-0900	\$1,176.46
30-6017-023-0910	\$1,176.46
30-6017-023-0920	\$1,176.46

Folio	O&M
30-6017-023-1670	\$1,176.46
30-6017-023-1680	\$1,176.46
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30-6017-023-1960	\$1,176.46
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30-6017-023-2050	\$1,176.46
30-6017-023-2060	\$1,176.46
30-6017-023-2070	\$1,176.46
30-6017-023-2080	\$1,176.46
30-6017-023-2090	\$1,176.46
30-6017-023-2100	\$1,176.46
30-6017-023-2110	\$1,176.46
30-6017-023-2120	\$1,176.46

Enclave at Black Point Marina
Exhibit "B"

Printed:4/29/2026

Folio	O&M
30-6017-023-0930	\$1,176.46
30-6017-023-0940	\$1,176.46
30-6017-023-0950	\$1,176.46
30-6017-023-0960	\$1,176.46
30-6017-023-0970	\$1,176.46
30-6017-023-0980	\$1,176.46
30-6017-023-0990	\$1,176.46
30-6017-023-1000	\$1,176.46
30-6017-023-1010	\$1,176.46
30-6017-023-1020	\$1,176.46
30-6017-023-1030	\$1,176.46
30-6017-023-1040	\$1,176.46
30-6017-023-1050	\$1,176.46
30-6017-023-1060	\$1,176.46
30-6017-023-1070	\$1,176.46
30-6017-023-1080	\$1,176.46
30-6017-023-1090	\$1,176.46
30-6017-023-1100	\$1,176.46
30-6017-023-1110	\$1,176.46
30-6017-023-1120	\$1,176.46
30-6017-023-1130	\$1,176.46
30-6017-023-1140	\$1,176.46
30-6017-023-1150	\$1,176.46
30-6017-023-1160	\$1,176.46
30-6017-023-1170	\$1,176.46
30-6017-023-1180	\$1,176.46
30-6017-023-1190	\$1,176.46
30-6017-023-1200	\$1,176.46

Folio	O&M
30-6017-023-2130	\$1,176.46
30-6017-023-2140	\$1,176.46
30-6017-023-2150	\$1,176.46
30-6017-023-2160	\$1,176.46
30-6017-023-2170	\$1,176.46
30-6017-023-2180	\$1,176.46
30-6017-023-2190	\$1,176.46
30-6017-023-2200	\$1,176.46
30-6017-023-2210	\$1,176.46
30-6017-023-2220	\$1,176.46
30-6017-023-2230	\$1,176.46
30-6017-023-2240	\$1,176.46
30-6017-023-2250	\$1,176.46
30-6017-023-2260	\$1,176.46
30-6017-023-2270	\$1,176.46
30-6017-023-2280	\$1,176.46
30-6017-023-2290	\$1,176.46
30-6017-023-2300	\$1,176.46
30-6017-023-2310	\$1,176.46
30-6017-023-2320	\$1,176.46
30-6017-023-2330	\$1,176.46
30-6017-023-2340	\$1,176.46
30-6017-023-2350	\$1,176.46
30-6017-023-2360	\$1,176.46
30-6017-023-2370	\$1,176.46
30-6017-023-2380	\$1,176.46
30-6017-023-2390	\$1,176.46
30-6017-023-2400	\$1,176.46

TOTAL \$282,350.40



ENCLAVE AT BLACK POINT MARINA CDD



FIELD REPORT



Meeting Date: May 14, 2026

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

LANDSCAPING

- Landscaping services completed by Tony's Landscaping (TL) on March 3rd and 17th and April 2nd and 16th.
- The May landscaping services are scheduled for the 4th and 18th.
- The mulch project was completed. The next mulching is scheduled for late October or early November.
- New Coleus plants were installed and are looking great.
- TL fertilized the palm trees.
- The irrigation system is in good working order.
 - The main line break at 104th Avenue was repaired.
 - New rain sensors, combination locks and latches were installed.
 - Timer #1 is good working conditions.
 - Timer #2 was replaced. System is in good working condition.
- The HOA trimmed the Clusia hedges at both monuments.
- The wooden support (tree stakes) for the new Royal Palm tree will be removed after the upcoming hurricane season.

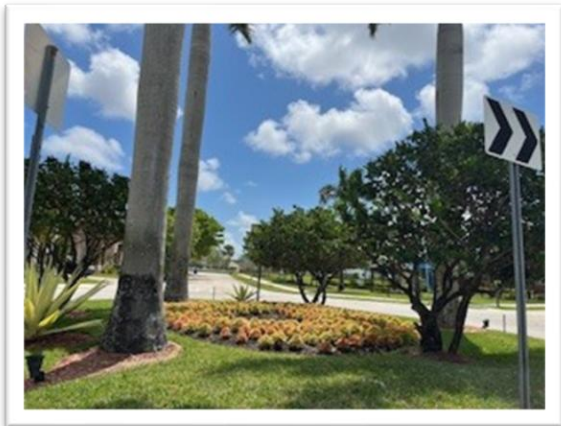


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

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MARINA
(BY LENNAR)*

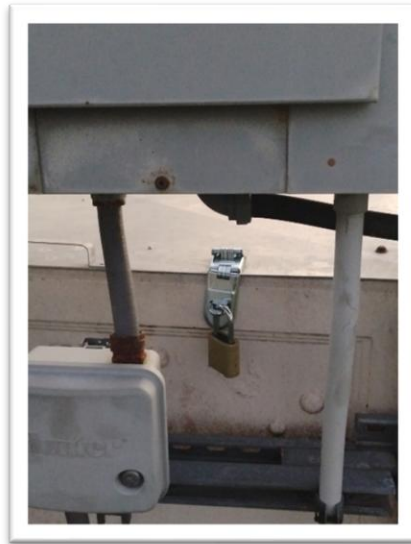
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



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

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(BY LENNAR)*

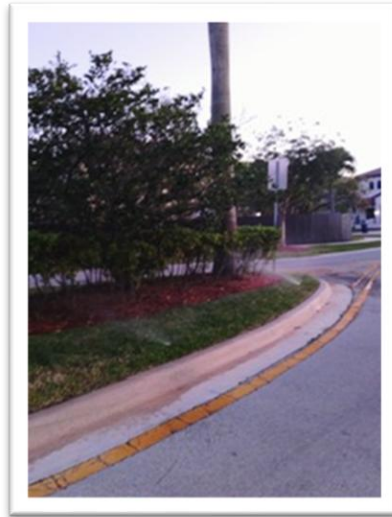
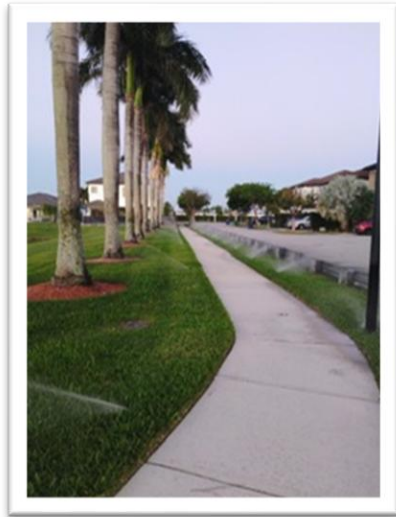
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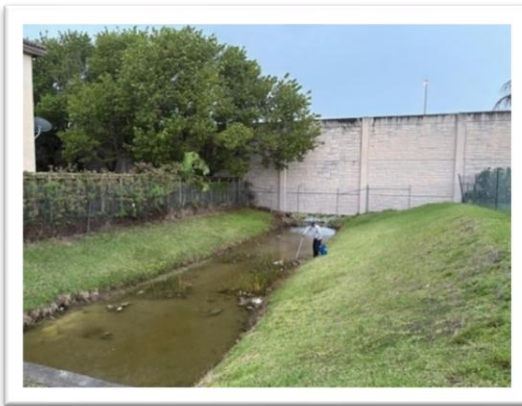
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LAKES & FOUNTAINS

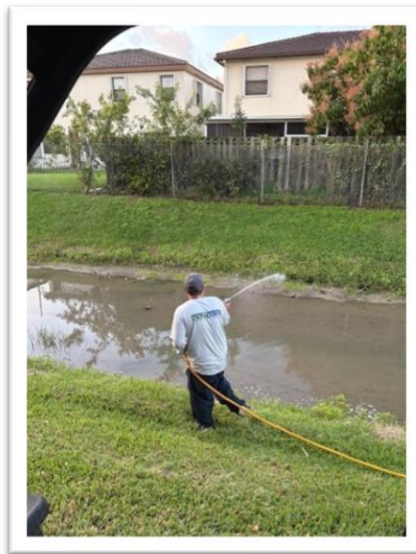
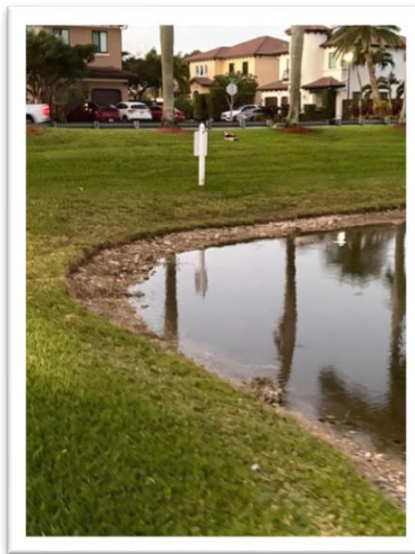
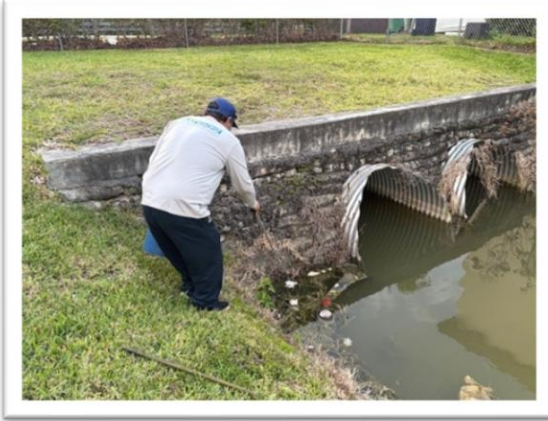
- Lake services provided by Southeast Lake Management (SELM) on March 12th and 25th and April 9th and 22nd. Included was the treatment of algae and subaquatic vegetation. Please refer to the attached service report for more information.
- The May Lake services are scheduled for the 6th and 20th.
- The quarterly fountain cleaning was completed on March 25th.
 - The next cleaning is scheduled for June/July.



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

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

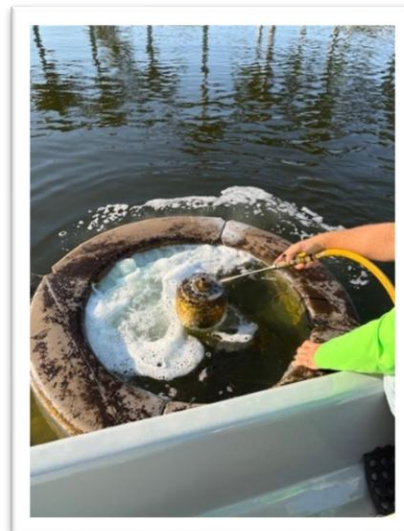
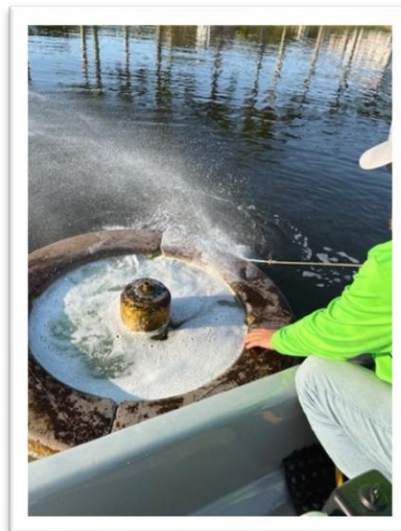
FIELD DIVISION REPORT
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5385 N. Nob Hill Road Sunrise, FL 33351

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

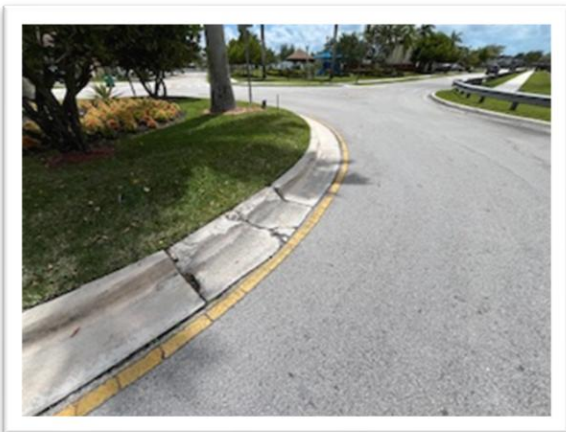
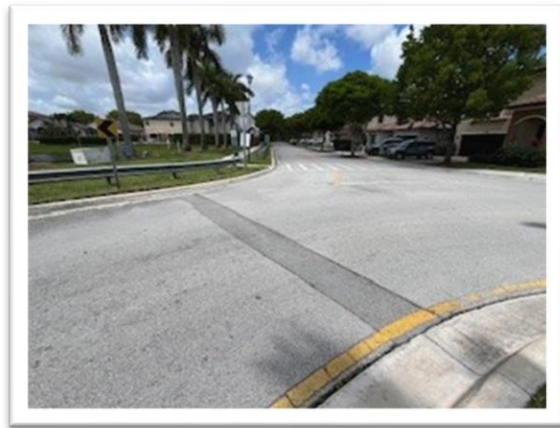
FIELD MAINTENANCE

- Allstar Electric (AE) has placed an order for nine (9) new color-changing lights for the main entrance median. Six (6) of these lights have been received and installed. The remaining three (3) are currently on back order but are expected to be in stock within the next few weeks, if not sooner.



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

- Chandler Contractors provided a proposal to repair the two (2) asphalt locations around the main roundabout and the one (1) curbing repair.



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

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MARINA
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FIELD DIVISION REPORT
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- The gazebo is in good condition.



Governmental Management Services-South Florida, LLC
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Cell Phone 954.643.5104

EXHIBITS

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

Chandler Contractors Inc.
16200 Owasco Circle
Davie, FL 33331
(786) 36-9797

Proposal Date
5/7/26

Proposal Submitted to: _____ Location:
Enclave @ Black Point Marina
3585 N Knob Hill Rd.
Sunrise, Fl. 33351

Job Description
Round About Concrete & Asphalt Repairs

- 1) Demo, removal, hauling & dumping of concrete curb: \$950.00
- 2) Grinding & prepping of asphalt @ 2 locations: \$425.00
- 3) Form & Pour concrete curb: \$1,850.00
- 4) Deliver, apply bonding agent, place & compact hot asphalt: \$750.00

*Not included: Plans, Permits, Engineering, Processing
Owner accepts full responsibility for all costs associated with permits, plans and engineering
Chandler Contractors Inc. will co-ordinate all sub-contractors for a 15% fee.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner. **\$3,975.00**

Respectfully Submitted: x _____ Date: _____

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

General Information:

Date	March 12, 2026
Location	Enclave

Technician(s):

Eric, Matt

Weather Conditions:

Temperature	77	Wind Speed	Calm	Wind Direction	N/A
--------------------	----	-------------------	------	-----------------------	-----

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

Wildlife Observations:

Birds, Ducks, Fish, Turtles

Comments:

Today we treated the lakes and the canal for shoreline grasses. We also picked up trash. Overall the lakes look good there was no algae or aquatic vegetation visible. Please feel free to contact us if you have any questions.

General Information:

Date	3/25/2026
Location	Enclave

Technician(s):

Eric, Matt

Weather Conditions:

Temperature	64	Wind Speed	Calm	Wind Direction	N/A
--------------------	----	-------------------	------	-----------------------	-----

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

Wildlife Observations:

Birds, Fish, Turtles

Comments:

Today we inspected all the lakes and canal. We picked up some trash and cleaned the fountain. Overall the lakes and canal look good no algae, grasses, or aquatic vegetation visible. Please feel free to contact us if you have any questions.

General Information:

Date	4/9/2026
Location	Enclave

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	73	Wind Speed	0-5	Wind Direction	E
--------------------	----	-------------------	-----	-----------------------	---

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

Wildlife Observations:

Fish,Ducks,Turtles

Comments:

Today we inspected all the lakes and picked up trash. The water level was high. Overall the lakes look good.



Preserve & Lake Management FIELD REPORT

General Information:

Date	4/22/2026
Location	Enclave

Technician(s):

Eric/matt

Weather Conditions:

Temperature	73	Wind Speed	15-25	Wind Direction	NE
-------------	----	------------	-------	----------------	----

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

Wildlife Observations:

Fish,turtles,Ducks,Birds

Comments:

Today we inspected all the lakes and canal no algae, shoreline grasses, or aquatic vegetation. We picked up trash coming in from under the wall at the west end of the property. Please feel free to contact us if you have any questions.

BOARD OF SUPERVISORS MEETING DATES
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT
DISTRICT

FISCAL YEAR 2026/2027

The Board of Supervisors of the Enclave at Black Point Marina Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 7:30 PM at the [Cornerstone Methodist Church, 20740 Old Cutler Rd, Cutler Bay, FL 33189](#) on the second Thursday of the following months:

November 12, 2026

January 14, 2027

March 11, 2027

May 13, 2027

July 8, 2027

September 9, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.enclaveatblackpointcdd.com/>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jesus Lorenzo
Manager

Public Search Results

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

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

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

Export to Excel 

Suborganization ▼ Board of Supervisors ▼

PID	FORM YEAR	NAME [^]	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
275388	2025	Abraham Crocamo Jr	• Enclave at Black Point Marina CDD - Board of Supervisors [?]	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings
292117	2025	Andrew Jimenez	• Enclave at Black Point Marina CDD - Board of Supervisors [?]	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings
275389	2025	Navindra Singh	• Enclave at Black Point Marina CDD - Board of Supervisors [?]	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings
265415	2025	James Windley	• Enclave at Black Point Marina CDD - Board of Supervisors [?]	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings

1-4 of 4 Rows per page: 25 ▾
« < 1 > »

[Back](#)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Enclave at Black Point Marina Community Development District**, as described in the attached **MAP**, has **585** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards - FINAL

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

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

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

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

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

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

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

Jesus Lorenzo
District Manager
GMS-SF

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Enclave at Black Point Marina Community Development District

Performance Measures & Standards – Annual Report

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Meeting Dates:

November 13, 2025 – Held

January 8, 2026 – Held

March 12, 2026 – Held

May 14, 2025 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

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

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

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

Result: Standard achieved.

Jesus Lorenzo
District Manager
GMS-SF

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

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

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

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

Result: Standard achieved.

Overall Determination

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

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Enclave at Black Point Marina Community Development District

District Manager: _____

Date: _____

Print Name: _____

Enclave at Black Point Marina Community Development District

Jesus Lorenzo
District Manager
GMS-SF



Memorandum

To: Enclave at Black Point Marina Board of Supervisors

From: District Management

Date: May 14, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

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

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Enclave at Black Point Marina Community Development District

District Manager: _____

Date: _____

Print Name: _____

Enclave at Black Point Marina Community Development District

Enclave At Black Point Marina
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

03/01/26 - 04/30/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
03/01/26 - 03/31/26	1417 - 1423	\$	11,920.41
Autopay	80008		145.76
04/01/26 - 04/30/26	1424 - 1429	\$	38,070.06
Autopay	80009		145.76
TOTAL		\$	50,281.99

Voided Check** 1425

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00044	1/13/26	5315	202601	320	53800	46000		TROUBLESHOOT FOUNTAIN #1	*	250.00		
									ALL STAR ELECTRICAL SERVICES, INC.			250.00	001417
3/06/26	00001	3/01/26	335	202603	320	53800	34000		MAR 26 - FIELD SERVICES	*	1,238.25		
		3/01/26	336	202603	310	51300	34000		MAR 26 - MGMT FEES	*	3,508.75		
		3/01/26	336	202603	310	51300	35100		MAR 26 - COMPUTER TIME	*	100.00		
		3/01/26	336	202603	310	51300	31300		MAR 26 - DISSEMINATION	*	238.50		
		3/01/26	336	202603	310	51300	49500		MAR 26 - WEBSITE ADMIN	*	100.00		
		3/01/26	336	202603	310	51300	42000		MAR 26 - POSTAGE	*	4.44		
		3/01/26	336	202603	310	51300	42500		MAR 26 - COPIES	*	.30		
									GMS-SF, LLC			5,190.24	001418
3/06/26	00051	2/24/26	1881	202602	320	53800	49000		LABOR TO INST FOUNT MOTOR	*	1,000.00		
									SOUTHEAST LAND AND WATER			1,000.00	001419
3/06/26	00032	3/01/26	29030126	202603	320	53800	46201		MAR 26 - PORTER SERVICES	*	1,280.00		
		3/01/26	32030126	202603	320	53800	46200		MAR 26 - LAWN SERVICE	*	2,484.17		
									TONY'S NURSERY & GARDEN			3,764.17	001420
3/26/26	00005	2/28/26	197566	202602	310	51300	31500		FEB 26 - GENERAL COUNSEL	*	500.00		
									BILLING COCHRAN, P.A.			500.00	001421
3/26/26	00040	3/11/26	2096395	202601	320	53800	46300		JAN 26 - FOUNTAIN SERVICE	*	300.00		
		3/11/26	2103735	202602	320	53800	46800		FEB 26 - LAKE MANAGEMENT	*	316.00		
									THE LAKE DOCTORS, INC.			616.00	001422
3/26/26	00051	3/10/26	1935	202603	320	53800	46800		MAR 26 - LAKE MANAGEMENT	*	300.00		
		3/10/26	1939	202603	320	53800	46300		MAR 26 - FOUNTAIN SERVICE	*	300.00		
									SOUTHEAST LAND AND WATER			600.00	001423

ENCL --ENCLAVE-- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/15/26	00005	3/31/26	198136	202603 310-51300-31500	BILLING COCHRAN, P.A.	*	1,527.50	1,527.50	001424	
4/15/26	00018	4/15/26	TAX REC	202604 300-20700-10000	TRANSFER OF TAX RECEIPTS	*	5,456.71			
		4/15/26	TAX REC	202604 300-20700-10000	TRANSFER OF TAX RECEIPTS	V	5,456.71-			
					ENCLAVE AT BLACK POINT MARINA CDD			.00	001425	
4/15/26	00037	3/01/26	766452	202604 320-53800-34500	ENVERA	*	2,223.33	2,223.33	001426	
4/15/26	00001	4/01/26	337	202604 320-53800-34000	APR 26 - FIELD SERVICES	*	1,238.25			
		4/01/26	338	202604 310-51300-34000	APR 26 - MGMT FEES	*	3,508.75			
		4/01/26	338	202604 310-51300-35100	APR 26 - COMPUTER TIME	*	100.00			
		4/01/26	338	202604 310-51300-31300	APR 26 - DISSEMINATION	*	238.50			
		4/01/26	338	202604 310-51300-49500	APR 26 - WEBSITE ADMIN	*	100.00			
		4/01/26	338	202604 310-51300-42000	APR 26 - POSTAGE	*	5.18			
					GMS-SF, LLC			5,190.68	001427	
4/15/26	00032	3/31/26	32033126	202603 320-53800-46202	PALLET GRASS/COLEUS	*	6,918.70			
		4/01/26	29040126	202604 320-53800-46201	APR 26 - PORTER SERVICES	*	1,280.00			
		4/01/26	32040126	202604 320-53800-46200	APR 26 - LAWN SERVICE	*	2,484.17			
					TONY'S NURSERY & GARDEN			10,682.87	001428	
4/15/26	00018	4/15/26	TAX REC	202604 300-20700-10000	TRANSFER OF TAX RECEIPTS	*	18,445.68			
					ENCLAVE AT BLACK POINT MARINA CDD			18,445.68	001429	
TOTAL FOR BANK A								49,990.47		

ENCL --ENCLAVE-- ACOOPER

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/06/26	00038	2/11/26 84956006	202603 320-53800-41500	MAR 26 - INTERNET	*	145.76	
							145.76 080008
4/15/26	00038	3/11/26 84956006	202604 320-53800-41500	APR 26 - INTERNET	*	145.76	
							145.76 080009
TOTAL FOR BANK Z						291.52	
TOTAL FOR REGISTER						50,281.99	

ENCL --ENCLAVE-- ACOOPER

Enclave At Black Point Marina

Community Development District

Unaudited Financial Reporting

April 30, 2026



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9	<u>Assessment Receipt Schedule</u>
10	<u>Check Register</u>

Enclave At Black Point Marina

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 12,235	\$ -	\$ -	\$ 12,235
Accounts Receivable	61	-	-	61
<u>Investments:</u>				
State Board Administration	288,388	-	-	288,388
<u>Series 2017</u>				
Reserve	-	137,123	-	137,123
Interest	-	40,663	-	40,663
Revenue	-	177,665	-	177,665
Principal	-	140,000	-	140,000
Acquisition & Construction	-	-	185,854	185,854
Cost of Issuance	-	-	10	10
Total Assets	\$ 300,684	\$ 495,450	\$ 185,865	\$ 981,999
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -
Fund Balance:				
Restricted for:				
Debt Service - Series 2017	\$ -	\$ 495,450	\$ -	\$ 495,450
Capital Project - Series 2017			185,865	185,865
Unassigned	300,684	-	-	300,684
Total Fund Balances	\$ 300,684	\$ 495,450	\$ 185,865	\$ 981,999
Total Liabilities & Fund Balance	\$ 300,684	\$ 495,450	\$ 185,865	\$ 981,999

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 268,233	\$ 268,233	\$ 264,912	\$ (3,321)
Interest Income	5,000	5,000	5,205	205
Total Revenues	\$ 273,233	\$ 273,233	\$ 270,117	\$ (3,116)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 3,500	\$ 1,600	\$ 1,900
PR-FICA	459	268	122	145
Engineering	7,000	4,083	-	4,083
Attorney	20,000	11,667	6,323	5,344
Annual Audit	3,600	3,600	3,600	-
Dissemination Agent	2,862	1,670	1,670	0
Trustee Fees	5,000	-	-	-
Management Fees	42,105	24,561	24,561	-
Information Technology	1,200	700	700	-
Website Maintenance	1,200	700	700	-
Telephone	150	88	-	88
Postage & Delivery	500	292	109	182
Meeting Room Rental	600	350	-	350
Insurance General Liability	10,800	9,507	9,507	-
Printing & Binding	500	292	10	281
Legal Advertising	2,760	1,610	434	1,176
Office Supplies	500	292	-	292
Other Current Charges	500	292	394	(102)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 105,911	\$ 63,645	\$ 49,906	\$ 13,739

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 14,859	\$ 8,668	\$ 8,668	-
Security	24,000	14,000	6,670	7,330
Internet	1,800	1,050	996	54
Virtual Guard Monitoring	9,500	5,542	-	5,542
Landscape Maintenance	30,000	17,500	17,389	111
Landscape Replacement	20,000	11,667	16,796	(5,130)
Lake Maintenance	10,000	5,833	1,880	3,953
Fountains	7,500	4,375	900	3,475
Repairs & Maintenance	15,000	8,750	2,425	6,325
Irrigation Repairs	5,000	2,917	-	2,917
Pressure Washing	5,000	4,700	4,700	-
Porter Service	15,360	8,960	8,960	-
Capital Outlay/Fountain Replacement	20,000	11,667	-	11,667
Contingency/Tree Trimming	29,000	16,917	10,900	6,017
Property Insurance	1,300	1,179	1,179	-
Subtotal Field Expenditures	\$ 208,319	\$ 123,723	\$ 81,463	\$ 42,260
Total Expenditures	\$ 314,230	\$ 187,368	\$ 131,369	\$ 55,999
Excess (Deficiency) of Revenues over Expenditures	\$ (40,997)	\$ 85,865	\$ 138,748	\$ (59,115)
Net Change in Fund Balance	\$ (40,997)	\$ 85,865	\$ 138,748	\$ (59,115)
Fund Balance - Beginning	\$ 40,997		\$ 161,935	
Fund Balance - Ending	\$ -		\$ 300,684	

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 April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 222,663	\$ 222,663	\$ 219,817	\$ (2,846)
Interest Income	5,000	5,000	8,222	3,222
Total Revenues	\$ 227,663	\$ 227,663	\$ 228,039	\$ 376
<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	\$ 187,000	\$ 187,376	\$ 376
Net Change in Fund Balance	\$ 6,338	\$ 187,000	\$ 187,376	\$ 376
Fund Balance - Beginning	\$ 177,863		\$ 308,074	
Fund Balance - Ending	\$ 184,201		\$ 495,450	

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 April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 4,009	\$ 4,009
Total Revenues	\$ -	\$ -	\$ 4,009	\$ 4,009
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 4,009	\$ 4,009
Net Change in Fund Balance	\$ -	\$ -	\$ 4,009	\$ 4,009
Fund Balance - Beginning	\$ -		\$ 181,856	
Fund Balance - Ending	\$ -		\$ 185,865	

Enclave At Black Point Marina
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 17,821	\$ 222,504	\$ 3,114	\$ 2,260	\$ 3,459	\$ 15,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,912
Interest Income	575	395	618	939	841	931	907	-	-	-	-	-	5,205
Total Revenues	\$ 575	\$ 18,215	\$ 223,122	\$ 4,054	\$ 3,100	\$ 4,390	\$ 16,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,117

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
PR-FICA	-	-	-	61	-	61	-	-	-	-	-	-	122
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	525	803	645	2,323	500	1,528	-	-	-	-	-	-	6,323
Annual Audit	-	-	3,600	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	239	239	239	239	-	-	-	-	-	1,670
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,509	3,509	3,509	3,509	3,509	3,509	3,509	-	-	-	-	-	24,561
Information Technology	100	100	100	100	100	100	100	-	-	-	-	-	700
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	70	5	4	17	4	5	-	-	-	-	-	109
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	9,507	-	-	-	-	-	-	-	-	-	-	-	9,507
Printing & Binding	3	-	0	7	-	0	-	-	-	-	-	-	10
Legal Advertising	434	-	-	-	-	-	-	-	-	-	-	-	434
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	87	58	95	0	47	52	56	-	-	-	-	-	394
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 14,682	\$ 4,877	\$ 8,292	\$ 7,142	\$ 4,512	\$ 6,392	\$ 4,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,906

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	1,238	1,238	-	-	-	-	-	8,668
Security	2,223	-	-	2,223	-	-	2,223	-	-	-	-	-	6,670
Internet	138	138	138	146	146	146	146	-	-	-	-	-	996
Virtual Guard Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	2,484	2,484	2,484	2,484	2,484	2,484	2,484	-	-	-	-	-	17,389
Landscape Replacement	-	9,878	-	-	-	6,919	-	-	-	-	-	-	16,796
Lake Maintenance	316	316	316	316	316	300	-	-	-	-	-	-	1,880
Fountains	300	-	-	300	-	300	-	-	-	-	-	-	900
Repairs & Maintenance	2,175	-	-	250	-	-	-	-	-	-	-	-	2,425
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	4,700	-	-	-	-	-	-	-	-	-	-	-	4,700
Porter Service	1,280	1,280	1,280	1,280	1,280	1,280	1,280	-	-	-	-	-	8,960
Capital Outlay/Fountain Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency/Tree Trimming	9,900	-	-	-	1,000	-	-	-	-	-	-	-	10,900
Property Insurance	1,179	-	-	-	-	-	-	-	-	-	-	-	1,179
Subtotal Field Expenditures	\$ 25,933	\$ 15,334	\$ 5,456	\$ 8,238	\$ 6,464	\$ 12,667	\$ 7,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,463
Total Expenditures	\$ 40,615	\$ 20,211	\$ 13,748	\$ 15,379	\$ 10,976	\$ 19,059	\$ 11,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,369
Excess (Deficiency) of Revenues over Exp.	\$ (40,040)	\$ (1,996)	\$ 209,373	\$ (11,325)	\$ (7,876)	\$ (14,669)	\$ 5,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,748
Net Change in Fund Balance	\$ (40,040)	\$ (1,996)	\$ 209,373	\$ (11,325)	\$ (7,876)	\$ (14,669)	\$ 5,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,748

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	\$137,123.21	
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%

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2017 Service</i>	<i>Debt</i>	<i>Total</i>
11/12/25	\$ 2,153.05	\$ 86.12	\$ 20.67	\$ -	\$ 2,046.26	\$ 1,118.11	\$ 928.15	\$ -	\$ 2,046.26
11/17/25	15,071.35	602.84	144.69	-	14,323.82	7,826.76	6,497.06	-	14,323.82
11/18/25	2,046.81	107.45	19.39	-	1,919.97	1,049.10	870.87	-	1,919.97
11/28/25	15,071.35	602.84	144.68	-	14,323.83	7,826.76	6,497.07	-	14,323.83
12/05/25	409,079.50	16,362.81	3,927.17	-	388,789.52	212,440.64	176,348.88	-	388,789.52
12/19/25	19,377.45	775.08	186.02	-	18,416.35	10,062.98	8,353.37	-	18,416.35
01/08/26	4,306.10	129.18	41.77	-	4,135.15	2,259.51	1,875.64	-	4,135.15
01/08/26	1,129.65	33.90	10.96	-	1,084.79	592.75	492.04	-	1,084.79
01/26/26	-	-	-	479.65	479.65	262.09	217.56	-	479.65
02/06/26	4,306.10	129.18	41.77	-	4,135.15	2,259.51	1,875.64	-	4,135.15
03/11/26	6,459.15	64.59	63.95	-	6,330.61	3,459.14	2,871.47	-	6,330.61
04/15/26	27,989.65	193.77	277.95	-	27,517.93	15,036.22	12,481.71	-	27,517.93
04/15/26	1,129.64	-	11.30	-	1,118.34	611.08	507.26	-	1,118.34
04/22/26	\$0.00	\$0.00	\$0.00	\$107.61	107.61	107.61	-	-	107.61
					-	-	-	-	-
TOTAL	\$ 508,119.80	\$ 19,087.76	\$ 4,890.32	\$ 587.26	\$ 484,728.98	\$ 264,912.26	\$ 219,816.72	\$ -	\$ 484,728.98

98.33%	Percent Collected
\$ 8,612.20	Balance Remaining to Collect