



Griffin Lakes
Community Development District

www.griffinlakescdd.com

Danielle Christie, Chair

Benny Barak, Vice Chairman

Teresa West, Assistant Secretary

Anina Venuti, Assistant Secretary

Karen Warfel, Assistant Secretary

May 7, 2026



Griffin Lakes

Community Development District

Agenda

Seat 5: Danielle Christie – (C)	
Seat 3: Benny Barak – (V.C)	
Seat 1: Teresa West – (A.S.)	
Seat 2: Anina Venuti – (A.S.)	
Seat 4: Karen Warfel – (A.S.)	

Thursday
May 7, 2026
9:00a.m.

The Villas at Harbor Isles HOA Offices
2317 Clipper Place, Fort Lauderdale, FL 33312

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Meeting ID: 293 482 562 570 60 and Passcode: 7Hk9Tr69
+1 872-240-4685 and Phone Conference ID: 678 855 603#

1. Roll Call
2. Approval of Minutes of the April 2, 2026 Meeting – **Page 3**
3. Consideration of Shoreline Erosion Proposals for Lakes 1 and 2
 - A. Landshore Enterprises, LLC – **Page 28**
 - B. Ecological Improvements – **Page 32**
 - C. 2 Part Proposals
 - 1) Crosscreek Environmental, Inc. – **Page 42**
 - 2) The Dock Experts, LLC – **Page 45**
4. Consideration of **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 59**
5. Discussion of Lake Restoration Project
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field – Monthly Report – **Page 73**
 - D. Manager – Discussion of CDD Flyer – **Page 76**
7. Financial Reports
 - A. Approval of Check Register – **Page 79**
 - B. Approval of Unaudited Financials – **Page 81**
8. Supervisors Requests and Audience Comments
9. 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: <https://www.griffinlakescdd.com>

**MINUTES OF MEETING
GRIFFIN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Griffin Lakes Community Development District was held on Thursday, April 2, 2026, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Danielle Christie	Chairman (by ZOOM)
Benny Barak	Vice Chairman
Teresa West	Assistant Secretary
Karen Warfel	Assistant Secretary
Anina Venuti	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Patrick Burgess	District Manager
Jason Gitel	Governmental Management Services
Angel Camacho	District Engineer (by phone)
Amber Venzal	HOA Property Manager
Nicole Vernon	Resident (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
March 5, 2026 Meeting**

Mr. Burgess: Moving on to item No. 2 on the agenda, approval of the minutes of the March 5, 2026 meeting, I believe Ginger does have some corrections.

Ms. Wald: I just saw some typographical errors on page 12, it says, POL, and I don't even know what that is but, it should be E&O, then on page 15, instead of ran, it should be rain, so minor stuff. Page 33 it says emails addresses, it should just be email addresses, and I will give those pages to Patrick.

Mr. Burgess: Are there any other additions, or corrections?

Ms. West: No.

Mr. Burgess: So, I'll take a motion to approve the March 5, 2026 meeting minutes with District Counsel's edits.

On MOTION by Ms. West seconded by Ms. Warfel with all in favor, the Minutes of the March 5, 2026 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS

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

Mr. Burgess: Moving on to consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget.

Ms. Wald: Do you want to take the engineer first?

Mr. Burgess: Yes, they can kind of go hand in hand, so we'll start with District Engineer and Angel is on the phone, he has a little bit of a time constraint, he needs to stop at 9:30, so I'd like to just get his input and any questions for him first before he has to go.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Burgess: So, Angel are you able to hear us?

B. Engineer

Mr. Camacho: Yes, good morning. So, I have two updates, the first update is regarding the shoreline restoration, we've engaged about 3 to 4 different contractors for proposals. We received only two and we're still waiting on a third to provide the bulkhead replacement, so I don't have any documents to share, I wanted to get that third proposal so we could evaluate and review it in the next meeting.

Mr. Burgess: Are there any questions or concerns with that?

Ms. West: So, when are we actually going to be able to start this?

Ms. Wald: You have to choose a contractor.

Ms. West: I thought we actually already had that.

Mr. Barak: So did I.

Ms. Wald: No.

Mr. Burgess: We have used Landshore for your initial project, that's who you're most comfortable with but the Board wanted to get additional bids.

Ms. West: Ok, that's fine.

Mr. Burgess: And Angel is close to that but, wants to get the third bid in order to put it on the agenda for you guys to look at which would be the May meeting is what he's saying.

Ms. West: I think my concern is everybody is saying they already had to pay the money, so now they're sort of anxious to see something going on out there.

Ms. Wald: Yes, but remember the District has to collect the money to pay for it, and it takes at least until January, February, and some people don't pay their taxes until March to make sure that money is there.

Mr. Barak: And this wasn't from last year?

Ms. Wald: Yes, but it gets paid this year.

Ms. Warfel: We approved doing the assessment last year, and then it go added to the tax bill for this year.

Mr. Barak: Ok.

Ms. Warfel: And then you don't collect it until the new year.

Ms. Wald: Right, and keep in mind I had a question with the proposal that Landshore had because it changed through time based upon really the analysis of your lakes, whether that exceeded the statutory threshold, and we needed the District engineer to use the most updated engineering formula to see what the amount was because it changes every year, the Statute just provides \$300,000 and then you use this format that all these engineers have these wonderful books and they look it up, so we need to know that number because it was well in excess of obviously \$300,000 and we knew it was in the \$400,000 range, maybe \$500,000 range but, until we had that number we couldn't state whether this Board by law had to go out for competitive bidding. That determination has been made but, this Board said, you know what, let's get the three proposals, if we can get three proposals because we don't want to overspend and we want to make sure that we are being good stewards financially. So, I think that was why and that's what Angel is doing for you and he's just waiting for one more, so I would say to you, by the next meeting, and we hoping it was this meeting but, by the next meeting

you'll have those three proposals, Angel would have reviewed them, provided his analysis to you then you can make that decision. Once you make that decision as to which of the contractors, we'll do the same type of contract, basically we'll just update it, that we did already from the other ones, get it executed quickly and then they can schedule to start doing the work.

Mr. Barak: So, I'm just curious, the sum has already been predetermined as far as what was charged on the taxes?

Ms. Wald: As to the amounts that you're paying, it was included the budget that you passed, which we're in that fiscal year right now, because you have to have money to do this. So, it was based upon the estimate that you originally had from Landshore.

Mr. Barak: So, if somebody comes with a lower amount what happens with excess funds?

Ms. Wald: They go into your reserve account that you can utilize and you can utilize that reserve account which is why we're going to talk about the budget for next year to offset that budget for next year, so aka, you could reduce your taxes.

Mr. Barak: Ok, right.

Ms. Wald: So, that's where you're going and the answer to that is yes, and you will go into that when we go into the budget.

Mr. Barak: Ok.

Mr. Burgess: Yes, so let's talk about that, with the remaining lake projects but, as far as lakes #1 and #2 project, you have the initial bid from Landshore and he is just obtaining three proposals, let's put them on the agenda and you'll have a week in advance to look at it and we'll talk about it with the Board at that time.

Mr. Barak: Ok.

Mr. Burgess: So, everyone is ok with the May meeting for that?

Ms. West: I'm ok with it.

Mr. Burgess: Angel, do you have anything else on the shoreline restoration project?

Mr. Camacho: No, that was it for the shoreline restoration. The second update is regarding the pending outfall cleaning, so both vendors, one being Raptor Vac and the other Hedley working in tandem to clean the remaining three outfalls. They did run into some conflicts with silt being back into the pipes, we do have a field meeting, Patrick and

I next week with the contractors to determine what the issue is and what type of corrections can be made, so that's still pending.

Mr. Burgess: Any questions or concerns on that? We'll definitely have more information at the next meeting, I had a long call yesterday with Hedley and Raptor Vac and we'll meet on site with Angel for us to get eyes on everything and have a better understanding of what the current issue is and what the solution is. Anything additional on that Angel?

Mr. Camacho: No, that's it.

Mr. Burgess: Is there anything else, or what time do you have to leave the meeting?

Mr. Camacho: No, I can stay for a few minutes just in case there are any more questions.

Mr. Burgess: Ok, we appreciate it.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing (Cont.)

Mr. Burgess: Ok, so we'll jump back to item No. 3 again, consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing, and that starts on page 38 of your package. So, basically what had previously happened with last year's budget is there was \$1,000 assessment to collect funds to start the project for lakes #1 and #2. Now, the goal is always to reduce that back to the prior assessment, no increase, but that's for discussion, it's up to the Board on how, if I can handle that, and as you're aware there's still remaining lake projects after lakes #1 and #2 for the future, there's nothing immediately urgent but there's the bulkhead on lake #3, there's bulkhead replacement on lakes #4 and #5, so I think there is still a little bit of lake projects available and I want that to be understood when you guys are considering increasing or decreasing. So, this is something where you can definitely table it for May and have more information and think about it more because it does not need to be approved at this meeting but, it's something that the Board should discuss and figure out how we want to proceed.

Ms. West: I think we better table it, we have a lot of things going on besides that and I think that everybody is getting, I mean they can't handle another assessment, I don't think, so as long as we can wait and everything looks, and we're ok with it then I think that's what we should do.

Mr. Burgess: I think it's smart too, there's no rush to get this approved today, you can take it home and take a look at it and think about it, I don't think you would increase more, I think it would be either keeping it the same, or lowering it whatever amount but, as Angel stated in the engineering report with Landshore, they mentioned 2027, 2028 for lake #3 bulkhead, and replacement of that is upwards of \$400,000.

Mr. Barak: For just lake #3?

Mr. Burgess: Yes, the lake #3 bulkhead itself to do the Proloc Omega, kind of like we're doing on these bulkheads, they won't be wood, they'll be that Proloc Omega system, Landshore proposed \$388,000 and that's not doing the shoreline restoration, which is just a small piece of shoreline but, there's still a lot of projects ahead of you.

Mr. Barak: What did we pay for lakes #1 and #2 again?

Mr. Burgess: I don't have the number in front of me.

Mr. Barak: \$400,000 something?

Ms. Wald: Yes.

Mr. Barak: So, why is lake #3 so much?

Mr. Burgess: Well because it would be the entire bulkhead, the entire bulkhead around, or 95% of it.

Mr. Barak: Isn't it a small lake?

Mr. Burgess: It is a small lake but, as far as the material, the Prolco Omega system, and correct me if I'm wrong Angel but it's like a 50 year product, maybe longer, so the long term investment compared with just replacing it with wood but, as far as the research into it, the focus has been on lakes #1 and #2 to completing that and then really understanding the next step. I think the point is that you have a couple more projects still and it's best to discuss strategy with the Board with your assessment.

Mr. Barak: And what else beside the bulkhead for lake #3?

Mr. Burgess: So you have like maybe a 4' width of grass around lake #3 and now when it rains it's completely submerged so that's still in discussion, I talked to Landshore yesterday about it and just what the product would be there, if you put sod it's eventually

going to die, it's going to become weeds and it's going to be mushy, so that part of it is still kind of in the works.

Ms. Warfel: Can you do just a higher wall, like could the bulkhead actually be like almost a wall, like a seawall, can you do that too?

Mr. Burgess: I think that would be a question for Angel, I don't know if you could change the design of what's there.

Mr. Camacho: Per city code you mean?

Ms. Warfel: Structurally, I'm asking, I don't know if that's made to do that or if there's a way, I think it would help protect those houses around that.

Mr. Burgess: It's like raising the bulkhead height basically, and I'm not sure, did you hear that question Angel?

Mr. Camacho: I'm sorry what was the question?

Ms. Wald: For lake #3, the area where the sod dies out and stays submerged when lake #3 is redone, as opposed to having that area be the same, is it possible to have it similar to what you already have in existence when it gets redone to increase it, and we're calling it a wall, we know it's a bulkhead but, we're calling it a wall, is it possible to use that type of methodology for that area, that's the question, and I know you can't see anything as far as the picture.

Mr. Camacho: Yes, so I think they have different ones that you could propose for the Proloc Omega system, so as long as it doesn't exceed that 4' fence around the residents homes, we could propose a wall to that same height as opposed to re-adding the chain fence. So, essentially you'd have a 4' wall behind the resident homes and then down to the shoreline, that could be proposed. Obviously, it will incur more costs but, that is an option as well.

Mr. Burgess: And I think the only time that there's, I mean I've seen it pretty high but, the one time we had the major flooding, and I'm sure that would be the highest, or another storm like that but, like he said, it would just cost more.

Mr. Barak: Because there's more material.

Mr. Burgess: Yes, but I think once we complete #1 and #2, you'll have a better visualization of what the product is and have a better understanding of everything, it's definitely a long term investment to do that but, there's still a lot to discuss and that's kind

of my point of tabling this and getting more research done in order for you guys to make the best decision for the community.

Ms. Warfel: Maybe we can have our future topic of just kind of discussing what we have left and go through it, with some preliminary information so we know what we're looking at for the menu and what we might want to do over there, and maybe next year is not the year with the roof assessment going on but, we need to plan and have what we're going to do over the next couple of years to make sure that we address all the situations before it becomes catastrophic and we have to do it.

Mr. Burgess: Ok, I understand and then also with the current landscape maintenance, you know there's some increases there with the tree trimming, additional mulching prices, so you can see the field line items have some increases here and there, the lake maintenance vendor went down but, there's increases with your potential landscape vendor because the numbers were from so long ago, and there wasn't a lot of increase on their side but, this can be tabled and we can discuss it more, and we can try to get more information on the remaining projects and bring it back to the May meeting.

Ms. Warfel: And I saw a few increases like you said, for costs but, where does that money come from because our assessment is not going up in the proposal, right?

Mr. Burgess: Yes, and what are you referring to?

Ms. Warfel: There were a couple that went up by a decent amount, I don't remember but, how did you account for the cost increases with not increasing the assessment, where was that covered, was it reduction in other replaces, or is it contingencies and reserves?

Mr. Burgess: Yes, I was looking at that with the accountant, and I have to go back through my notes to see exactly where because I thought it was with our contingencies and reserves but, I'd have to double check with the accountant.

Ms. Warfel: Ok.

Mr. Burgess: I can definitely let you know.

Ms. Warfel: Ok.

Ms. Wald: So your capital projects, I think what we're hearing from you is do you have a forecast and maybe some kind of a sheet, hand it out to everybody in advance, an estimate as to the capital projects that you know that you're going to have on the horizon

let's say in the next 5 years because your bonds are going to defease at the end of 2033 which would be paid off.

Mr. Barak: And what does that mean?

Ms. Wald: That means you're going to save some money, when you look at, and let me get to the page, when you look at your amortization schedule is in the budget, and then you go to the next page.

Mr. Burgess: And it's page 49 of the agenda.

Ms. Wald: Alright so you have when you finish your debt assessment, your debt assessments for fiscal year 2027 are listed at \$666.56, that's your debt portion, that's your bond, so when that's paid off, when your bonds are paid off, then in 2033 if this number stays static, that's going to disappear.

Mr. Barak: Right.

Ms. Wald: So, when that disappears you no longer have that, then all you have on your taxes again, special assessments from the CDD is going to be your operation and maintenance. So, when your forecasting out the next, because we're talking about 2027, so when you're forecasting out the next 5 years, you can keep that in mind as well and be able to explain that to people, yes you still need to do these projects but, come this date, this money we don't have to collect. Yes, ma'am?

Ms. Warfel: Can't we just pay that off at this point?

Ms. Wald: No, so the way it's set up in the bond docs is you cannot utilize normally, it depends, and we'd have to go back and look at your bond document first of all, can you do an early payment, that's always the first question, can there be an early payoff, so that would have to be answered, and then two, you can't raise assessments on your operation and maintenance to pay off everybody's debt. So, everything comes from the actual bond contract itself to see if it can be done, and then from there you make that determination of how could we pay. So, there are other funds that you have in debt account, sometimes, that can be utilized, that could be looked into but, keep in mind that I think you still owe \$3.5 million, so you still own that total as a District, not personally.

Ms. Warfel: Right, so if we wanted in theory.

Ms. Wald: If you could.

Ms. Warfel: Right, if we could in theory, even if we took a loan.

Ms. Wald: Well, this already is a loan, so keep in mind, and let me take a couple of steps back. So, your bonds are in essence, they're like your mortgage, the CDD's mortgage and I put it into mortgage terms, the CDD's mortgage because that's how I think of it, and that has to be paid off in 30 years, you take a 30 year loan, and we refinanced over the years, and so right now when you look at this page, you're paying a great rate, you're only paying 2.54%, you're not going to get rate, and we do bond refundings with the CDD, it's a refinancing, we're at like 5.25% at the best, so you're not going to get better than this. So, number one, fantastic rate, keep it, I would not recommend even if you could refinance to refinance but, to answer your question, let's say for whatever, you had a doc and some type of debt reserve and you can pay this next year, just for sake of argument, and then that would disappear but, I don't think you can, and I'm let's say, 95% sure that you're not going to have that option, just the pure amount that is still owed but, as you get closer in time, it is potentially possible to defease, or pay off the bonds, a year early, two years early, if that money is in the debt reserve fund.

Ms. Warfel: Next question, so once we get, now it's 2033, and we paid it off, now what happens to the CDD?

Ms. Wald: The CDD stays in existence until it's dissolved and this is always a question that people ask, can that happen, and the answer is yes, you can dissolve the CDD, but the CDD has to divest itself of any ownership of any of the infrastructure. So, in this CDD, all we own are the lakes, you don't own anything else, we have an easement, we take care of it, but you don't own it. So, in this instance when your debt is paid off, you could proceed forward with the dissolution by going to the City of Dania Beach and say, hey all we have now are these lakes, if the condo association, because the city is not going to want to take them, but if the condo association is willing to take on the ownership and responsibility of the lakes at that period, then we can do it. I would asked the city, you take it, because we can't take it to the city, but you'd take it to the city, and you immediate give it to the condo association, they will be responsible for it, they will be the permittee, because they own everything else, terminate the easement that we have because we have the right to terminate the easement with the condo association, and the we would move forward with the city and getting an ordinance to dissolve the District. At that point, you no longer have on your taxes that special assessment for the CDD because the CDD doesn't exist anymore, that can happen. Here's the caveat, here's why

some CDDs want to continue on, even though they've paid off their bonds because they have the ability to raise the money on their taxes when there's something that needs to be done that's a public improvement, such as your lakes, such as doing this rebuilding, such as being able to collect that money because it is on your taxes. The CDD, also because it's a governmental entity, has a state-wide mutual fund agreement and is able to in times of emergency utilize those vendors, it has the ability to add FEMA money when we have hurricanes, again, there are benefits, and so I give everything out to my clients, I'm dissolving my client but, it is something I have done but, I always want everybody to understand the pro and cons when we get to that, and it is completely up to this Board whoever this Board is in 2033 to make that decision.

Ms. Warfel: But what happens if money has continued to be collected?

Ms. Wald: Well, what we do is if we're going to be down this route as we get to that time period, we bring in down, we try to use the reserves to keep the budget and not really have any money gone on as to an assessment on the taxes or a very low amount and then we dissolve the District, and we have to pay off certain things when we dissolve the District. If there's money left over, that money is then returned to every single homeowner.

Ms. Warfel: Ok.

Ms. Wald: We try to get it as close to zero as possible.

Ms. Warfel: So, those assessments that used to be \$1,000 before we had additional monies added for these different projects, will continue to go down.

Ms. Wald: Exactly.

Ms. Warfel: And as a realtor I'm need to know this because when homeownerships change.

Ms. Wald: And it's good to be on this Board because then you know exactly what's happening.

Ms. Warfel: Yes, absolutely, ok.

Mr. Barak: I'm sorry, you mentioned that during catastrophic events, emergencies or whatever, we have the ability in terms of the CDD, has the ability to help with stuff that happens in the community?

Ms. Wald: No, what I said was, the CDD has the ability to get bonds from other places, from other governmental entities in a quicker basis to use those bonds for CDD improvements.

Mr. Barak: Ok.

Ms. Wald: So for instance, let's say you have 100 CDDs trees, a hurricane comes, and they've all been knocked down, the CDD has the ability through the state-wide mutual fund, or emergency funding agreement, to grab one of those vendors, say please come, cut these trees down, take them away for that set amount, and then you apply to FEMA for those funds for reimbursement, that's why you always have that reserves for reimbursement of what you expended, so just emergency.

Mr. Barak: Right, and I'm just thinking back to the great flood here, and the fact that we had no help at all, zero, for like a week.

Ms. Wald: But you also have to remember with flooding events it's got to be, and I remember, it was not catastrophic, so it wasn't catastrophic meaning it didn't meet that qualification, and there are different levels for all occasion, and yes we were under water, and a lot of people were stuck but, it was also a short term thing, and that's the difference.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Wald: So, let's just put that away.

Mr. Barak: Ok.

Ms. Wald: But in that regard, it's for what can you do in that time period and since everything was flooded it wasn't like you could pump out to an area that was already flooded but, you didn't have the ability to do that.

Mr. Barak: And all the vendors were busy anyway so if you're going to try to get somebody, so that's why it's kind of a moot point.

Ms. Wald: Exactly.

Mr. Burgess: Well, I appreciate all the information, and I think we're going to table resolution #2026-02 and prepare this budget and bring it back to May meeting and try to have as much information as we can from the engineer and the lake vendors just to best assist you guys with the assessment moving forward, so we'll go ahead and do that.

FOURTH ORDER OF BUSINESS Discussion of:

A. Procedures for the General Election

Mr. Burgess: Now, moving on to discussion of procedures for the general election on page 50. So, seats #1 and #2 are up for election this year, and the qualifying period will commence at 12:00 noon on June 8, 2026 and close at 12:00 noon on June 12, 2026. Seats #1 and #2, which are Teresa West and seat #2 Anina Venuti, so you must qualify and run for your seat again if you're interested.

Ms. Wald: So, the Supervisor of Elections, if you go on their website all the information is there, you have to fill out their form, and tell them you are seeking your seat for the election, and you have to provide the oath of office, but all the documents are there. You have to do the Form 1 again which is good because then you won't have to do it in July because you're doing it now and then you will, and of course you just did your Form 1, or hopefully you just did your Form 1, and you need to if you haven't, and then you have to pay \$25 but, you have to do it during that time period, so everything is done on the Supervisor of Elections website.

Ms. West: And you only have like a week I think.

Mr. Barak: Four days.

Ms. Venuti: When is it?

Mr. Barak: It says will commence at 12:00 noon on June 8th and close at 12:00 noon on June 12th.

Ms. Venuti: I'm leaving on the 9th.

Ms. Wald: Well, you can do it, go on their website, and I don't have all the Supervisor of Elections requirements memorized, they're all different, and there is a way to do it without having to physically be present but, you have to go on the website because they're all different.

Mr. Barak: What does that mean they're all different?

Ms. Wald: Every single Supervisor of Election has a different requirement.

Mr. Barak: I know but we've been doing this for years, and I've always had to physically go in.

Ms. Wald: Well, go on the website and you'll see, Miami-Dade County allows you to do it electronically.

Mr. Barak: Yes, so I would check that out.

Ms. Venuti: Alright, so the website of the Supervisor of Elections.

Ms. Wald: Hold on, so like I said, the Broward County Supervisor of Elections website, and then if you need help you can call Patrick or me.

Ms. Venuti: Ok.

B. CDD Flyer from Supervisor Warfel

Mr. Burgess: Alright, moving on to item No B of discussion, CDD flyer from Supervisor Warfel, I know we discussed this flyer and I didn't know if you guys wanted to do edits or post it on the website.

Ms. Warfel: I think there's some update because we've done stuff that says will do, and I do think it would be helpful because I know it was brought up at the last meeting, and there's a lot of confusion out there what is the CDD still, what did we do, what are we doing, so I think this could help at least with that and then my other thought was when we plan, and what we want to do in the future, so we can put something out so that people know, ok this is what our 5 year plan is, so they're not surprised by assessments or not seeing work and why we're doing what we're doing.

Mr. Barak: This is really good, you made this?

Ms. Warfel: Yes, I did.

Mr. Burgess: It is very informative, and if you'd like to send any edits, I mean there's some updates to GMS staff on there, some edits we can make whenever you guys are ready to add it to the website just let me know.

Ms. Warfel: I mean I'll put your name on to it.

Mr. Barak: Is that meeting passcode always the same by the way for TEAMS?

Mr. Burgess: It should be now.

Mr. Barak: Ok, that's good.

Mr. Burgess: Yes, typically it's a recurring meeting number, so we'll get that revised and bring it back for you guys to look at.

Ms. Venzal: I just wanted to say something about that, once those edits are made, and I will double check with the condo Board but, if you guys want to send it to me I don't think it will be an issue for me to E-blast it to the community as well.

Ms. Warfel: That would be awesome, thank you Amber.

Mr. Burgess: Thank you Amber.

C. Website Services

Mr. Burgess: So, going to the website services, I talked to my office about what the websites services that the District has with GMS and basically you have the bare standard website services, what is required to be on the website by Florida Statutes. You don't pay for anything additional, like some of our Districts have very well put together websites but, this one is basic as it gets. I know there were questions about adding the financial reports, but in the agenda packages that we add it has the financial reports and when we have those meetings they're added and they're approved, so basically I think it's redundant to have the financials packages on there, so I just wanted to make that clear we're going to remove the financials reports and just upload the agenda packages to the website. As long as you guys have no issues with that, I just wanted to make that clear for you all.

Ms. Warfel: That is fine for the record, we all are nodding our heads here.

Mr. Burgess: Ok.

FIFTH ORDER OF BUSINESS

**Ratification of Interlocal Agreement
for Uniform Collection Non-Ad
Valorem Special Assessments**

Mr. Burgess: Then moving on to the ratification of Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments on page 51.

Ms. Wald: So, this was done a while ago, we had to, otherwise we wouldn't have been on the tax roll two years ago I think or 1 or 2 years ago. So, we used to not have a Tax Collector in Broward County, the Property Appraiser's office did everything, it become a constitutional office so we have a Tax Collector. So, the Tax Collector wanted a new agreement since they didn't have one, and we had to track down all the old stuff, and successfully with Jennifer McConnel, of GMS, and thank you to my assistant who was able to go in the deep files of our office to find everything, we were able to put it together and have it done. So, it was already executed, Danielle executed it for us, and it was already provided to the Tax Collector, and of course it's already on your tax bill. So, this is motion to ratify the actions that were taken of the Interlocal Agreement with the Tax Collector.

Ms. Venuti: I had a question, the Exhibit A, is not our District, it's for a CDD in St. John's County.

Ms. Wald: Did they attach the wrong one, it says Griffin Lakes on mine.

Mr. Burgess: Keep going.

Mr. Wald: Oh, that's a typo, what one was attached?

Ms. Venuti: St. John's County.

Mr. Wald: Well, the roll was attached.

Ms. Venuti: Well, I just wanted to have somebody double check if it's correct.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Wald: I think what happened is when it got merged together, because I don't anything about Marshall Creek, so I don't know how that happened, so let's, just put a note to Jennifer that for some reason that Exhibit A that's attached, is the wrong one, but for some reason I don't know how that happened, so we'll get that corrected but, the key to this is ratify the execution of the actual agreement and notifying that there needs to be a correction as to the legal description that's attached to the resolution, that is an incorrect legal description. So, do a motion based upon that correction to be made.

On MOTION by Ms. Warfel seconded by Mr. Barak with all in favor, ratifying the Interlocal Agreement for Uniform Collection Non-Ad Valorem Assessments as amended with the correct legal description attached as Exhibit A was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Burgess: Moving on to attorney for staff reports.

A. Attorney

Ms. Wald: Nothing to report.

B. Engineer

Mr. Burgess: Engineer, I'm not sure Angel is still on the line, do you have anything or not? Looks like he's gone.

C. Field

1) Monthly Report

2) Consideration of Proposals to Remove Green Buttonwood on Mariner Ct/Neptune Ln

a. Cutters Edge

b. Just Call James, Inc.

3) Pricing for Hotel Meeting Rooms

Mr. Burgess: We'll move on to field report, Jason.

Mr. Gitel: Ok, it's pretty short today. If you look at that first picture on page 89, so we met, and did a drive through with our landscaping consultant, and this tree right here, it's right on Neptune Lane and Mariner Court, starting at that corner, that is a green buttonwood and it looks like it was hit by a truck on the top, it's leaning over and it just going to continue to lean and it's causing a hazard.

Mr. Barak: You're talking about this?

Mr. Gitel: Yes, you see how it's leaning.

Mr. Barak: Oh, that's not growing like that?

Mr. Gitel: No, well, they can grow but, it was hit if you look at the top on the left picture, that's bark that was hit, like a truck driving by.

Mr. Barak: Oh, I see.

Mr. Gitel: So, it was hit again, and they requested that we get it removed. I have proposal here.

Ms. Warfel: I just want to make mention because I've been watching and trying to catch this guy, there's a Fed Ex guy that comes in here that has almost caused a head on collision with me, not only in the community but, also on Stirling Road and I've been watch every time this Fed Ex truck comes in here, I wouldn't doubt that's who hit this.

Mr. Barak: I don't think that's high enough.

Ms. Warfel: Well, let me tell you this, the big Fed Ex truck that comes in here and this guy just moves his truck in all different directions and flies around in here like he's driving around in a mini cooper, so I would be surprised.

Mr. Gitel: Well, taking this down is going to help.

Ms. Warfel: Some of these delivery guys are like really aggressive and it's very dangerous because there are little kids in the community like toddlers and stuff go around.

Mr. Burgess: Right, and it could be just the condo association, or the Sheriff's office should be able to assist you with that, we won't have any way to resolve that.

Ms. Warfel: Right, I understand, but I'm just mentioning it among everybody here because this is the probability.

Mr. Gitel: So, we got a proposal, and the whole tree is going to be gone, it's going to be cut flush at the bottom, so that was what was recommended that we get that done.

Mr. Warfel: It probably shouldn't have been growing there anyway.

Mr. Gitel: So, we got two proposals but, why don't we actually finish this and then we can go over the proposals, so that's that, and then on the bottom you see the, they're called dotter vine, and you see that on the next page I've highlighted that in yellow at Clipper and Harbor Isles, it's growing off the hotel street, leaning over into our property. So, those are extremely invasive vines, they straggle everything, so it's important that we try to get those removed because it's starting to lean over into the clusia over there. So, we went to the hotel, me and Cutters Edge and we stopped by and talked to someone over there and asked what is their plan there, we need to get this done because it's coming from your property, what can we do. So, we sent an email and I sent a follow up email, so we're staying on top of it and we're watching on our end, so it's not that horrible at the moment but, we need to take action on our end to at least get stuff off our side, so we need to do what we need to do. So, nothing at this moment but, we're trying to get the hotel to take care of it.

Ms. Venuti: Dotter vine is all over, it's right behind my house.

Mr. Gitel: If you can show me or send me a picture that would be great.

Ms. Venuti: Ok.

Mr. Gitel: And send me the address too that would be perfect.

Ms. Venuti: Ok.

Mr. Barak: If there's additional labor involved to remove that which is coming from the hotel can you get reimbursed by them?

Mr. Gitel: We're trying to figure out what they want to do, and they need to take care of it.

Mr. Barak: I mean what if they continue dragging their feet and nothing is done?

Mr. Burgess: We can definitely maintain our side but, we're trying to reduce the cost by the CDD if the hotel can do their job of just removing it but, any time something is leaning over from another property we would just cut straight up.

Mr. Gitel: And we're going to try to completely get rid of it, so that's all we have to report on that one. Then the lake vendor, the new lake vendor starts on Monday actually, Southeast Land and Water Management. So, the removal for the green buttonwood, we have two proposals, Cutters Edge is \$2,400 and our other vendor that we use, Just Call James, is \$875.

Ms. Warfel: And you're happy with the other vendor?

Mr. Gitel: Yes, and he's done personal work for us and he's done business work for us also.

Mr. Burgess: Yes, he's licensed and insured, he's a certified arborist, we just felt that Cutters Edge price was really ridiculous based on what we needed.

Mr. Barak: And they're doing so much other work on the property you would think they give us a better price.

Mr. Gitel: Yes, but this is like an individual thing.

Mr. Barak: But this says roystonea regia palm, is that the same as green buttonwood?

Mr. Gitel: Oh, you know what, my apologies.

Mr. Burgess: The handout is for something separate, so go to the agenda.

Mr. Gitel: My apologies.

Ms. West: Isn't it \$1,200?

Mr. Gitel: Yes, it is, it's \$1,200, my apologies.

Mr. Barak: Oh, I see it, ok.

Mr. Gitel: So if we could get a motion to have that taken care of ASAP.

Mr. Burgess: So, you want a motion for Just Call James, is that what the Board is in favor of?

Ms. West: Yes.

Mr. Burgess: Ok, so it would be a motion for Just Call James to remove the green buttonwood on Mariner Court and Neptune Lane.

Ms. Wald: And just to make it clear for the record the amount is \$1,200.

Mr. Gitel: Yes.

On MOTION by Ms. West seconded by Ms. Venuti with all in favor, accepting the proposal from Just Call James to remove the green buttonwood at Mariner Court and Neptune Lane in the amount of \$1,200 was approved.

Mr. Burgess: And just to note on that, we consider this a hazard removal, if we need our arborist to provide that he can, I mean the tree shouldn't be leaning, they're going to lean and eventually they can fall and we don't want that to fall on a car or a person, so it's considered a hazard removal and we can consider options of replacement and where that will be, but it's not like an oak tree, it's just a green buttonwood, and if mitigation for it is required it would be very minimum.

Ms. West: So, we don't have to replace it.

Mr. Gitel: Correct.

Mr. Burgess: Well, typically you want to replace a tree if you remove it, we just feel like it's urgent to get it removed and then do the next step to replace.

Ms. Venzal: I think I can just forward the certificate of insurance, and their license, they may also have that listed so I'll check for that.

Mr. Gitel: Yes, we can get that. Then the other one, sorry for the confusion, so this was a handout, this one right here, this is Just Call James and Cutters Edge again, and Cutters Edge, for some reason it's not in the agenda here but, out on Griffin Road, on our property is a royal palm that is dead, the whole top fell off, it's just a blank tree, so we talked to our landscape consultant again and Cutters Edge actually brought it to our attention and they said, yes, it should definitely be taken down because it is a hazard. So, a lot of times they think it should be replaced, but at this time due to the hazard we can hold off on replacing it because we need to have somebody say, this is why we did this and we don't have to replace it at the moment. So, Cutters Edge to take that palm down is \$2,750 and Just Call James is \$875.

Mr. Barak: Where is the logic behind any of this?

Ms. Wald: Well to be fair, Just Call James have done multiple projects and they're arborists.

Mr. Burgess: Right, he's an arborist, he owns a company, and it's a smaller company, there's probably a lot more overhead with Cutters Edge but, we sent this to an

arborist that we work with that helps with our field managers and he owns a landscape company and he said that a ridiculous price, so he's like you should definitely reach out to other vendors and we're just doing our due diligence for you guys, we thought it was high, and we wanted to not make this complicated and just get that hazard removed and move forward and this is the best option with him at this time.

Mr. Barak: I mean can he do landscaping too, I mean it's a no brainer, he can do both of those jobs for less than one quote that Cutters Edge was offering for one tree.

Mr. Burgess: So is there a motion for Just Call James to remove the royal palm?

Ms. Venuti: I make a motion for Just Call James.

Mr. Burgess: Alright, so that's a motion to remove the dead royal palm on Griffin Road with Just Call James for \$875.

On MOTION by Ms. Venuti seconded by Ms. West with all in favor, accepting the proposal from Just Call James to remove one dead royal palm at Griffin Road including stump grinding in the amount of \$875 was approved.

Mr. Gitel: Then the next item, I don't know what page it is for you guys but, if you scroll down I think it's page 94, and this right here is, we were looking around for possible places to move the meetings to, having another location, so there's three locations that I have located on here, and I called them and this is the pricing for each meeting.

Ms. Warfel: Why can't we do it here?

Mr. Burgess: If the Board is interested, it's been brought up a few times and we just wanted to bring it up again, there was some research by Juliana and we just wanted to bring it back now that Jason and I are with the District but, it's totally up to you guys if you want to entertain it but, it's not urgent. I think you have a fine meeting space but, we wanted to give you guys options just in case it's something you guys reconsidered, so it's totally your call, it's not urgent, it doesn't have to be done, just if you're interested we can do more research or we have these available options, but it's going to be a cost. I don't believe the District pays anything for this office.

Mr. Gitel: So, you can see the prices on there and they have everything that each place has and what we need, if we are interested then I would take the next step and

take a look at the actual rooms to confirm that this is ok for us but, I just wanted to bring that up.

Ms. West: We used to have it at Dania Beach.

Ms. Wald: Right, they won't let us do it there anymore.

Ms. West: Ok, I know that we tried, and I know that they're always so busy, and we also used to do it at the library.

Mr. Burgess: Well, if it's something down the road maybe you guys are interested in I think we can bring it back but, given the higher priorities maybe with the projects coming up, and some other expenses it may not be necessary, but just know if you guys want to we can do the leg work to get options. Are there any questions on that?

Ms. West: No.

Mr. Barak: Like I know for like when we did the budget meeting, so maybe like a one time thing possibly but, I don't see any reason why we would do it normally.

Mr. Burgess: You do have option three on here, and that's \$400 and that was a bigger room, Ginger and I were at that room.

Ms. Wald: The Board asked for this a while ago so they're just following up on what was requested, it's not that you have to do it.

Mr. Barak: Got it.

Mr. Gitel: Yes.

Mr. Burgess: So, it's there if you guys ever want it.

D. Manager

- 1) Monthly Landscape Maintenance Services Agreement with Cutters Edge**
- 2) Email Discussion with Resident Regarding Lake Bank Restoration Project**

Mr. Burgess: We'll go ahead and move on to item D, manager, so monthly landscape maintenance services agreement with Cutters Edge, I started a conversation with them after the last meeting, and it took them until last night to send me the proposal. I didn't even go over it, Ginger hasn't looked at it either to draft an agreement. I don't know if you guys even want to stay with Cutters Edge, I think it really depends on your budget. I think as far as the District's landscaping responsibilities it's very straight forward, it's detailing your hedges, mowing around the lake banks and mowing Anglers Avenue and it's just detail work. They'll do irrigation inspections, tree trimming and mulching would be additional proposals, as you've seen, they're not really honoring their

prior year's prices but, at this time we're paying them monthly to do what they're doing and if the Board wants to entertain additional bids, we can do our best to get that and narrow it down with our budget but, it took them an entire month to get me a proposal for their current services and I haven't looked at it yet and I was just a little disheartened by that honestly but, it's up to you guys, we can bring it back once we have it, or we can get additional bids.

Ms. West: You know we talk about Cutters Edge I think at every meeting and probably what that is because the HOA has Cutters Edge too, so we don't want two different groups in there because one will say he did it, they did it, she did it. So, even though ours is a little bit cheaper, and I loved to get another company but, it's all about the money and they always automatically put a 3% increase on us which I have no idea why they do it but, that's the rules and regulations, so I think it's also going to be up to the HOA.

Mr. Burgess: And that's what kind of stalled us last time doing the research and getting you proposals is that, you want the best number and joint effort with the condo association, and the CDD can get that number with tree trimming and mulch but, it didn't really work out that way and I think you're going to get good numbers from the right person anyway but, I think at this time we continue the services. I will provide the proposal to Ginger to draft an agreement then at least we'd have an agreement for what they're currently doing and then when it comes time, I just think we have to do a little more research.

Ms. West: I do too but, I also think that you need to talk to Cutters Edge about learning how to blow the debris because they're blowing everything back into the bushes, and every time you talk to them about it it's going nowhere.

Mr. Burgess: I understand we will talk to them again but, at this time I think it's important to at least get an agreement in place for what they're currently doing and then moving forward but, I just have to look at the proposal to make sure it's what the budget currently allows and it's not over that, and do a little bit of that leg work, so we'll bring back an agreement hopefully at the May meeting.

Mr. Barak: And I think the problem always came down to that Cutters Edge was always substantially cheaper, it was like \$10,000 or \$20,000 it was like almost half the price, now I don't know if new companies have emerged over the last couple of years that

could potentially rival so to speak the rates the Cutters Edge provides us but, the question is are you willing to pay double to get better service.

Mr. Burgess: Right, that's the question, I think you would definitely see an increase with outside vendors that we would trust to do the job based on other Districts and how well they do, so I think it all boils down to what you're willing to pay, and what you're currently paying and going from there, so we can research more.

Mr. Barak: Yes, and even like what you did here with, you went out, you got a quote from somebody else for tree removal so you're kind of saving money here, you're not necessarily going with them for everything but, for the most part I can't say it's been that bad.

Mr. Burgess: Yes, and I think it's their crews that may not do things great all the time, I think Michael and Alex have been doing well for us but, they make mistakes here and there like everyone but, we'll be on top of them for the minor details and definitely make sure that we're not saying yes to every bid they give us, we're outsourcing to get you the best cost.

Mr. Barak: Ok.

Mr. Burgess: Alright, well we'll bring that back to the May meeting. Then item #2 under manager is the email discussion with resident regarding lake bank restoration project. I received a lot of questions about projects and I did my best with Juliana and the engineer to answer the questions as best as we possibly could. Typically I like to respond to residents and be as transparent as I can and help out with questions but, there was a lot of time and effort put into this email and it won't always be this way but, I just wanted you guys to see the questions, our answers, and to understand that I speak on behalf of the Board when we get emails and I let them know facts of what's going on, and a lot of times this is going out of our way to do a lot of research and time where it's typically it's a public records request and it's what's available to provide but, like I said, I want to be as helpful as can be but, there's a lot of time spent on this information and wanting to provide the correct information. So, I just wanted you guys to have that and it be in the record of everything that was answered. Are there any questions on that? Not hearing any questions or concerns on that we can move on to the next item.

SEVENTH ORDER OF BUSINESS Financial Reports

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

Mr. Burgess: Moving on to financial reports, the check register and unaudited financials are in your package if there are any questions we can answer those, otherwise a motion to approve will take place.

On MOTION by Ms. Warfel seconded by Ms. West with all in favor, the Check Register and the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Burgess: Moving on to Supervisor’s request. Are there any Supervisor’s requests? It looks like on the call we have Nicole, Nicole, do you have any questions or comments, and the Board allows 3 minutes for those questions, so go ahead.

Ms. Vernon: I don’t have any questions, thank you.

Mr. Burgess: Ok, great, thank you Nicole. Amber do you have anything?

Ms. Venzal: I just had one question do you know anything about signage?
(inaudible comment)

Mr. Burgess: I could definitely find out for you.

Ms. Venzal: Ok.

Mr. Burgess: I can talk to the engineer and see if we could give you a possible answer.

Ms. Venzal: Thank you.

NINTH ORDER OF BUSINESS Adjournment

Mr. Burgess: Alright, is there a motion to adjourn?

On MOTION by Ms. Warfel seconded by Mr. Barak with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts

Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Griffin Lakes Community Development District
c/o: Alvarez Engineers
Attn: Mr. Angel Camacho
8935 NW 35 Lane, Suite 101, Doral, FL 33172

PROPOSAL #4336

Revised Date: 4/24/2026

Project: Shoreline Restoration for Lake 1 and Lake 2

PRODUCT DESCRIPTION
<p>Eco-Filter Tube™ (EFT) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.</p>

PRODUCT DESCRIPTION
<p>Since Profextru developed Prolock Omega it has become the leading environmentally sound product for use in sheet-pile constructions. The combination of plastic and untreated softwood provides unprecedented advantages: it is extremely durable above the waterline and extremely strong below the waterline. The variable length of both the piles and the plastic boards facilitate numerous constructions. If extra rigidity and strength are required, durable hardwood piles or steel tubular piles can be used. The plastic boards have a dark brown, long-wearing top layer with its unique UV protection, guaranteeing a lifespan of at least 50 years.</p>

JOB SCOPE
<p>Landshore® will install Eco-Filter Tube™ (EFT) as follows: One (1) Submerged Tube to reaffirm the underwater shelf; One(1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Clean sand fill material will be imported from an offsite location. An erosion control mat will be installed over the base tube to assist with sod rooting and to prevent material displacement from wave or rain action.</p> <p>Landshore® will remove the existing wooden bulkhead and replace it with the Prolock Omega sheet pile system, providing a more durable and sustainable shoreline barrier.</p> <p>Landshore® will update the Erosion and Sedimentation Control Plan for Lakes 1 and 2, incorporating the design and installation of the new retaining wall.</p> <p>As part of this scope, we will also prepare and submit an application to Broward County for review and approval of an Environmental Resource License (ERL).</p>




Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts

Shoreline stabilization/Environmental Engineering/Construction Management

d/b/a Erosion Restoration, LLC

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>LAKE</u>	<u>TYPE OF REPAIR</u>	<u>Unit</u>	<u>Estimated Quantities</u>	<u>Unit Cost</u>	<u>Total</u>
1	Mobilization / General preparation		Lump Sum	1	
	Clearing and Grubbing		Lump Sum	1	
	Grading and Shaping		Square Feet	9,176	
	Regular Excavation / Embankment		Cubic Yards	138	
	Installation of EFT				
	<i>EFT 1x6' Cir. Sacrificial Tube</i>		Linear Feet	1,156	
	<i>EFT 1x7.5' Cir. Base Tube</i>		Linear Feet	1,147	
	<i>EFT 1x7.5' Cir. Submerge Tube</i>		Linear Feet	938	
	Installation of Prolock Omega				
	<i>Prolock Sheet Pile (6' long)</i>		Square Feet	1,050	
	<i>Prolock Cover Cap</i>		Linear Feet	175	
	<i>Wooden Pilings (10' long)</i>		Each	106	
	Geotextile		Square Feet	1,400	
	Turf Reinforcement Mat-C125 Coconut		Square Feet	15,255	
	Sod (Turf to match existing)		Square Feet	16,446	

TOTAL JOB COST - LAKE 1

\$213,470.00

cont.




Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts

Shoreline stabilization/Environmental Engineering/Construction Management

d/b/a Erosion Restoration, LLC

2	Clearing and Grubbing	Lump Sum	1
	Grading and Shaping	Square Feet	9,830
	Regular Excavation / Embankment	Cubic Yards	116
Installation of EFT			
	EFT 1x6' Cir. Sacrificial Tube	Linear Feet	983
	EFT 1x7.5' Cir. Base Tube	Linear Feet	983
	EFT 1x7.5' Cir. Submerge Tube	Linear Feet	1,028
Installation of Prolock Omega			
	Prolock Sheet Pile (6' long)	Square Feet	1,230
	Prolock Cover Cap	Linear Feet	205
	Wooden Pilings (10' long)	Each	124
	Geotextile	Square Feet	1,640
	Turf Reinforcement Mat-C125 Coconut	Square Feet	21,501
	Sod (Turf to match existing)	Square Feet	15,708
	Demobilization	Lump Sum	1
TOTAL JOB COST - LAKE 2			\$218,960.00
TOTAL JOB COST - LAKE 1 AND LAKE 2			\$432,430.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts

Shoreline stabilization/Environmental Engineering/Construction Management

d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

5% Booking Date	\$21,621.50
20% Mobilization Date	\$86,486.00
65% Progress of Completion	\$281,079.50
10% Completion of project	\$43,243.00

Terms: Net 15

Interest will be charged at 1.5% per month on past due invoices

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities within or outside the shoreline easement if as-built drawings or accurate utility locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 45 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
6. Landshore® is not responsible for any damages to the work by any natural disaster.
7. Any sod activities, such as watering, is to be administered by Owner(s).
- 8. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
9. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines.

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date



GRIFFIN LAKES - ALVAREZ ENGINEERS

PROPOSAL BY ECOLOGICAL IMPROVEMENTS



PHOTO: QUEENS GRANT, HILTON HEAD SC

WELCOME

**GIANCARLO
ALVAREZ ENGINEERS
GRIFFIN LAKES**

Giancarlo,

Ecological Improvements appreciates the opportunity to provide the enclosed proposal for shoreline stabilization and restoration at Lake 1 and Lake 2.

Based on review of the provided scope, both waterbodies are experiencing shoreline instability resulting in ongoing bank loss, sediment movement, and degradation of the shoreline edge. If left unaddressed, these conditions will continue to impact both the functional performance of the system and the overall appearance of the lakes.

The work outlined in this proposal is intended to restore shoreline geometry, reinforce the banks structurally, and establish a stable, long-term edge condition across both waterbodies. This includes a combination of grading, structural stabilization, geotextile reinforcement, and vegetative restoration to create a system that performs reliably under changing water levels and hydraulic conditions.

Ecological Improvements will provide all labor, equipment, materials, and supervision necessary to complete the work in a coordinated and controlled manner. The scope includes site preparation, clearing, regrading of shoreline slopes, installation of stabilization systems, and restoration of disturbed areas. Where required, a sheet pile retaining system will be installed to provide additional structural support in areas needing a more rigid solution.

The project will be executed in a phased sequence to maintain stability throughout construction, minimize disturbance, and ensure a consistent final condition across both lakes.

We appreciate the opportunity to assist with this project and look forward to supporting the long-term performance and stability of Lake 1 and Lake 2.

Ryan Burchard
Director Of Sales
(774) 217-8197
Ryan@Ecologicalimprovements.Com



PROJECT UNDERSTANDING

Ecological Improvements has reviewed the provided scope for the Lake 1 and Lake 2 shoreline restoration project.

Both waterbodies are experiencing shoreline instability driven by wave action, fluctuating water levels, and loss of structural edge support. Left unaddressed, these conditions will continue to result in bank retreat, sediment displacement, and long-term loss of functional storage and aesthetic value. This project presents an opportunity not only to stabilize the shoreline, but to restore proper geometry, reinforce the system structurally, and establish a resilient edge condition designed to perform under future hydraulic stress.

Ecological Improvements will provide all labor, equipment, materials, and supervision necessary to complete a full shoreline stabilization and restoration system for both Lake 1 and Lake 2.

PROJECT SCOPE

MOBILIZATION AND SITE PREPARATION

- Mobilization of crews, equipment, and materials
- Coordination of site access and staging areas
- Installation and maintenance of temporary erosion and sediment controls
- Protection of adjacent infrastructure and landscaped areas

CLEARING AND GRUBBING

- Removal of vegetation, organic material, and debris within work limits
- Disposal of unsuitable material in accordance with local regulations
- Preparation of shoreline areas for grading and structural installation

GRADING AND EARTHWORK

- Regrading of shoreline slopes to restore design geometry
- Excavation and placement of embankment materials
- Import and placement of clean sand fill for structural and tube systems
- Compaction to achieve stable and uniform subgrade conditions

Special care will be taken to ensure smooth transitions between existing grades and restored shoreline elevations to prevent future failure points.

SHEET PILE RETAINING SYSTEM (WHERE APPLICABLE)

- Removal and disposal of existing wooden bulkhead systems
- Installation of new sheet pile wall system designed for long-term performance
- Installation of cap and anchoring system for structural stability
- Use of corrosion-resistant materials suitable for freshwater environments

This portion of the system will provide a rigid structural solution in areas requiring enhanced stabilization

GEOTEXTILE / SHORE MESH AND SURFACE STABILIZATION

- Installation of geotextile fabric soil stabilization
 - Installation of turf reinforcement matting along all restored slopes
 - Placement of sod to match existing site conditions and provide immediate stabilization
-

PROJECT SCOPE

PERMITTING AND REGULATORY COORDINATION

- Coordination and updates to erosion and sediment control plans
- Support for Environmental Resource License (ERL) permitting process
- Coordination of required inspections
- Preparation of project close-out documentation

QUANTITY SUMMARY

Work includes restoration across both Lake 1 and Lake 2 consisting of:

- Approximately 19,000 SF of shoreline grading
- 5,000 LF of geotextile/shore mesh installation
- 2,200 SF of sheet pile wall installation
- Roughly 36,000 SF of turf reinforcement matting
- 32,000 SF of sod installation

PROJECT APPROACH

This work will be executed in a controlled sequence to ensure stability at all stages:

- Establish erosion control and access
- Perform clearing and shoreline preparation
- Execute grading and earthwork operations
- Install geotextile tube systems
- Install sheet pile systems in designated areas
- Complete fine grading and stabilization • Install turf reinforcement and sod

This phased approach ensures the shoreline remains stable throughout construction while minimizing turbidity and disturbance to the waterbody.

PROJECT PRICE

PROJECT TOTAL FOR WORK DESCRIBED: \$1,165,031.43

TOTAL: \$1,165,031.43

THE AGREEMENT

CONDITIONS

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless Ecological Improvements LLC for the consequences of such services.
 2. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances. Pricing is subject to a 8% inflation rate per year.
 3. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work
 4. This proposal shall be valid for 30 days.
 5. If Ecological Improvements LLC is required to enroll in any third-party compliance programs, invoicing or payment plans that access fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to Ecological Improvements LLC.
 6. Ecological Improvements LLC will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workmans's Compensation at its own expense.
 7. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing and accepted in its entirety by authorized representatives of both Ecological Improvements LLC and the CUSTOMER.
 8. Ecological Improvements, LLC. Shall not be responsible for acts beyond its reasonable control, including adverse soil and/or water conditions, adverse weather conditions, unavailable materials, Each party will be excused for a delay of performance under this Agreement if such delay is due to vandalism, acts of war or terrorism, transportation restrictions, strikes, embargoes, acts of God (including, but not limited to, fires, floods, hurricanes, tsunamis, earthquakes, mudslides and severe weather), government orders, or failure of transportation or communications carriers (each a "Force Majeure Event") for the period of such delay, provided that the party seeking such delay promptly informs the other party of the difficulty encountered and resumes its responsibilities as promptly as practicable.
 9. Customer shall permit Ecological Improvements, LLC. without additional consideration to CUSTOMER, to take photographs or video at the project site of both completed work and work in progress.
-

CONTINUED

10. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, then that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this Agreement shall remain in full force and effect
11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
12. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity.
13. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.
14. No Rights of Set-Off. In no event shall CUSTOMER be entitled to offset against any payment due or to become due to Ecological Improvements LLC under this Agreement.
15. Attorney's Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.

END OF AGREEMENT

Terms and Liability

- Owner to provide unrestricted access to work areas during stated work hours.
 - Delays caused by unforeseen site conditions or weather events may require change order and schedule extension.
 - Work limited to scope described
-

CUSTOMER ACCEPTANCE

The above prices, specifications and conditions are hereby accepted.

TOTAL: \$1,165,031.43

50% Mobilization Deposit: \$582,515.71

30% Upon Project Start: \$349,509.41

20% Upon Project Completion: \$233,006.28

Client
Giancarlo
Alvarez Engineers
Griffin Lakes

Ecological Improvements
 Ryan Burchard
 12 Huguenin Ave Apt 201
 Charleston, SC 29403

Name _____
 Signature _____
 Date _____

Name Ryan Burchard
 Signature *Ryan Burchard*
 Date 3/31/26



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
3/18/2026	14946

Name / Address
Alvarez Engineers Giancarlo Villarroel 2317 Clipper Pl Fort Lauderdale Fl 33312

Description	Qty	Rate	Total
<p>B.E.S.T. installation will include following scope of work: * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of Floratam sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube.</p> <p>Scope of work *Excavate a shelf along the area the geotubes are to be placed. *Install one (1) submerged tube to reinforce the underwater shelf. *Install one (1) base tube to provide shoreline stabilization and land reclamation. *Install one (1) sacrificial tube to fill voids and assist with final grading. *Geotubes will be installed on the east and west side of each pond. *Install coconut matting. *Install sod to match the existing turf. *Installation of turbidity barriers will be included.</p>			
Supply and installation of all labor, equipment and materials needed to install 1,156 LF of 7' FW404 woven geotec tube to repair and control erosion on lake 1.	1,156	85.00	98,260.00
Supply and installation of all labor, equipment and materials needed to install 983 LF of 7' FW404 woven geotec tube to repair and control erosion on lake 2.	983	85.00	83,555.00
Installation of a fourth (4th) submerged tube in the requested area on the west side of lake 2.	35	145.00	5,075.00
Utilization of the Menzi to excavate the shelf for the submerged tube. Material to be placed into the pond and dredged into the geotubes. No material to be hauled offsite.	7	4,000.00	28,000.00
OPTIONAL Extend out the 36" corrugated drain pipes to the new shorelines edge. \$6700			
Please sign and return if accepted:	Total		
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
3/18/2026	14946

Name / Address
Alvarez Engineers Giancarlo Villarroel 2317 Clipper Pl Fort Lauderdale Fl 33312

Description	Qty	Rate	Total
<p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p> <p>**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.</p>			

Please sign and return if accepted:	Total	\$214,890.00
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** Contracts over \$10,000.00 will receive a notice to owner (NTO).

Griffin Lakes Community



Google Earth

600 ft



THE DOCK EXPERTS®



Agreement Prepared For:

Giancarlo Villarroel

+13059518323
gvillarroel@alvarezeng.com

Prepared by:
Bart Hetfield

The Dock Experts, LLC | 2670 North Federal Highway, Lighthouse Point, FL 33064
DockExperts.com | CGC1527192 & SCC131152145

Project Overview

Remove existing wood bulkheads and replace with vinyl system

Project Summary

Project Type	Cost
Design, Engineering & Permit Coordination	*Included
Seawall	\$270,750.00
Dock	
Boat Lift	
Accessories & Maintenance	
Total Investment	\$270,750.00

A few of our Memberships, Partners & Reviews



Excellent ★★★★★ 4.8 125 reviews

Existing Drawing

Proposed Drawing

"Exhibit A"

Phase 1 - Permitting & Demo

Item	Price	UOM	QTY	Subtotal
Demo Existing Retaining Wall	\$100.00		361	\$36,100.00
Per Lin Ft				

Phase 2 - Seawalls & Piles

Item	Price	UOM	QTY	Subtotal
Vinyl Sheet Seawall System W/ Wood/PVC Cap & Tiebacks	\$650.00		361	\$234,650.00

Up to 10 ft Tall Sheets

4.1 Series Commercial Grade Vinyl Sheets

50 Year Manufacturer Warranty

Tiebacks

Seawall Drain System Every 5'

Filter Cloth

Seawall Cap:

Waterside 2 x 8 MPT Wood Laminated Beam

PVC or Wood Boardwalk Style Cap

Not Included:

Backfill

Rock Punching or Drilling

Additional Lengths for Piles or Sheets

Payment Schedule

Term	Amount
30% Initial Deposit (Permit/Demo)	\$81,225.00
30% 1st Progress Payment	\$81,225.00
30% 2nd Progress Payment	\$81,225.00
10% Completion	\$27,075.00

Customer to pay superintendent on site.

*Client is aware that mandates may require seawalls to be built at or capable of being raised to 5.0 NAVD, and understands this may impact current or future project requirements.

*Client is aware that 'cap raises' are not a substitute for seawall replacement and can increase structural risks and loads on existing seawalls, creating instability or failure. The Dock Experts recommends to have existing seawalls reviewed by a qualified engineer prior to any cap raise.

Customer Will

Provide parking.

Contractor Will

Agreement

THIS AGREEMENT (the "Agreement") is made as of 04/13/2026, by and between The Dock Experts, LLC (the "Contractor"), and Giancarlo Villarroel (the "Owner").

RECITALS

A. Owner is the fee simple owner of real property located at , , , (the "Property"). Owner desires to construct certain improvements or make certain repairs on the Property (the "Project") in accordance with certain plans and specifications (the "Plans and Specifications") prepared and furnished by either: The Dock Experts, LLC (the "Contractor"); the qualified architect or engineer of the Contractor; or the qualified architect or engineer of the Owner, and Contractor desires to perform the Work (as hereinafter defined) to complete the Project, in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, Owner and the Contractor, in consideration of the mutual promises and covenants contained herein, and intending to be legally bound hereby, agree as follows:

1. **Scope of the Work.** The term "Work" means the construction and services required by this Agreement, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. A detailed summary of Work to be performed on the Property in accordance with this Agreement is set forth in the Scope of Work, which is set forth above as Exhibit "A". Anything shown or described in the Plans and Specifications which is not specifically and expressly included in Exhibit "A" is excluded from the Work. Work may constitute the whole or a part of the Project. The Contractor shall furnish all of materials and equipment and perform all of the Work as specified in the Scope of Work either directly or through subcontractors selected by the Contractor in its reasonable discretion. The Scope of Work is the final agreement and understanding of the parties as to what Work will be performed on the Property by Contractor. The Scope of Work may be modified if agreed upon by Contractor and Owner in writing. A modification to the Scope of Work may require an additional proposal or change order and additional charge(s) above the Contract Sum herein.

Owner acknowledges that Contractor shall not be responsible for any removal, replacement, repairs or damage to landscaping; utilities; unknown, unseen, hidden or buried obstructions; or damage to any improvements or structures in the location of the work areas located on the Property. If hard bottom conditions are encountered during any pile placement activities and Contractor must punch or drill into the bottom prior to driving in the pilings, additional charges in excess of the Contract Sum shall be charged to Owner.

2. **Time of Commencement & Completion.** Contractor shall commence the Work within 9 months from: (a) the date that this Agreement is executed; (b) all required permits and other governmental approvals have been issued; and (c) owner records the appropriate Notice of Commencement (the date upon which Contractor begins to prosecute the Work shall be referred to herein as the "Start Date"). Contractor shall substantially complete the Work within 6 months of the Start Date.

3. **Substantial Completion.** Substantial Completion is the stage in the progress of the Work as set forth in the Scope of Work, when the Work or designated portion thereof is sufficiently complete. When the Contractor determines that all of the Work is substantially complete, in its sole discretion, the Contractor shall so notify the Owner. Warranties set forth herein shall commence on the date of Substantial Completion of the Work. Within 5 days of Contractor's achieving substantial completion of the Work, the Owner shall prepare and submit to Contractor a single "punch-list" of corrective and completion work for Contractor to complete. In the event that Owner fails to list an item in the punch-list, Owner waives its right to demand Contractor perform any repair or correction as to such omitted item. Owner shall not be entitled to withhold final payment due to incomplete punch-list work.

4. **Contract Sum.**

a. **Contract Sum.** The estimated Contract Sum is **\$270,750.00** as is further detailed on Exhibit "A". This Agreement is based exclusively on unit pricing. Any quantities, sums, totals and subtotals shown are merely estimates, which are subject to adjustment as needed. You agree to

pay Contractor for the actual quantities furnished to the Project as is further detailed on Exhibit "A". The Scope of Work may be modified if agreed upon by Contractor and Owner in writing. A modification to the Scope of Work may require an additional proposal or change order and additional charge(s) above the Contract Sum herein.

b. **Payment Schedule.** Contractor shall require a deposit of 30% (the "Deposit") upon signing this Agreement. The Deposit shall be non-refundable in the event of a default by Owner. Upon substantial completion of each phase or partial phase of the Project as detailed in the Scope of Work or upon delivery of materials to be installed in the Project, Contractor shall submit to Owner a payment request ("Payment Request"), which shall specify the Work that has been completed, and/or materials furnished to date and the amount of the Contract Sum to be paid by Owner to Contractor ("Amount Currently Owed"). Payments due and unpaid under this Agreement shall bear interest from the date the payment is due at the prevailing legal rate from time to time at the place where the Project is located. Owner's obligation to timely pay Contractor the Amount Currently Owed shall, under no circumstances, be conditioned upon any inspections and/or approvals of the Work by any applicable municipality/government. A convenience fee is charged for handling and processing credit card payments. Notwithstanding anything to the contrary herein, the cost of the boat lift [referred to in Exhibit "A"] shall be payable by Owner to Contractor on or before the date of the delivery of the boat lift from the manufacturer to either the Contractor's place of business (care of Owner) or directly to the Premises, as Contractor shall deem appropriate. Contractor shall use its commercially reasonable efforts to notify Owner of the delivery date of the boat lift by text message, e-mail or phone. If Owner pays for the cost of the boat lift on the date of delivery, such payment must be made in strict compliance with Contractor's payment directions. Failure of the Owner to timely pay Contractor for the cost of the boat lift shall be a default under this Agreement. Contractor shall not be responsible for any delay(s) in the completion of the Project due to Owner's failure or delay in the payment of the cost of the boat lift as required herein.

c. **Releases of Liens.** If applicable and upon Owner's request made at the time of Owner's payment in full of a Payment Request, Contractor shall provide Owner with a partial release of lien for such Work covered by that Payment Request. If applicable and upon Owner's request made at the time of Owner's payment in full of the Contract Sum, and provided all prior Payment Requests and any other costs arising under this Contract have been paid in full by Owner, Contractor shall provide Owner with the Final Release of Lien from all subcontractors who provided work on the Project.

d. **Permit Fees and Costs/Out of Pocket Expenses.** Unless otherwise agreed in writing, Owner, with Contractor's assistance, shall secure and pay for all necessary permits (including permitting fees), approvals, easements, assessments and other charges required for the performance of the Work. The Scope of Work may include an allowance for permitting expenses expected to be incurred by Contractor. Owner shall be responsible for the payment of all reasonable governmental/municipal permit fees and costs and any out of pocket expenses (not contemplated in the Scope of Work) incurred by Contractor in connection with Contractor's assistance in obtaining such permit(s), approvals and/or easements. Any permit fees and costs and any out of pocket expenses incurred by Contractor shall be paid by Owner to Contractor in full within five (5) calendar days from the date Contractor provides Owner with an invoice for such fees, costs and expenses. Contractor shall not be responsible for any delays caused from Owner's delay or inability to obtain all necessary permits (including permitting fees), approvals and easements required for the performance of the Work.

5. **Changes and Determinations by Contractor.** Owner agrees to cooperate with the Contractor in Contractor's efforts to obtain any required permits. Owner is responsible for any unforeseen costs or fees incurred by Contractor in the performance of the Project that are not included in the Contract Sum. Contractor reserves the right to make such changes and/or substitutions in the Work as may be necessary because of the unavailability of materials or equipment through Contractor's ordinary and usual sources of supply or as may be required by law, provided the substitutions are of equal or better quality to those specified in the Scope of Work, at Contractor's discretion.

The contract price for this construction project has been calculated based on the current prices for the component building materials. However, the market for the building materials that are hereafter specified is considered to be volatile and sudden price increases could occur. The Contractor agrees to use its best efforts to obtain the lowest possible prices from available building material suppliers. However, in the event of significant delay or price increase of material occurring during the performance of the Agreement through no fault of the Contractor, the contract sum, time of performance, and contract requirements shall be equitably adjusted by change order in accordance with the procedures of this Agreement. A change in price of an item of material shall be considered significant when the price of an item increases by at least ten percent

(10%) between the date of this contract and the date of installation.

6. **Delays in Work.** Owner acknowledges that there may be unforeseen delays in Contractor's performance of the Work, including, without limitation, any of the following: (i) governmental restrictions on manufacture, sale, distribution, and/or use of necessary materials; (ii) strikes, lockouts, fire, floods, hurricanes, earthquakes or other acts of God, military operations and requirements, national emergencies, (iii) failure of necessary utilities to be installed to service the Property; (iv) act or neglect of Owner or an employee or agent thereof; (v) act or neglect of a separate contractor employed by Owner; (vi) unavoidable casualties or other causes beyond the Contractor's reasonable control; (vii) Owner selection delay; and/or (viii) any and all delays or setbacks caused by Owner or an employee or agent of Owner.

7. **Insurance.** Contractor shall obtain and maintain all forms of insurance required by law in the State of Florida for the performance of the Work. The Contractor shall also maintain insurance coverage for comprehensive general liability and workers' compensation.

Owner shall procure and maintain in effect during the term of this Contract the following insurance in companies satisfactory to Contractor, certificates of which shall be furnished to Contractor if such a demand is made by Contractor:

Property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent change order and cost of materials supplied or installed by others, and in any event no less than the total value of the improvements for the entire Subject Property on a replacement cost basis without optional deductibles. The property insurance obtained by Owner shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, flood, windstorm, false work, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Contractor's services and expenses required as a result of such insured loss.

8. **Ownership; Documentation from Owner.** The Owner represents that the only holder of any right, title or interest in the Property is the Owner and that Owner is fully authorized to contract for the Work described herein, approve the Work and pay for same without violating any other agreement, instrument, document or restriction affecting the Property. Upon reasonable request by Contractor, Owner shall pay for and furnish to Contractor all surveys for the Property. Any property records, including without limitation, easements for permanent structures or permanent changes in existing facilities, shall be secured and paid for by the Owner.

9. **Default; Right to Terminate Agreement.** Contractor may, upon ten (10) days' notice to Owner, terminate this Agreement upon the occurrence of the following events:

- a. Work is stopped by any public authority for a period of sixty (60) days or more, through no fault of the Contractor;
- b. Work is stopped through act or neglect of the Owner or an employee or agent thereof for a period of fifteen (15) days or more;
- c. Owner fails to promptly pay the Contractor when such payment is due;
- d. Owner fails to perform any of Owner's obligations under the Agreement and such failure continued after Contractor has notified Owner in writing of any such failure to perform and provided Owner a fifteen (15) day right to cure; or
- e. Work is stopped for any reason for a period of more than fifteen (15) consecutive days, through no act or fault of the Contractor, without reasonable justification.

In the event Contractor elects to terminate this Agreement pursuant to this paragraph, then Owner shall be required to pay for all Work executed, including 10% of the Contract Sum and overhead and Contractor shall also be entitled to recover from Owner proven loss with respect to materials, equipment, tools, and construction equipment and machinery, including reasonable overhead, and damages.

10. **Claims and Disputes.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any disputes regarding the subject matter of this Agreement shall be brought exclusively in the state or federal courts located in the county in which the Property is situated. Each party hereby irrevocably submits to personal jurisdiction of said courts, and waives any right to argue that such

venue would constitute an improper or inconvenient forum. If suit is brought, the prevailing party shall be entitled to an award of all costs and attorney's fees incurred at all trial and appellate levels and in all supplementary proceedings, including "fees for fees," incurred in proving the amount of fees to which the prevailing party is entitled. Owner agrees that acceptance of a payment or partial payment by Contractor after Owner's default shall not be deemed a waiver by Contractor of any action or right which it may have by reason of such default. Contractor and Owner waive all claims against each other for consequential damages arising out of or relating to this Agreement. This mutual waiver includes, but is not limited to the following:

(a) damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation; and

(b) damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

WAIVER OF JURY TRIAL: CONTRACTOR AND OWNER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE CONTRACTOR AND OWNER ENTERING INTO THIS CONTRACT.

11. **Warranty.** The materials and labor which make up the Work are warranted by Contractor from workmanship and materials defect for a period of seven (7) years from the date of Substantial Completion. The foregoing warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Owner, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. The foregoing warranty excludes remedy for minor / hairline cracks in any concrete poured structure minor / hairline cracking is considered normal and a part of the curing process and not indicative of a defect. All other warranties are disclaimed and CONTRACTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY EXCLUDED BY THIS AGREEMENT ARE THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR USE. CONTRACTS NOT PAID IN FULL FOR THE WORK COMPLETED ARE VOID OF WARRANTY. The warranties expressed herein shall not apply to boat lift equipment. The boat lift is an electronic piece of equipment in a highly corrosive environment. The useful life and continued operation of a boat lift substantially depends on operator's proper operation and maintenance of the boat lift. Contractor shall not be responsible for any damage, malfunction or failure of the boat lift or any damages caused by the failure of the boat lift, including, without limitation, damage to personal property, boats and marine equipment. Any work performed or attempted to be performed by anyone other than Contractor or by Contractor's subcontractors or by anyone directly or indirectly employed by any of them which impacts the Work shall void the warranty provided for herein and Contractor shall be released from any of its obligations hereunder. The warranty provided hereunder is made expressly for the benefit of the Owner and is thus not transferable to any other individual or entity. The warranty obligation hereunder shall not exist or apply until Owner has paid Contractor in full for every invoice or Payment Request submitted to Owner, including the final Payment Request, and the Contract Sum is thus paid in full.

12. **Work not performed by Contractor.** Owner shall not authorize or permit any work to be performed or any materials to be installed or supplied in connection with the Project or Work using outside forces or suppliers. In the event Owner supplies fixtures or materials, then Owner shall assume full responsibility for such fixtures or materials, including, without limitation, the inspection of the fixtures or materials. If the materials or fixtures are defective or damaged, Owner shall be responsible for returning the defective items and replacing with properly functioning fixtures and materials.

13. **Restriction on Assignability.** This Agreement is binding upon the successors in interest, assignees, heirs, executors, and administrators of the respective parties, and it is expressly understood and agreed that neither Owner nor Contractor will assign this Contract without the written consent of the other which consent shall not be unreasonably withheld.

14. **Notices.** Any notices required or permitted to be given under this Agreement shall be delivered by hand, by e-mail, or delivered by a nationally recognized overnight delivery service, and addressed as described below; written notices shall be deemed effective only upon receipt or refusal of delivery or, if by e-mail sent after 5:30 p.m. on the next ensuing business day after transmission. Notices to the Contractor shall be

delivered to: info@yourdockexperts.com, or in writing to 2670 North Federal Highway, Lighthouse Point, FL 33064. Notices to the Owner shall be delivered to: [Contact.Email], or in writing to the Property address upon completion of each phase or partial phase, unless otherwise specified in writing by Owner or Contractor.

15. Statutory Notices.

a. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND:

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 NORTH MONROE STREET, TALLAHASSEE, FL 32399-0783, PHONE: 850-487-1395.

b. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

16. Mechanics Lien Law. Upon reasonable request by Contractor, Owner agrees to execute and record a Notice of Commencement as required by Florida Statutes Chapter 713 and to otherwise fully comply with all provisions of said Chapter 713.

17. Entire Agreement. This Agreement contains the entire agreement between the Contractor and Owner and nothing is binding on either party which is not contained in this Agreement. This Agreement is intended to bind the Contractor and Owner and those who succeed to their interests. Any modification to this Agreement shall not be effective unless the same is in writing and signed by both parties. The Exhibits attached hereto are incorporated by reference herein, in their entirety and shall constitute a part of this Agreement for all purposes herein. This Agreement shall supersede and shall not be modified or amended in any way by the printed terms of any purchase order, proposal, quotation or other document which may be issued by either party covering work or services rendered.

18. Headings. Section headings in this Agreement are inserted solely for convenience of reference and shall not in any matter affect the meaning or interpretation of any of the provision hereof.

19. Governing Law. This Agreement has been executed and delivered in the State of Florida and its validity and interpretation, performance, and enforcement shall be governed and construed in accordance with the laws of the State of Florida.

20. Enforceability. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

21. Timing. Any time period provided for in this Agreement which shall end on a Saturday, Sunday or legal holiday shall extend to 5:00 p.m. of the next full business day.

22. Inherent Risk. Owner acknowledges and agrees that pile driving involves an inherent risk of vibration, shaking and noise, which can cause damage to property or disturbance to Owner or occupants of neighboring properties. Despite Contractor's best of intentions, without negligence or fault, losses may result and the Client agrees that the Contractor and its owners, officers, employees and agents, shall not be liable for any cracking, movement, disturbance or other damage or disruption caused by pile driving activities. To the fullest extent permitted by law, Owner expressly agrees to indemnify and hold harmless the Contractor, its subcontractors, materialmen, or agents of any tier or their employees and their respective officers, directors, agents, and employees herein called the "indemnities" from any and all liability for damages, including, if allowed by law, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this paragraph, to persons or property caused in whole or in part by any act, omission, or default by the indemnities, arising out of any pile driving activities, including any such damages caused in whole or in part by any act, omission, or default of any

indemnitee, but specifically excluding any claims of, or damages against an indemnitee resulting from such indemnitee's gross negligence, or the willful, wanton or intentional misconduct of such indemnitee or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of the Owner or Owner's design professional or agents. Provided however that any claim for indemnification for damages caused in whole or in part by any act, omission or default by indemnitee(s) shall be limited to the amount of Owner's insurance or \$1 million per occurrence whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to this Agreement and it is part of the project specifications or the bid documents, if any.

23. **No Interference.** Owner agrees not to interfere with any workmen on the job site and further agrees that all matters pertaining to the Work will only be taken up by Owner directly with Contractor's management, by contacting Contractor's office. It is mutually agreed that no verbal request will be honored or accepted by Contractor and further agreed that oral representations cannot be relied upon as completely stating the representation of Contractor.

24. **Restriction on Entry.** During the course of construction, for the purposes of safety and to maintain the integrity of the construction, Owner's entry on to portions of the Property under construction shall be subject to reasonable restrictions imposed by Contractor, Contractor's insurer or Owner's insurer to accommodate safety during construction. In addition, Owner is required to first provide Contractor reasonable notice of Owner's desire to enter the construction area and Owner shall be thereafter accompanied by a representative of Contractor.

25. **Materials.** Materials and items to be included within the Project are subject to size, color, grain, shading, gradation and quality variations, may vary in accordance with price and availability, may vary from samples, models, or color charts, and may vary from piece to piece, and Contractor will not be liable for such variations, except, however, in all instances, variations shall not exceed industry standards.

This Proposal shall expire, be withdrawn and be of no further force or effect, unless you sign and return this Proposal to The Dock Experts within 30 days of your receipt of the Proposal.

EXECUTED as of the date first written above in several counterparts, each of which shall be deemed an original, but all of which constitute only one agreement.

CONTRACTOR:

THE DOCK EXPERTS, LLC

By: Bart Hetfield

Dated: 04/13/2026

OWNERS:

Supplement To Agreement

By signing and dating below, Owner acknowledges that he/she has read the foregoing notice provisions:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

OWNERS:

DATED:

RESOLUTION 2026-02

A RESOLUTION OF THE GRIFFIN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR **FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRIFFIN LAKES COMMUNITY DEVELOPMENT DISTRICT:

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

Date: _____
Hour: _____
Place: _____

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

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Griffin Lakes
Community Development District

Proposed Budget
FY 2027



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Griffin Lakes
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Option 1 Proposed Budget FY 2027	Option 2 Proposed Budget FY 2027	Option 3 Proposed Budget FY 2027
REVENUES:							
Special Assessments - On Roll	\$ 627,571	\$ 581,440	\$ 46,131	\$ 627,571	\$ 226,193	\$ 627,571	\$ 547,293
Interest income	10,000	10,265	4,735	15,000	10,000	10,000	10,000
Carry Forward Surplus	-	-	33,805	33,805	20,500	20,500	20,500
TOTAL REVENUES	\$ 637,571	\$ 591,705	\$ 84,671	\$ 676,376	\$ 256,693	\$ 658,071	\$ 577,793
EXPENDITURES:							
Administrative							
Supervisor Fees	\$ 12,000	\$ 3,800	\$ 6,000	\$ 9,800	\$ 12,000	\$ 12,000	\$ 12,000
FICA Taxes	918	291	459	750	918	918	918
Engineering	10,000	-	-	-	10,000	10,000	10,000
Attorney	13,000	6,985	6,015	13,000	18,000	18,000	18,000
Annual Audit	4,800	4,800	-	4,800	5,000	5,000	5,000
Assessment Administration	4,200	4,200	-	4,200	4,452	4,452	4,452
Dissemination Agent	1,113	557	557	1,113	1,180	1,180	1,180
Trustee Fees	4,100	4,041	-	4,041	4,500	4,500	4,500
Management Fees	25,071	12,536	12,536	25,071	26,575	26,575	26,575
Property Appraiser	854	854	-	854	854	854	854
Information Technology	557	279	278	557	590	590	590
Website Maintenance	1,224	612	612	1,224	1,297	1,297	1,297
Telephone	50	-	25	25	50	50	50
Postage & Delivery	175	85	85	170	200	200	200
Insurance General Liability	9,424	8,410	-	8,410	9,251	9,251	9,251
Printing & Binding	400	38	50	88	400	400	400
Legal Advertising	500	-	700	700	800	800	800
Contingency	1,530	750	1,170	1,920	1,920	1,920	1,920
Office Supplies	50	-	25	25	50	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175	175	175
Total Administrative	\$ 90,141	\$ 48,411	\$ 28,511	\$ 76,923	\$ 98,213	\$ 98,213	\$ 98,213
Operations & Maintenance							
Field Expenditures							
Field Management	\$ 20,034	\$ 10,017	\$ 10,017	\$ 20,034	\$ 21,236	\$ 21,236	\$ 21,236
Lake and Wetland Maintenance	5,414	2,706	2,706	5,412	4,800	4,800	4,800
Fountain Maintenance	2,030	810	690	1,500	2,030	2,030	2,030
Landscape Maintenance	7,285	3,536	3,536	7,073	6,693	6,693	6,693
Plant Replacement	25,000	4,528	20,472	25,000	25,000	25,000	25,000
Mulch	9,620	4,949	5,760	10,709	11,520	11,520	11,520
Tree Pruning/Trimming	8,755	-	8,755	8,755	16,701	16,701	16,701
Irrigation Repair & Maintenance	6,604	1,326	5,231	6,557	8,280	8,280	8,280
Pest Control	6,890	3,345	3,345	6,690	7,800	7,800	7,800
Utility - Stormwater Tax	420	415	-	415	420	420	420
Repairs & Maintenance	4,000	-	4,000	4,000	4,000	4,000	4,000
Stormwater Drain System	10,000	-	10,000	10,000	10,000	10,000	10,000
Contingency	10,000	-	7,626	7,626	10,000	11,378	11,100
Reserve	30,000	-	30,000	30,000	30,000	30,000	30,000
Total Field Expenditures	\$ 146,052	\$ 31,632	\$ 112,138	\$ 143,770	\$ 158,480	\$ 159,858	\$ 159,580

Griffin Lakes
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Option 1 Proposed Budget FY 2027	Option 2 Proposed Budget FY 2027	Option 3 Proposed Budget FY 2027
Projects							
Fence Repair	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Restoration	301,378	3,289	431,894	435,183	-	400,000	320,000
Total Projects	\$ 401,378	\$ 3,289	\$ 431,894	\$ 435,183	\$ -	\$ 400,000	\$ 320,000
TOTAL EXPENDITURES	\$ 637,571	\$ 83,332	\$ 572,543	\$ 655,876	\$ 256,693	\$ 658,071	\$ 577,793
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 508,373	\$ (487,872)	\$ 20,500	\$ -	\$ -	\$ -

Option 1:

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	427	\$ 240,630.85	\$ 1,563.53	\$ 563.54	\$ (1,000.00)
Total	427	\$ 240,630.85			
		Less: Discounts & Collections 5%		14,437.85	
		Net Assessments		<u>\$ 226,193.00</u>	

Option 2:

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	427	\$ 667,628.72	\$ 1,563.53	\$ 1,563.53	\$ 0.00
Total	427	\$ 667,628.72			
		Less: Discounts & Collections 5%		40,057.72	
		Net Assessments		<u>\$ 627,571.00</u>	

Option 3:

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	427	\$ 582,226.60	\$ 1,563.53	\$ 1,363.53	\$ (200.00)
Total	427	\$ 582,226.60			
		Less: Discounts & Collections 5%		-	
		Net Assessments		<u>\$ 582,226.60</u>	

Griffin Lakes
Community Development District
Budget Narrative
FY 2027

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 12 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.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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.

Property Appraiser

The Broward County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Griffin Lakes
Community Development District
Budget Narrative
FY 2027

Expenditures - Administrative (continued)

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.

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.

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.

Contingencies

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.

Expenditures - Field

Field Manager

The District currently contracts with GMS to operate the Property and its contractors.

Vendor	Description	monthly	Total
GMS	Operating	\$ 1,770	\$ 21,236

Lake and Wetland Maintenance

Monthly maintenance will consist of inspection and treatment including algae, border grass, and invasive exotic plant control. The vendor will visit the site monthly with treatments as necessary to control undesired growth. [5 lakes]

Vendor	Description	monthly	Total
Southeast Land and Water	Lake maintenance	\$ 400	\$ 4,800

Griffin Lakes

Community Development District

Budget Narrative

FY 2027

Expenditures – Field (continued)

Fountain Maintenance

The District has a contract with Fountain Design Group, Inc for preventive maintenance and repairs of the 2 lake fountains. Includes a 3% increase.

Vendor	Description	quarterly	Total
Fountain Design	Fountain maintenance	\$ 258	\$ 1,030
Fountain Design	Repairs		\$ 1,000
Total			\$ 2,030

Landscape Maintenance

The District has a contract with Cutters Edge to provide turf maintenance landscape detail for the District.

Vendor	Description	monthly	Total
Cutters Edge	Landscape maint (32)	\$ 533	\$ 6,400
Cutters Edge	Turf maint 2x per year	\$ 147	\$ 293
Total			\$ 6,693

Plant Replacement

This is for landscape enhancement projects.

Mulch

The District has a contract with Cutters Edge to provide mulching of the beds and brown mulch in April and November.

Vendor	Description	Total
Cutters Edge	Mulch April	\$ 5,760
Cutters Edge	Mulch November	\$ 5,760
Total		\$ 11,520

Tree Pruning/Trimming

This is for annual tree/palms pruning and trimming by Cutters Edge.

Irrigation Maintenance

The District has a contract with Cutters Edge to provide 12 irrigation wet checks for the District.

Vendor	Description	monthly	Total
Cutters Edge	Irrigation maintenance	\$ 273	\$ 3,280
Cutters Edge	Repairs	n/a	\$ 5,000
Total			\$ 8,280

Pest Control

The District has a contract with Cutters Edge to provide pest control and turf/ornamental fertilization for the District. 10 IPM spotcheck treatments per year.

Vendor	Description	monthly	Total
Cutters Edge	Pest Control	\$ 650	\$ 7,800

Utility Stormwater

Broward County Tax Collector Dania storm water for non – ad valorem assessments for these account numbers: 504232-52-0580, 504232-52-0590, 504232-52-0600 and 504232-52-0610

Repair and Maintenance

Represents costs for repair and maintenance within the District property.

Stormwater Drain System

The District contracted Raptor Vac Systems to provide catch basins cleaning and inspections.

Miscellaneous -Contingency

The District may incur field expenses that may arise to maintain the District property (lakes and landscaping).

Griffin Lakes
Community Development District
Budget Narrative
FY 2027

Expenditures – Field (continued)

Reserves

Reserves for future projects.

Expenditures – Projects

Lake Restoration

The second phase of the Lake Restoration Project involves installing GEO Tubes in Lakes 1 & 2 and necessary repairs to pipes for the drainage system. Engineering fees and permits are not included.

Current & Future Estimated Costs

	FY26	FY27	FY28	Total
Lake 1 & 2	\$ 421,894			\$ 421,894
Lake 4 & 5		\$ 270,000		\$ 270,000
Lake 3			\$ 370,000	\$ 370,000
				\$ 1,061,894

Griffin Lakes
Community Development District
Proposed Budget
Debt Service Series 2020 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 267,544	\$ 247,650	\$ 19,894	\$ 267,544	\$ 267,544
Interest Earnings	1,200	1,005	855	1,860	1,000
Carry Forward Surplus ⁽¹⁾	89,014	66,934	-	66,934	67,570

TOTAL REVENUES	\$ 357,757	\$ 315,589	\$ 20,749	\$ 336,338	\$ 336,114
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EXPENDITURES:

Interest 11/1	\$ 24,384	\$ 24,384	\$ -	\$ 24,384	\$ 21,590
Principal - 11/1	220,000	-	220,000	220,000	225,000
Interest - 5/1	24,384	-	24,384	24,384	21,590

TOTAL EXPENDITURES	\$ 268,768	\$ 24,384	\$ 244,384	\$ 268,768	\$ 268,180
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EXCESS REVENUES (EXPENDITURES)	\$ 88,989	\$ 291,205	\$ (223,635)	\$ 67,570	\$ 67,934
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⁽¹⁾ Carry Forward is Net of Reserve Requirement Interest Due 11/1/27 \$ 18,733

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	427	\$ 284,621.12	\$ 666.56	\$ 666.56	-
Total	427	\$ 284,621.12			
Less: Discounts & Collections 5%		17,077.26			
Net Assessments		<u>\$ 267,543.86</u>			

Griffin Lakes
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
08/28/20	\$ 2,945,000	2.540%	\$ -	\$ 13,091	\$ 13,091
11/01/20	2,945,000	2.540%	-	\$37,402	
05/01/21	2,945,000	2.540%	195,000	\$37,402	\$269,803
11/01/21	2,750,000	2.540%	-	\$34,925	
05/01/22	2,750,000	2.540%	200,000	\$34,925	\$269,850
11/01/22	2,550,000	2.540%	-	\$32,385	
05/01/23	2,550,000	2.540%	205,000	\$32,385	\$269,770
11/01/23	2,345,000	2.540%	-	\$29,782	
05/01/24	2,345,000	2.540%	210,000	\$29,782	\$269,563
11/01/24	2,135,000	2.540%	-	\$27,115	
05/01/25	2,135,000	2.540%	215,000	\$27,115	\$269,229
11/01/25	1,920,000	2.540%	-	\$24,384	
05/01/26	1,920,000	2.540%	220,000	\$24,384	\$268,768
11/01/26	1,700,000	2.540%	-	\$21,590	
05/01/27	1,700,000	2.540%	225,000	\$21,590	\$268,180
11/01/27	1,475,000	2.540%	-	\$18,733	
05/01/28	1,475,000	2.540%	230,000	\$18,733	\$267,465
11/01/28	1,245,000	2.540%	-	\$15,812	
05/01/29	1,245,000	2.540%	235,000	\$15,812	\$266,623
11/01/29	1,010,000	2.540%	-	\$12,827	
05/01/30	1,010,000	2.540%	245,000	\$12,827	\$270,654
11/01/30	765,000	2.540%	-	\$9,716	
05/01/31	765,000	2.540%	250,000	\$9,716	\$269,431
11/01/31	515,000	2.540%	-	\$6,541	
05/01/32	515,000	2.540%	255,000	\$6,541	\$268,081
11/01/32	260,000	2.540%	-	\$3,302	
05/01/33	260,000	2.540%	260,000	\$3,302	\$266,604
TOTAL			\$ 2,945,000	\$ 562,112	\$ 3,507,112

Griffin Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Option 1:

Neighborhood	O&M Units	Bonds Units 2020	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	427	427	\$563.54	\$1,563.53	-\$1,000.00	\$666.56	\$666.56	\$0.00	\$1,230.10	\$2,230.09	-\$1,000.00
Total	427	427									

Griffin Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Option 2:

Neighborhood	O&M Units	Bonds Units 2020	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	427	427	\$1,563.53	\$1,563.53	\$0.00	\$666.56	\$666.56	\$0.00	\$2,230.09	\$2,230.09	\$0.00
Total	427	427									

Griffin Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Option 3:

Neighborhood	O&M Units	Bonds Units 2020	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	427	427	\$1,363.53	\$1,563.53	-\$200.00	\$666.56	\$666.56	\$0.00	\$2,030.09	\$2,230.09	-\$200.00
Total	427	427									

Griffin Lakes CDD

Field Report

May 2026 Meeting

- Green Buttonwood hazard



- Griffin Rd Royal Palm



GRIFFIN LAKES CDD

WHAT IS THE GRIFFIN LAKES CDD

The Griffin Lakes Community Development District (CDD) was created when the Villas at Harbor Isles was built in 2005.

The purpose is to oversee and manage the maintenance and operations of the stormwater system, exterior perimeter wall infrastructure and associated landscaping.

Each property owner is assessed through their Property Tax Bill annually for two elements; paying toward the debt service from the original installation of the CDD infrastructure, and the cost for annual maintenance and operations those infrastructure elements.

The annual Debt Service amount is set at \$666.56 and is due to end in 2033. The operation and maintenance costs are necessary expenses to maintain the infrastructure.

GMS was hired in May 2021 to assist in the management of the CDD with a strong team of technical support.

Since that time, it has been identified that necessary larger scale maintenance activities had not been done for some time and hadn't been planned for in the budget. Those delayed maintenance activities are now being addressed including rotting wood retaining walls, cleaning of the stormwater system piping and catch basins, repairs of the erosion of the detention basin banks. This work is now being done to ensure functionality of the system.



BACKGROUND

The CDD has an elected Board of residents of the CDD who are elected through the general elections of Broward County.

BOARD MEMBERS

Danielle Christie, Chair
Benny Barak, Vice Chair
Teresa West, Assistant Secretary
Karen Warfel, Assistant Secretary
Anina Venuti, Assistant Secretary

The CDD is managed by Governmental Management Services (GMS) with a team of technical support including:

- Patrick Burgess, District Manager
- Ginger Wald, District Counsel
- Angel Comacho, District Engineer
- Jason Gitel, District Field Manager

CONTACT INFORMATION

www.griffinlakescdd.com

Meetings: First Thursday of the Month
@ 9:00 am

IN PERSON

2317 Clipper Place Place HOA Office

VIRTUAL

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GRIFFIN LAKES CDD

STORMWATER INVESTMENT PROJECT PHASE I (COMPLETED 2024)



ISSUES IDENTIFIED

The focus of the Stormwater Investment Projects are to make necessary repairs to the Villas stormwater infrastructure to avoid catastrophic issues in the future.

An engineering study of the detention basins in the Community was completed in 2022.

The critical items from this study were addressed through the Fiscal Year 2022 Assessment of \$1,000 per property. It did not address all of the issues. The items repaired in Phase I are below.

REPAIRS

LAKES 1 & 2 - Restoration of the wooden bulkhead pilings only, and minor shoreline erosion control with Eco Filter Tubes around the base of the bulkheads.

LAKE 4 & 5 - Soil erosion issues addressed, which included the installation of Eco Filter Tubes around portions of the shorelines and the restoration of the wooden bulkhead pilings.

Ducks were humanely removed due to the damage they were causing to the lakes. Residents feeding the ducks causes damage to the detention basins, which becomes an expense to all residents to repair.

**Repair of soil erosion
Lake 4 Before**



**Repair of soil erosion
Lake 4 After**



**Repair of bulkhead
North end of Lake 2**



GRIFFIN LAKES CDD

STORMWATER INVESTMENT PROJECT PHASE II (2026)



The focus of Phase II is on shoreline restoration and bulkhead replacement of lakes 1 and 2.

Each property owner was assessed \$1,000 in their FY26 Property Tax Bill. Work will not start in 2026 until the funds have been collected through the County property tax collection process and competitive bids have been collected. The general scope of Phase II is below.

PHASE II RESTORATION

Eco Filter Tubes and Prolock Omega sheet pile system will be installed in Lakes 1 and 2, which will consist of the following:

- Installing a submerged tube to reinforce the underwater shelf.
- Placing a base tube for stabilization and land reclamation.
- Using a sacrificial tube to fill voids and achieve final grading that matches the existing slope.
- Clean sand, brought in from off-site, will be used as fill material. An erosion control mat will be placed over the base tube to help the sod take root and prevent material from washing away.
- Prolock Omega is an extremely durable sheet piling system compared to the common wooden bulkhead system, with a lifespan of at least 50 years.



Griffin Lakes
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Truist Bank		
03/01 - 03/31/26	819 - 824	\$16,592.30
TOTAL		\$16,592.30

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00004	1/31/26	197080	202601	310	51300	31500	31500	LEGAL SV THRU 1/31/26	*	605.00		
		2/28/26	197431	202602	310	51300	31500	31500	LEGAL SV THRU 2/28/26	*	880.00		
BILLING COCHRAN, P.A.												1,485.00	000819
3/10/26	00001	3/01/26	100	202603	320	53800	34000	34000	MAR 26 - FIELD SERVICES	*	1,669.50		
		3/01/26	101	202603	310	51300	34000	34000	MAR 26 - MGMT FEES	*	2,089.25		
		3/01/26	101	202603	310	51300	35000	35000	MAR 26 - COMPUTER TIME	*	46.42		
		3/01/26	101	202603	310	51300	31300	31300	MAR 26 - DISSEMINATION	*	92.75		
		3/01/26	101	202603	310	51300	35100	35100	MAR 26 - WEBSITE ADMIN	*	102.00		
		3/01/26	101	202603	310	51300	42000	42000	MAR 26 - POSTAGE	*	4.44		
		3/01/26	101	202603	310	51300	42500	42500	MAR 26 - COPIES	*	.30		
GMS-SF, LLC												4,004.66	000820
3/13/26	00017	3/13/26	03132026	202603	300	20700	10100	10100	TXFER TAX COLL	*	8,984.99		
GRIFFIN LAKES CDD												8,984.99	000821
3/25/26	00005	3/01/26	10562699	202603	320	53800	46800	46800	MAR 26 - LAKE MAINT	*	451.00		
ADVANCED AQUATIC SERVICES INC.												451.00	000822
3/25/26	00024	3/03/26	9070	202602	310	51300	31100	31100	ENGINEER SVC THRU 2/28	*	390.00		
ALVAREZ ENINGEERS, INC												390.00	000823
3/25/26	00006	3/01/26	2575	202603	320	53800	46200	46200	MAR 26 -TURF/LANDSC MAINT	*	589.41		
		3/01/26	2575	202603	320	53800	46600	46600	MAR 26 - OUTD PEST CONTR	*	557.46		
		3/01/26	2575	202603	320	53800	46300	46300	MAR 26 - WET CHECK TEST	*	129.78		
CUTTERS EDGE LAWN & MAINTENANCE INC												1,276.65	000824
TOTAL FOR BANK A											16,592.30		
TOTAL FOR REGISTER											16,592.30		
GRIF GRIFFIN LAKES NMARINO													

Griffin Lakes
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Griffin Lakes
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 23,634	\$ -	\$ 23,634
<u>Investments:</u>			
State Board of Administration (SBA)	561,368	-	561,368
Bank United (Money Market)	263,259	-	263,259
 Series 2020			
Reserve	-	26,754	26,754
Revenue	-	291,205	291,205
Total Assets	\$ 848,261	\$ 317,959	\$ 1,166,220
Liabilities:			
Accounts Payable	\$ 3,493	\$ -	\$ 3,493
Total Liabilites	\$ 3,493	\$ -	\$ 3,493
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 317,959	\$ 317,959
Assigned for:			
General Fund Reserves	95,000	-	95,000
Lake Projects	398,089	-	398,089
Unassigned	351,679	-	351,679
Total Fund Balances	\$ 844,768	\$ 317,959	\$ 1,162,727
Total Liabilities & Fund Balance	\$ 848,261	\$ 317,959	\$ 1,166,220

Griffin Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 627,571	\$ 627,571	\$ 581,440	\$ (46,131)
Interest	10,000	5,000	10,265	5,265
Miscellaneous Revenue	-	-	-	-
Total Revenues	\$ 637,571	\$ 632,571	\$ 591,705	\$ (40,866)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
PR-FICA	918	459	291	168
Engineering	10,000	5,000	-	5,000
Attorney	13,000	6,500	6,985	(485)
Annual Audit	4,800	4,800	4,800	-
Assessment Administration	4,200	4,200	4,200	-
Dissemination Agent	1,113	557	557	-
Trustee Fees	4,100	4,100	4,041	59
Management Fees	25,071	12,536	12,536	0
Property Appraiser	854	854	854	-
Information Technology	557	278	279	(0)
Website Maintenance	1,224	612	612	0
Telephone	50	25	-	25
Postage & Delivery	175	88	85	2
Insurance General Liability	9,424	9,424	8,410	1,014
Printing & Binding	400	200	38	162
Legal Advertising	500	250	-	250
Contingency	1,530	1,530	750	780
Office Supplies	50	25	-	25
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 90,141	\$ 57,612	\$ 48,411	\$ 9,201

Griffin Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 20,034	\$ 10,017	\$ 10,017	\$ -
Lake and Wetland Maintenance	5,414	2,707	2,706	1
Fountain Maintenance	2,030	810	810	-
Landscape Maintenance	7,285	3,643	3,536	106
Plant Replacement	25,000	12,500	4,528	7,972
Mulch & Palm pruning	9,620	4,949	4,949	-
Tree Pruning/Trimming	8,755	4,378	-	4,378
Irrigation Repair & Maintenance	6,604	3,302	1,326	1,976
Pest Control	6,890	3,445	3,345	100
Utility - Stormwater	420	420	415	5
Repairs & Maintenance	4,000	2,000	-	2,000
Stormwater Drain System	10,000	5,000	-	5,000
Contingency	10,000	5,000	-	5,000
Reserve	30,000	15,000	-	15,000
Subtotal Field Expenditures	\$ 146,052	\$ 73,170	\$ 31,632	\$ 41,538
Projects				
Fence Repair	\$ 100,000	\$ 50,000	\$ -	\$ 50,000
Lake Restoration	301,378	150,689	3,289	147,400
Subtotal Projects Expenditures	\$ 401,378	\$ 200,689	\$ 3,289	\$ 197,400
Total Operations & Maintenance	\$ 547,430	\$ 273,859	\$ 34,921	\$ 238,938
Total Expenditures	\$ 637,571	\$ 331,471	\$ 83,332	\$ 248,138
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ 301,100	\$ 508,373	\$ 207,272
Net Change in Fund Balance	\$ -	\$ 301,100	\$ 508,373	\$ 207,272
Fund Balance - Beginning	\$ -		\$ 336,395	
Fund Balance - Ending	\$ -		\$ 844,768	

Griffin Lakes

Community Development District Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 267,544	\$ 267,544	\$ 247,650	\$ (19,894)
Interest	1,200	600	1,005	405
Total Revenues	\$ 268,744	\$ 268,144	\$ 248,655	\$ (19,489)
Expenditures:				
Interest - 11/1	\$ 24,384	\$ 24,384	\$ 24,384	\$ -
Principal - 5/1	220,000	-	-	-
Interest - 5/1	24,384	-	-	-
Total Expenditures	\$ 268,768	\$ 24,384	\$ 24,384	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ (24)	\$ 243,760	\$ 224,271	\$ (19,489)
Net Change in Fund Balance	\$ (24)	\$ 243,760	\$ 224,271	\$ (19,489)
Fund Balance - Beginning	\$ 89,014		\$ 93,688	
Fund Balance - Ending	\$ 88,989		\$ 317,959	

Griffin Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 77	\$ 84,228	\$ 458,210	\$ 17,850	\$ 7,284	\$ 13,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 581,440
Interest	993	916	1,109	2,349	2,323	2,575	-	-	-	-	-	-	10,265
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,070	\$ 85,144	\$ 459,319	\$ 20,199	\$ 9,607	\$ 16,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591,705
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
PR-FICA	77	77	-	61	-	77	-	-	-	-	-	-	291
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,228	853	578	605	880	1,843	-	-	-	-	-	-	6,985
Annual Audit	-	1,000	3,800	-	-	-	-	-	-	-	-	-	4,800
Assessment Administration	4,200	-	-	-	-	-	-	-	-	-	-	-	4,200
Dissemination Agent	93	93	93	93	93	93	-	-	-	-	-	-	557
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	2,089	2,089	2,089	2,089	2,089	2,089	-	-	-	-	-	-	12,536
Property Appraiser	-	-	854	-	-	-	-	-	-	-	-	-	854
Information Technology	46	46	46	46	46	46	-	-	-	-	-	-	279
Website Maintenance	102	102	102	102	102	102	-	-	-	-	-	-	612
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	13	5	13	45	4	-	-	-	-	-	-	85
Insurance General Liability	8,410	-	-	-	-	-	-	-	-	-	-	-	8,410
Printing & Binding	-	11	25	-	2	0	-	-	-	-	-	-	38
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	-	143	171	119	158	159	-	-	-	-	-	-	750
Total General & Administrative	\$ 22,464	\$ 5,425	\$ 7,764	\$ 3,929	\$ 3,416	\$ 5,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,411

Griffin Lakes
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	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,017
Lake and Wetland Maintenance	451	451	451	451	451	451	-	-	-	-	-	-	2,706
Fountain Maintenance	310	250	-	250	-	-	-	-	-	-	-	-	810
Landscape Maintenance	589	589	589	589	589	589	-	-	-	-	-	-	3,536
Plant Replacement	1,270	1,480	-	1,778	-	-	-	-	-	-	-	-	4,528
Mulch & Palm pruning	-	-	4,949	-	-	-	-	-	-	-	-	-	4,949
Tree Pruning/Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repair & Maintenance	130	130	677	130	130	130	-	-	-	-	-	-	1,326
Pest Control	557	557	557	557	557	557	-	-	-	-	-	-	3,345
Utility - Stormwater	-	415	-	-	-	-	-	-	-	-	-	-	415
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drain System	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 4,977	\$ 5,542	\$ 8,893	\$ 5,425	\$ 3,397	\$ 3,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,632
Projects													
Fence Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Restoration	390	306	-	553	390	1,651	-	-	-	-	-	-	3,289
Subtotal Projects Expenditures	\$ 390	\$ 306	\$ -	\$ 553	\$ 390	\$ 1,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,289
Total Operations & Maintenance	\$ 5,367	\$ 5,848	\$ 8,893	\$ 5,978	\$ 3,787	\$ 5,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,921
Total Expenditures	\$ 27,832	\$ 11,273	\$ 16,657	\$ 9,907	\$ 7,203	\$ 10,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,332
Excess (Deficiency) of Revenues over Exper	\$ (26,762)	\$ 73,870	\$ 442,662	\$ 10,293	\$ 2,404	\$ 5,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508,373
Net Change in Fund Balance	\$ (26,762)	\$ 73,870	\$ 442,662	\$ 10,293	\$ 2,404	\$ 5,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508,373

Griffin Lakes
Community Development District
Long Term Debt Report

Series 2020, Special Assessment Revenue Refunding Bonds		
Original Issuance - 8/28/2020		\$2,945,000
Interest Rate:	2.540%	
Maturity Date:	5/1/2033	
Reserve Fund Definition	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$26,754	
Reserve Fund Balance	26,754	
Bonds Outstanding		\$2,945,000
Less: Principal Payment - 5/1/21		(\$195,000)
Less: Principal Payment - 5/1/22		(\$200,000)
Less: Principal Payment - 5/1/23		(\$205,000)
Less: Principal Payment - 5/1/24		(\$210,000)
Less: Principal Payment - 5/1/25		(\$215,000)
Current Bonds Outstanding		\$1,920,000

Griffin Lakes
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County
Fiscal Year 2026

Gross Assessments \$ 667,627.31 \$ 284,621.12 \$ 952,248.43
Net Assessments \$ 627,569.67 \$ 267,543.85 \$ 895,113.52

ON ROLL ASSESSMENTS

allocation in % 70.11% 29.89% 100.00%

<i>Date</i>	<i>Distribution</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>Series 2020 Debt Service</i>	<i>Total</i>
10/30/25	interest	\$ -	\$ -	\$ -	\$ 76.66	\$ 76.66	\$ 76.66	\$ -	\$ 76.66
11/21/25	11/01-11/14/25	126,437.11	5,088.14	1,213.49	-	120,135.48	84,227.73	35,907.75	120,135.48
12/05/25	11/15-11/30/25	252,000.17	10,079.67	2,419.19	-	239,501.31	167,915.86	71,585.45	239,501.31
12/19/25	12/01-12/12/25	435,513.99	17,279.76	4,182.36	-	414,051.87	290,294.35	123,757.52	414,051.87
01/02/26	12/13-12/23/25	13,380.54	401.41	129.79	-	12,849.34	9,008.75	3,840.59	12,849.34
01/16/26	12/01-12/31/25	12,449.66	373.48	120.76	-	11,955.42	8,382.02	3,573.40	11,955.42
01/23/26	interest	-	-	-	458.97	458.97	458.97	-	458.97
02/13/26	01/01-01/31/26	10,695.05	200.70	104.94	-	10,389.41	7,284.08	3,105.33	10,389.41
03/13/26	02/01-02/28/26	20,070.81	200.70	198.70	-	19,671.41	13,791.75	5,879.66	19,671.41
		\$ 870,547.33	\$ 33,623.86	\$ 8,369.23	\$ 535.63	\$ 829,089.87	\$ 581,440.17	\$ 247,649.70	\$ 829,089.87

91.42%	Percent Collected
\$ 81,701.10	Balance Remaining to Collect

Griffin Lakes
Community Development District
Lake Projects

Contractor	Applications/ Invoices	Amount of Payments	Shoreline Restoration Lake 1 and 2	Lake-side Fence Restoration	Engineer/ Contingency
Budget FY2025			\$0.00	\$0.00	\$20,000.00
Budget FY2026			\$301,378.00	\$100,000.00	\$10,000.00
Garnet Engineering and Contracting LLC	111	\$8,600.00		\$8,600.00	
Headley Construction Group Inc	78	\$8,552.00	\$8,552.00		
Alvarez Engineers	8129	\$117.50			\$117.50
Alvarez Engineers	8181	\$3,972.50			\$3,972.50
Alvarez Engineers	8218	\$1,005.00			\$1,005.00
Alvarez Engineers	8272	\$570.65			\$570.65
Alvarez Engineers	8363	\$5,000.00			\$5,000.00
Alvarez Engineers	8362	\$390.00			\$390.00
Alvarez Engineers	8435	\$732.50			\$732.50
Alvarez Engineers	8498	\$942.50			\$942.50
Alvarez Engineers	8688	\$2,405.00			\$2,405.00
Broward County -Permits		\$750.00	\$750.00		
Alvarez Engineers	8734	\$677.50			\$677.50
Alvarez Engineers	8792	\$336.50			\$336.50
TOTAL FY 2025		\$34,051.65	\$9,302.00	\$8,600.00	\$16,149.65
Alvarez Engineers	8841	\$390.00			\$390.00
Alvarez Engineers	8882	\$306.00			\$306.00
Alvarez Engineers	8991	\$552.50			\$552.50
Alvarez Engineers	9070	\$390.00			\$390.00
Alvarez Engineers	9136	\$1,650.50			\$1,650.50
TOTAL FY 2026		\$3,289.00	\$0.00	\$0.00	\$3,289.00
TOTAL PAID		\$37,340.65	\$9,302.00	\$8,600.00	\$19,438.65
		Total	Landshore Enterprises	Garnet Engineering	Engineer/ Contingency
Contracts/Budget		\$450,494.30	\$421,894.30	\$8,600.00	\$20,000.00
Total		\$450,494.30	\$421,894.30	\$8,600.00	\$20,000.00
Remaining balance after change orders		\$413,153.65	\$412,592.30	\$0.00	\$561.35