



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

August 6, 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
August 6, 2026
9:00a.m.

The Villas at Harbor Isles HOA Offices
2317 Clipper Place, Fort Lauderdale, FL 33312
Join the meeting now

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 July 2, 2026 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 25**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 36**
 - D. Consideration of **Resolution #202#-04** Levy of Non Ad Valorem Assessments – **Page 39**
 - E. Motion to Close the Public Hearing
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field
 - 1) Discussion of Landscape Maintenance Proposals
 - a. JLS Landscaping – **Page 50**
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 - 2) Lake Water Quality Testing Report – **Page 81**
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 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 88**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 89**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **655 – Page 90**

5) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 91**

6) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 96**

5. Financial Reports

A. Approval of Check Register – **Page 101**

B. Approval of Unaudited Financials – **Page 103**

6. Supervisors Requests and Audience Comments

7. 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, July 2, 2026, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Danielle Christie
Benny Barak
Teresa West
Karen Warfel

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ginger Wald
Patrick Burgess
Jason Gitel
Angel Camacho
Amber Venzal
Michael Miller

District Counsel
District Manager
Governmental Management Services
District Engineer (by phone)
HOA Property Manager (by phone)
Guest

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 May 7, 2026 Meeting

Mr. Burgess: Moving on to item No. 2 on the agenda, approval of the minutes of the May 7, 2026 meeting and those are on page 3 of your agenda package. If there are no additions, deletions or corrections or any changes like that, a motion to approve will take place.

On MOTION by Mr. Barak seconded by Ms. Christie with all in favor, the Minutes of the May 7, 2026 Meeting were approved.
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THIRD ORDER OF BUSINESS

Staff Reports

Mr. Burgess: Moving on to staff reports, Ginger.

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Wald: In your tablets or book, you have our legislative memorandum and because of the legislative session going much longer than we expected it to, we put it out before the Governor had executed all of them, and the other bills were sent to him on June 15th from the extended session. So, I'm going to give you updates from this update, and there will be another update coming out. The first one on here which would directly affect CDDs was the increase of the sovereign immunity caps, that was vetoed by the Governor two days ago, so that is not law. So #1 on here is not law, I don't know what the legislature is going to do, they can override a veto which they need by a two thirds vote of the House and the Senate. As you know you have sovereign immunity because you're a governmental entity so you have caps from the amount of liability. Currently it is \$200,000 per person, and \$300,000 per incident, and they are talking about or what they wanted to pass was increasing \$350,000 per person, and \$500,000 per incident but, it did not pass, so nothing has changed. We will see what happens and we will continue to give you updates but, right now it's status quo. The second one is really not applicable to you folks so I'm not going to go over this, I'm not going to go over number 3 because you don't have anything that would be involving that. I'm not going to go over number 4 because you don't have any cybersecurity issues but, I am going to go over number 5 because this is important. So, finally we have gotten recall elections, and what does that mean, what that means is one of you who is a Supervisor and you get for some reason, somebody in the community that is a registered voter so a qualified elector wants to start a petition process to have you removed from office through a recall election for a variety of different things, it has to be like a malfeasance or a misfeasance or something like that, they can start that process. We've never had that before, that's been available for years with cities and counties and other local governments but, CDDs have not had that. What it was previously, and you folks never had it in this CDD but I've had it in others where we've had Board members that just don't show up and we can't get quorum so we're like, what can we do, and we really couldn't do anything other than report it to the Governor, and ask the Governor to remove that person for non-feasance really, not showing up, and misfeasance of office by not showing up so we can't do that. So, now we have a different option as

opposed to that one sole one with a recall election, so that is an important change for the CDDs directly. Number five, no, that one is not really going to apply to you specifically, it is dealing with contractors but, I don't see it as being something important here. Number 6 is dealing with land use, again, I don't see that with you as well, and number 7 is dealing with forcing local governments to take electronic payments but, since you don't have like a clubhouse or anything along those lines where you have to accept payments, everything is just special assessments on your taxes, this doesn't affect you directly either. We do these memos for all of our Special Districts, so that's why you see a lot of things that may or may not apply to you but, you have them in front of you and any time you have any questions, please feel free to get in touch with me, and I can explain them in detail, I can give you the actual law, or you can look it up on One Sunshine dot com but, we will be sending out the update because a lot of these things, everything else did pass, other than that first one.

Mr. Barak: I have a question, speaking of taxes, this property tax amendment that's going to be on the ballot.

Ms. Wald: Yes, it's going to be on the ballot but it doesn't affect you.

Mr. Barak: It doesn't?

Ms. Wald: No because you have Non Ad Valorem Special Assessments, the property tax is an Ad Valorem Tax that is based upon the value of your home, so what you will see is your local government. So, you're going to see problems with the county and problems with the city because they're going to have to make cuts because they're not going to be receiving the same amount of funding through the Ad Valorem Taxes than they have in the past, and I encourage you to read how much you will actually be saving, and you can calculate it out because it is based upon, it's your value of your home.

Mr. Barak: So, is there a senior discount?

Ms. Wald: There already is that because my Mom has an extra one, and so with that it's increasing the amount, if it passes, so it's increasing that amount, and as Karen said, you really have to look and see. I mean if you have a house that is only \$150,000, and none of you do because I know where you live but, if you have a house that's \$150,000 as to the valuation, then you're not going to pay and Ad Valorem Taxes, you are going to pay your Special Assessments, you're going to pay this Special Assessments, you're going to pay other Special Assessments, you have a Fire Special Assessment, and

you might have a Water Control Special Assessment, everybody depends where they live they have different assessments, so you're still going to pay those but, that's less money that's going to local government to do certain things.

Ms. Warfel: Again it's your tax base, it's not like you're getting \$150,000 off of what you pay, it's off of the value that they charge you.

Mr. Barak: No, but let's say your house is valued at \$350,000 do they remove \$150,000 from the \$350,000 in terms of the value.

Ms. Wald: Yes.

Mr. Barak: That's a significant amount.

Ms. Wald: It is a significant amount.

Mr. Barak: So, how is that only \$400?

Ms. Wald: Well, it depends, everybody is different, and you have to do your own calculations, it may only be \$400, it may be \$1,000, you have to do your calculations.

Mr. Barak: When you say you, don't you mean the community?

Ms. Wald: No, you, if you want to know what you're saving, you need to do it.

Mr. Barak: But isn't it similar I'm saying for most people in this community in terms of the value?

Ms. Wald: Most people in this community because your townhome community, the value of each one of the units should be approximately the same.

Mr. Barak: More or less, I mean there's differences, different sizes, and upgrades and I get that.

Ms. Wald: But remember you also have Save our Homes, which also offsets it as well but, you have to do those calculations which you can do on the Property Appraiser's website.

Mr. Barak: Oh, there's a calculator there.

Ms. Wald: Well no, you just look at what you have, that's the \$50,000 minus and now you add \$100,000 minus and then you can see what that taxable base is going to be.

Mr. Barak: Because it's Ad Valorem versus Non Ad Valorem.

Ms. Wald: Don't worry about the Non Ad Valorem, you still going to have to pay that but, it doesn't affect these, and that's the key.

Mr. Barak: Got it.

Ms. Warfel: And a random example is after the second year because it goes up, the City of Fort Lauderdale is going to be short \$27 million dollars in their budget, like even if it's \$2,000 the quantity of how many people and how many properties multiplied it's a lot of difference and what is going to be cut.

Ms. Wald: I'll tell you what's going to be cut, all the things that you see that happen quickly will be cut.

Mr. Barak: Meaning?

Ms. Warfel: Roads, fixing lights, and a lot of things.

Ms. Wald: There's going to be a lot of people that have to be terminated from the local governments because they're not going to be able to fund it, so there's not going to be funding but, it's making a determination for each one of those local governments if it does pass as to what they are going to do because they're in budget season just like you folks, and so they're going to have to figure that out.

Mr. Barak: And I appreciate you clarifying that.

Ms. Wald: Sure. Alright, so had everyone done their Form 1s?

Mr. Barak: Yes.

Ms. Warfel: Yes.

Ms. Wald: Good, and don't forget by the end of the year you need to do the ethics training. That's it for me.

Mr. Burgess: Thank you.

B. Engineer – Proposal for Digitization of Existing Infrastructure Data into ArcGIS

Mr. Burgess: Alright, moving on to engineer, Angel is on the phone and we have a few items he needs to touch on. Angel, which one do you want to start with?

Mr. Camacho: We'll start with the additional reversion, Patrick.

Mr. Burgess: Ok go ahead.

Mr. Camacho: So, we finally received the revised plans that will be submitted to the county for the permit and with those plans we're going to finalize the AIA agreement today, and I'll circulate it for execution. Landshore is already working on the permit application, I believe they were going to send that by lunchtime so I'll have that circulated as well, so we're looking at about a couple weeks until we get that to Environmental Resources, the license permit which was required previously in order to start the project. So, hopefully

before the end of this month we can have a preconstruction meeting and Landshore can start the project on lakes 1 and 2.

Mr. Burgess: So, to that's aiming towards probably the middle of August for the start date?

Mr. Camacho: Right, and I will request a construction schedule from Landshore as well, all the staging areas and I'll get together also with Amber when we have the preconstruction meeting as well to schedule to see if there's any dates or any locations that Landshore can reserve for staging.

Mr. Burgess: Ok.

Ms. Venzal: Alright, thank you, the earlier I get that the better.

Mr. Burgess: Yes, we'll be in contact with you. Does anybody have any questions on that?

Ms. Christie: No.

Mr. Burgess: Ok. Angel, do we have an approximate timeframe for the project?

Mr. Camacho: Yes, I want to say 170 calendar days is what they put on the contract.

Mr. Burgess: Ok.

Mr. Barak: So, what's all this stuff, stormwater drainage?

Ms. Wald: He's going to go over it.

Mr. Barak: Ok, so we haven't gotten to that yet, got it.

Mr. Burgess: Ok, anything else on that Angel?

Mr. Camacho: No.

Mr. Burgess: Alright, so I did hand out your engineers report but, I guess we can go to what's on the agenda first, the proposal for the GIS updates.

Mr. Camacho: Yes, I think we spoke about it briefly during the last meeting but, the proposal didn't get on the agenda. So, this proposal was created, and I think there was a question regarding some landscaping tracts, who was responsible, and I advised Patrick that we have an existing GIS, so we could supplement that GIS because I think right now we have at least a lot of infrastructure and the lakes as part of it but, we could also include landscaping tracts, irrigation areas, we could also include the roads in order for the CDD to maintain the roads, we could include that as part of the GIS, so if anyone had any

questions as far as maintenance responsibilities we can include it as part of the existing GIS, and this would be the proposal to it.

Mr. Burgess: So, on the District website if you want to check it out one day, it's like a mapping tool, it's like the Broward County Property Appraiser's website but, you can click on certain areas and you can pull up the easement that's recorded or a certain parcel that you're clicking on, it's more so just to show what the CDD is maintaining so there's no gray area and I think it's a good tool, you already paid for the majority of it, this is just a small fee to enhance it for you guys. So, it's up to you but, Angel and I felt it would be helpful given how old the landscape easement is and how it's hard to kind of track that, so I think this would be kind of the final piece for the GIS system that you guys already have.

Ms. Wald: And it would be available to the HOA as well.

Mr. Burgess: Yes.

Mr. Barak: So, it's \$1,250 to complete that?

Ms. Wald: Yes.

Mr. Burgess: Are there any questions on that? If not, is there a motion to approve the proposal?

On MOTION by Mr. Barak seconded by Ms. West with all in favor, accepting the proposal from Alvarez Engineers in the amount of \$1,250 for the digitization of existing infrastructure data into the ArcGIS System was approved.

Ms. West: I do have one question, because we have a swarm again of iguanas, do we have any idea how we can control them around the lakes because you know they start going into the lakes, and it messes everything up as they do their work, so I know last year we had someone come in.

Mr. Burgess: Well, the CDD paid for duck removal, we did not pay for iguana removal but, we have a vendor that could definitely do iguana removal but, the most efficient way to do it is to shoot them with a high powered air rifle, and it's all done legally but, all the communities that we have iguana services, and you can trap them but, they're not afraid, they like to go to the water, they hide in the water so the most efficient way to do it is to in my opinion is to shoot them based on what I've seen at other properties working but, it depends on where they come from too, like certain properties we border canals on

the Turnpike that they're not going to do anything about it, so they're just going to continuously come from that area so it's kind of like throwing your money away but, it's up to you guys if you want us to get any proposals on it.

Ms. West: I see I a lot, I have.

Mr. Barak: But you're never going to get rid of them.

Ms. West: I know.

Ms. Venzal: Actually we pay for iguana removal, we've done it a couple of times, I think it's about \$25 for each, and we do it on an as needed basis, so the last time we did it which was probably like two months ago, and we haven't seen an increase in the community. So, somebody calls it in and then we do it as needed but, it has come down.
(inaudible comment)

Ms. West: I know on lake 1 and 2 that's where they are, I get a lot up my tree and a lot of babies, so that's why I'm asking because I see a lot of them by me and I'm sure they're in the water.

Mr. Burgess: Maybe down the road if you guys want to enter into an agreement with the association, like some sort of cost share when you guys do a service the CDD could pay some sort of fee towards the services, I don't know.

Ms. Wald: But they already have a contract is what they're saying.

Ms. West: Right.

Ms. Wald: But we can do a contribution as to a portion of it.

Ms. West: So, I'm assuming once they start the lakes they will be able to inform us more about the iguanas.

Ms. Wald: Yes, and they're going to start next month.

Ms. West: And that will scare them.

Ms. Wald: Ok, so let's get away from the iguana because we're still on the engineer.

Mr. Burgess: Yes, alright Angel so they approved that proposal for the GIS updates, then I also do have the engineers report that you guys provided as a handout if you want to speak on that if you're ready to, otherwise we can bring this back.

Mr. Camacho: Ok, I think Juan revised this report.

Ms. Wald: Yes, he did and we have the corrected one.

Mr. Camacho: Ok.

Ms. Wald: And I think he's looking it up, so each year the District engineer as part of the requirements under the bond of the Master Trust Indenture and the supplemental provides a yearly engineers report for the fiscal year saying what the condition of the property, they also look at the budget, make sure you have enough budgeted for maintaining you property, so that's what's required under your bonds. This report is to satisfy that so you're not approving the report, you're reviewing the report and you're just basically saying you're accepting it. So, the first one there was a small error that I immediately contacted Juan Alvarez and Angel, and then they fixed it like I said before, so it was just something that shouldn't belong there, it belonged to another District. So, this is basically giving you an overview of the status, and did you find that Angel?

Mr. Camacho: Yes, thank you Ginger.

Ms. Wald: Go ahead.

Mr. Camacho: So, what's different on the reports that we're doing this year is we're also including the drainage system maintenance phasing, as well as associated costs so on sheet number 2 of the report you can see the yearly costs associated with the stormwater drainage system, this is also a requirement with South Florida Water Management so we went ahead and included this as well as the exhibit on page 7 phasing out the community for the stormwater drainage.

Mr. Burgess: Would year 1 be fiscal year 2027?

Mr. Camacho: Yes.

Ms. Wald: So remember you own and are responsible for the stormwater drainage system, which is why he's letting you know, and you also have all those interconnecting pipes and you folks had cleaned them to avoid having problems with what you had in the past. So, what they've done in this report, and it's in pretty good shape right now so they're giving you the report as to the status and the recommendation is if you want to go ahead and start putting this together for funding because they're recommending that you split it up in 5 different segments, so each one of those years this is the amount with the inflation that he recommended is going to be required for cleaning under a phased system. So, it's just a recommendation, it's not something you have to do, it is something the engineer is putting in there so you can forecast for coming years, and I think you do have a line item in your budget already for stormwater cleaning so it's also making sure that you're

in compliance with that and giving you that cost estimate so you can be fiscally responsible so you have it.

Mr. Burgess: And we'll provide it to the accountant to make sure she knows what is being recommended and make sure each year it's prepared .

Ms. Wald: Anything else in regards specifically to the report Angel that you want to point out as to the status of the property or improvements? I think you explained pretty well the lakes that have already been corrected at least the ones that everyone knows here very well.

Mr. Camacho: Yes, so we just revised the District property conditions so there's a statement there that mentions shorelines as we explained the two that are going to be corrected this year.

Mr. Burgess: Ok, do we need a motion?

Ms. Wald: Just to accept, you're not approving it, you're just accepting it.

Mr. Barak: And can I ask a question?

Ms. Wald: Yes.

Mr. Barak: So, I'm a little bit confused, so when we have Raptor Vac Systems is that them?

Ms. Wald: Yes, that's what they did they cleaned the pipes, yes.

Mr. Barak: Ok, but this right here?

Ms. Wald: This is a forecasting as a recommendation by the District engineer for budgeting purposes.

Ms. Warfel: Instead of doing it once every 20 years to annually do a portion of the neighborhood.

Mr. Barak: I thought they do something every year, don't they, Raptor?

Ms. Wald: Well, it's only when you approve it.

Mr. Barak: Well, have they done it in the last couple of years?

Ms. Warfel: No.

Ms. Wald: Well, they did it this past year but, for many years you didn't have any stormwater cleaning and you also had problems over the years, and finally started, once you got GMS on board you finally started a program and a new engineer for that matter, a program with starting regular stormwater drain cleaning.

Mr. Barak: So, it's like a yearly maintenance.

Mr. Burgess: Yes, you inspect and then based on their findings they give recommendations, so like as it says, CCTV pipe cleaning, they'll do an inspection and then clean based on that.

Mr. Barak: And this is Raptor Vac Systems?

Ms. Wald: Well, it's whoever you decide to choose but that was the vendor you chose before and so when you're getting ready to do it again you'll get proposals and you make a decision.

Mr. Barak: Got it.

Mr. Burgess: And Raptor Vac is just a vac truck company.

Ms. Wald: Right they're just one of the companies.

Mr. Barak: So, this would be the CDD paying for it?

Ms. Wald: Yes, this is CDD.

Mr. Barak: So, are we talking about more assessments here?

Ms. Wald: No, all this is, the engineer providing the information to the CDD, so the CDD in the future can look at it and say, hey remember the engineer said we need to do this and this is how much it's going to cost, so you can make sure that's in your budget, I'm not saying an increase at all because you already have it in your budget now, it's just forecasting going forward.

Mr. Barak: Got it, ok, and so this would relieve that, God forbid, that we have serious rains here, this would help mitigate the flooding is what you're saying, if we do this on a yearly basis.

Ms. Wald: It keeps your pipes clean so they don't get backed up.

Mr. Barak: Which would in turn presumably help avoid the kind of flooding situation that we had before.

Ms. Wald: You can't say from before, what you can say is you keep the system operating as it was supposed to operate so the water flows, if it doesn't then you have a problem.

Ms. Christie: And if it did storm if we were all blocked up it would flood when it shouldn't but this will help it.

Ms. Wald: Right, this will help with that, and as I said last night in one of my other communities because they were looking at proposals and there was one that was

incredibly high, unlike some communities don't have to do this on a yearly basis, some can do it every 2 years, some can do it every 3 years, it's that mulch.

Mr. Barak: Oh, the mulch that gets into the stormwater system.

Ms. Wald: And concrete, and whatever people dump into the system, and it blocks things up, and then there's just natural grease, or dirt.

Mr. Burgess: Right, and this is only to benefit the community, and it's your responsibility to clean it, so is there a motion to accept the fiscal year 2026-2027 engineers report?

On MOTION by Ms. Christie seconded by Mr. Barak with all in favor, accepting the 2026-2027 Engineers Report was approved.

Mr. Burgess: Alright, anything else on that Angel?

Mr. Camacho: That's it, also the phasing can change if there is reports of flooding for any reason we can change the phasing around. (inaudible comment)

Mr. Burgess: Alright, do you have anything additional Angel?

Mr. Camacho: No.

Mr. Burgess: Ok.

Mr. Barak: So this would start next year?

Ms. Wald: No you don't have to do anything, this is just a report, nothing is necessary, you're ok right now.

Mr. Barak: Ok.

Ms. Wald: Thank you Angel.

Mr. Burgess: Thank you Angel.

C. Field

- 1) Lake 4 Hedge Hart Cut and Clean up Proposal with Cutter's Edge**
- 2) CDD Palms and Hardwoods Tree Trimming Proposals**
 - a. Cutter's Edge**
 - b. JLS Tree Services**

Mr. Burgess: Ok, so moving on to the field, so we're going to start with item 2, under field, CDD palms and hardwoods tree trimming proposals. So, each year in the past you guys have had done tree trimming to your palms and hardwoods but, that was within

this old contract with Cutter's Edge they were doing it for a very low amount and then once they had the turnover with their management now the cost went up just like it did with the mulch. So, I believe the number that Cutter's Edge provided was 2 times the number that you guys have done in the past which I think is warranted, it is a lot of trees, but we decided to go out also just to kind of verify numbers to reach out to a vendor that we use at other properties, JLS, so on the agenda you have a proposal with Cutter's Edge and JLS Tree Services for the perimeter hardwood and any trees in the perimeter landscape easement for the CDD are included in the proposal, and you can see that with the engineers report the red area is where you guys have the landscape easement that's being maintained or the CDD maintains. So, we wanted to get additional proposals, we couldn't, we essentially have a third one from the past and it was right around this number but, it was last year, and it was a company that was trying to bid on the property and it just kind of fell through, and I haven't spoken with them since but, I can say it was right around the number that they have, I just haven't worked with them before. You know Cutter's Edge you guys have always used, and then JLS Tree Services we use a lot, and they do a great job for us, so we met with JLS yesterday to review the property and he provided an email on the kind of services that would be done, and Cutter's Edge didn't but, it's kind of the same thing, and so our recommendation would be JLS based on our experience with them and the visual inspection we did yesterday. They basically would be clearing all the streetlights out that are around the perimeter which is clearance pruning essentially, they'd be cutting back all the perimeter trees away from structures, like the homes, especially on that west wall there's a lot going on, there's some brazilian pepper or Florida holly that's growing on the neighboring community onto our side which is like really invasive tree that shouldn't be there, it should be removed but the people on the other side are obviously aren't going to do anything but, we can cut it back on our side. The south side on the RV park, I know in the past you guys have had people cut the trees that they shouldn't be doing so we sent them a letter and that was awhile ago. There's some tree branches starting to lean over on their homes so those will be cleared off, it's really just essentially clearance pruning, making sure the trees are lifted above the roads, cleared away from the streetlights, and then also on the hotel side we've had that issue with the vines from the hotel trees, all of those overhanging branches from that side and vines encroaching on the CDD property will be cut back, and that's kind of something that we've been asking

Cutter's Edge to do for probably 4 months now, and it hasn't been done, so it's kind of the reason why we're pushing more towards this other company. We've given Cutter's Edge a ton of chances to just simply resolve that, and I know it has to be done with the tree removal proposal essentially but, it's been a little frustrating working with them to be honest. So, it's up to you guys, if you want a third proposal we can always bring it back but, I think it should be done sooner than later and then yearly we'll start doing it a lot earlier, it's just that we had a pricing increase that was significant compared to prior years.

Ms. Christie: And Cutter's Edge is \$500 more.

Mr. Barak: Yes, it adds up.

Mr. Burgess: Yes, and we don't provide prices to anyone, this is the number that came straight from JLS based on the number of trees that are inventoried, all three proposals we've had have done an inventory on the trees and it's really just disposal of the tree debris and labor at that point, so it's up to you guys, if you have any questions with Cutter's Edge we can try to answer and JLS we can try to answer as well.

Ms. Wald: And the numbers are \$16,700.68 for Cutter's Edge and for JLS \$16,275.

Mr. Barak: And you were talking about the clearance prune only I guess, and presumably that would be the same with Cutter's Edge?

Mr. Burgess: Yes, and that's what we've asked them, it wasn't as easy a conversation with them, and they provided us awhile ago, it is every single tree that JLS is proposing is also what Cutter's Edge is proposing.

Mr. Barak: Ok. Well, JLS is very good based on your recommendation and that's what they specialize in, and they're cheaper, and you guys have used them in a lot of other places and clearly like you've said you've given multiple chances to Cutter's Edge.

Mr. Burgess: Yes, and I think JLS is a great company, and Alex Lapierre with JLS is the owner, he's our account manager for every property, he takes pride in his company and everything has gone great in our opinion, and that's my favorite landscaper to use right now.

Mr. Barak: And they're a landscaper or tree service?

Mr. Burgess: Yes, it's a landscaping company, but it's JLS tree division in their company but, landscaping is tough in my opinion, it's just very hard to find a good vendor. I believe Cutter's Edge just acquired some other companies, I think that were bought out and they acquired some other landscape companies so they're a bigger company now.

Mr. Barak: Right, I've seen their new logo it says, LMC Landscaping.

Mr. Burgess: Right, which may not be bad, they did do some tree trimming around, they lifted the royal poinciana but, they didn't properly cut that in my opinion.

Mr. Barak: They didn't properly cut it?

Mr. Burgess: Right, they did not properly cut it, which it can be corrected by JLS but, seeing a fresh cut and it being incorrect it's not something I think you guys should deal with because it could be a code violation, and then there's a few other areas that I think there was a Amex truck that they acquired, I don't know but, just at the end of the day we don't want to have headaches with vendors that we hire to do a simple tree trimming job and our recommendation is JLS, so it's up to you guys on how you want to move forward.

Ms. Venzal: (inaudible comment) Specifically like around the pool, they were leaving palm fronds which was incorrect, and I had to go and tell them, and the crew ended up walking off and I had to get the account manager involved, so it's been a little difficult, usually I'm advocating for them because they're communication has stepped up, their service has stepped up but, with the tree trimming it has been a little bit difficult. (inaudible comment) So, it would be interesting to see if you did have a new vendor that did a great job. (inaudible comment)

Mr. Burgess: Yes, and again they're a great company, we just trust them, we've had tree trimming done by them, we use them at other properties, and I think it's the right vendor to use, and if you guys want to get more proposals next year we can but, it's up to you, and it's overdue in my opinion to get these trees trimmed.

Ms. Wald: And they're less than Cutter's Edge, a little bit. Do you want to make a motion to approve the proposal from JLS Tree Service for tree and palm trimming in the amount of \$16,275?

On MOTION by Ms. West seconded by Ms. Christie with all in favor, accepting the proposal from JLS Tree Service in the amount of \$16,275 was approved.

Mr. Burgess: Now going up to item C1, the lake 4 hedge hard cut, and the proposal.

Ms. Venzal: (inaudible comment)

Mr. Burgess: Yes, I can talk to you about it offline. Moving on to lake 4, there's a hedge that as you're driving out on the right side against the perimeter wall bordering the hotel parking lot, that is the same hedge that is on the north side of your property that's very green and looking good. About 4 months ago I asked Cutter's Edge to remove the brazilian pepper that's growing out of it, to clear the leaves out of the base of the hedge and to make sure it doesn't die and to pull the vines as well but, they just won't do that, and it's really frustrating and I have said it a million times, and I know Jason has dealt with it but, I think it needs to be hard cut, and basically hard cut from the bottom up to kind of like revitalize the plant, if that's the goal. So, we asked them to provide us with a proposal, we'll actually the handout it the updated one.

Mr. Barak: And how much is it on the agenda?

Mr. Burgess: On the agenda it's \$2,294.03, and we have a handout that's is for \$1,692.89, and then we also have a proposal from JLS.

Mr. Barak: Wait, what's the \$2,649?

Ms. Wald: Forget that, just go to the handout for \$1,692.89 for the proposal for lake 4 hedge trimming for all the invasive plants, etc.

Mr. Barak: Ok.

Ms. Wald: Reduce height down 2 ½ to 3 feet and that's Cutter's Edge.

Mr. Barak: Ok.

Mr. Burgess: Yes, so I also asked Alex from JLS to look at it yesterday and expressed my concerns and he immediately solved the issue, and it shouldn't get to that point if you're doing routine maintenance, it's ridiculous in my opinion but, he if he would to win that proposal, or the tree trimming proposal onsite he could take care of it and he provided a proposal for \$1,600 to remove all the weeds and invasive vegetation growing within the hedge, cleaning out accumulated weeds and dead debris from the base of the hedge and restoring the hedge to a clean uniform and well maintained appearance. I think while they're here they should do it and then try and see if that hedge comes back but, whoever should be maintaining it properly the Board should keep it at a uniform level and that's to be discussed but, I think while JLS is onsite the recommendation is to have them do this hard cut and clean up for \$1,600 compared to Cutter's Edge.

Mr. Barak: So, about \$100 less.

Mr. Burgess: Yes.

Mr. Barak: And can I just go back really quickly to your statement about you talking to Cutter's Edge about it for 4 months or whatever it was, and you said they just wouldn't do it, is that like what they tell you yes, we'll do it and they never did it, or they're like no we're not going to do it because that's an additional charge?

Mr. Burgess: Well, it got to the point where it's needed to be an additional service, and I told them because of the growth, and I told them many times like this just needs to be maintained, remove the vines and the brazilian pepper that's growing, and I've said it a few times, and it got to a point where I said, ok do you need to provide us a proposal to do this which shouldn't have to but, we don't have an agreement with them, we pay them monthly and that was the point of me trying to get a contract with them, separate from what the condo association has.

Mr. Barak: Ok, and it's almost like they are taking advantage of that.

Mr. Burgess: And definitely it's a low maintenance cost but we have to see if we do go out to bid for maintenance what it will cost but, at the end of the day, a hedge should not get to that point, you can drive through any nice community and you don't see a hedge just falling apart with the base of stuff growing all through it because if you're maintaining the property that we're paying you for it should not get to that point.

Ms. Christie: That used to pull all of the things out of the shrubs, and they don't do that anymore.

Mr. Burgess: And for that, the CDD does a very straight forward detail of the property, it's all you do is maintain hedges and cut some grass, it's very straight forward in my opinion but, as far as lake 4 hedge hard cut, do you guys want to go with Cutter's Edge for \$1,692.89 or would you rather JLS do it with the tree trimming?

Mr. Barak: JLS.

Ms. Christie: I would say do it with the tree trimming.

Mr. Burgess: Ok, so it would be the approval of JLS to do the lake 4 hedge hard cut trimming for \$1,600, we would need a motion.

On MOTION by Ms. Christie seconded by Ms. West with all in favor, accepting the proposal from JLS Tree Service for lake 4 hedge hard cut and clean up in the amount of \$1,600.00 was approved.

Ms. Venzal: (inaudible comment)

Mr. Burgess: Go ahead Jason.

Mr. Gitel: And he actually brought to our attention those cocoplums that are high up, so you have kind of like a blind spot as you're making that right turn, at the first right, it's kind of hard to see, so he just writes on that they're seeing that right then and he was looking across the way on the side, and it's unlevel and uncut and the side is like this, so he was saying we can make it uniform and make it to 36" which would be the same size and you would lose that blind spot for \$575 they would get that done, so he would trim all those up and make them nice and cut back and just be kind of uniform.

Mr. Burgess: That's Alex, or JLS wants to do, I think we can get Cutter's Edge to do that at no cost, we'll see, that's my recommendation. I don't want to continue to spend money, like we're paying them, they should be able to cut down a small hedge.

Mr. Gitel: Ok, got it, whatever you want to do.

Ms. Warfel: Or we can revisit that at the next meeting.

Mr. Burgess: Yes, we can bring that back if it becomes an issue.

Mr. Barak: Right because you think that since they're doing it anyway, if you're requesting to have it cut to a certain height they shouldn't be like oh that's going to cost you extra.

Mr. Burgess: And we'll talk to them about that spot, we just got this email this morning with that information.

Mr. Barak: Ok.

Mr. Burgess: So that's all we have for JLS proposals and work. Amber, go ahead.

Ms. Venzal: I don't remember if the hedges at the monuments, were those ever approved to get replaced?

Mr. Burgess: Yes, sorry that's what we wanted to talk about.

Ms. Venzal: Oh, ok.

Mr. Burgess: Jason and I got that proposal for the monument hedge replacement, you have silver buttonwood there that's dead, it's not doing well, and Cutter's Edge has proposed \$,2649.37 to remove the silver buttonwood hedge and replace it with 3 gallon green island ficus in front of the monument entrances.

Ms. West: And what about, they're not the regular ficus that we removed?

Mr. Burgess: No, those are different, this green island ficus is like a very dark green uniform hedge you see on a lot of properties, it's very common, it eventually grows into a very nice low hedge.

Ms. West: Ok.

Ms. Warfel: So probably low maintenance.

Mr. Burgess: Yes, and the proposal is not very detailed, they just have 3 gallon green island ficus, and this is just one hedge that Cutter's Edge has provided, it would be a simple enhancement but, it's up to you guys if you want to do it.

Mr. Barak: Can we get a proposal from JLS?

Mr. Burgess: I mean I do think that's a little high but, it doesn't say how many, it's just really vague.

Ms. Wald: I think we can bring it back.

Mr. Barak: So by saying vague you mean the description?

Mr. Burgess: Yes.

Ms. Wald: How many 3 gallon ficus hedges are they bringing in.

Mr. Barak: Well, can you ask them for clarification?

Mr. Burgess: Yes, I can, I think \$2,700 for the two front entrances is a little high but, maybe I'm wrong.

Ms. Christie: Do we have a picture of what it looks like now?

Mr. Barak: I'm just curious, when you get a quote from JLS, you're not providing them with the quotes that we get?

Ms. Wald: No.

Mr. Gitel: No.

Mr. Barak: Ok, so they come like really close to Cutter's Edge.

Mr. Burgess: Well, they had been proposing I think for the front entrance monuments.

Mr. Barak: Is it something that they could do?

Mr. Burgess: Well, the issue is that JLS does not do your irrigation so the irrigation comes from Cutter's Edge so if someone was to install plant material, and maintaining the plant material they would need to make sure about the irrigation.

Mr. Barak: Ok, got it.

Ms. Wald: Ok.

Mr. Burgess: So, I think we could get them to remove it and then we can bring back some ideas for you guys to consider, and we can explore some options but, the dead ones, in front of the monuments we'll have them pull that but, I think we can bring back some options.

Mr. Barak: Flowers sound nice.

Mr. Burgess: Yes, I think it would be nice, a lot of communities do annual flowers in front, so I think we can go back to the drawing board with that and we can talk about removal of it.

Mr. Barak: Removal should be a lot less than replacement.

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

D. Manager

Mr. Burgess: Alright, under my item for manager, I think it would be in the best interest for management to go out and get some simple landscape maintenance proposals for you guys for like I said, it's just your perimeter to maintain in and around the lake banks and I think it should be done a lot better. You can drive around every area of the property and it's all maintained at different levels and it's not really uniform by any means, and I don't think it's acceptable for you guys to be paying for that, so if you guys are ok with us getting some proposals and bringing it back, not saying you need to make a decision but, something to do as due diligence.

Mr. Barak: I'm ok with that.

Ms. Christie: Yes.

Mr. Burgess: Ok, we'll do that.

Ms. Venzal: (inaudible comment)

Mr. Burgess: Alright, so we'll bring that back to the next meeting or as soon as we have it.

FOURTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Burgess: Moving on to financial reports, you have the check register starting on page 43, and the unaudited financials starting on page 48. If there are any questions feel free to ask away, otherwise a motion to approve the financials would take place.

On MOTION by Mr. Barak seconded by Ms. Christie with all in favor, the Check Register and the Unaudited Financials were approved.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Burgess: Moving on to Supervisor's requests and audience comments, we can start with audience, Amber do you have anything?

Ms. Venzal : (inaudible comment)

Ms. Wald: You have to go on the Supervisor of Elections website.

Mr. Burgess: Are there any Supervisor's requests?

Ms. Christie: No.

Ms. Warfel: I had a question, I noticed some growth going on in the ponds, I don't know if it's still there or not.

Mr. Burgess: Right, so the heat and lack of rain is a terrible recipe for that growth, and it's happening in many of our communities and soon as we have any issues with email the lake vendor and he's out there right away taking care of anything, it's just low water levels heats it up and it's just hard to maintain but, they're doing everything they can within the guidelines that they're legally allowed to spray.

Ms. Warfel: Ok.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Burgess: If there are no other Supervisor's request, I just need a motion to adjourn.

On MOTION by Ms. Christie seconded by Ms. West with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Griffin Lakes
Community Development District

Approved Proposed Budget
FY 2027



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Griffin Lakes
Community Development District
Approved Proposed Budget
General Fund

						Option 3
	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget FY 2027	
Description	FY2026	6/30/26	3 Months	9/30/26		
<u>REVENUES:</u>						
Special Assessments - On Roll	\$ 627,571	\$ 615,803	\$ 11,768	\$ 627,571	\$ 547,293	
Interest income	10,000	17,857	6,000	23,857	10,000	
Carry Forward Surplus	-	38,209	-	38,209	20,500	
TOTAL REVENUES	\$ 637,571	\$ 671,870	\$ 19,768	\$ 691,637	\$ 577,793	
<u>EXPENDITURES:</u>						
<u>Administrative</u>						
Supervisor Fees	\$ 12,000	\$ 5,800	\$ 1,800	\$ 7,600	\$ 12,000	
FICA Taxes	918	444	138	581	918	
Engineering	10,000	-	-	-	10,000	
Attorney	13,000	9,515	3,485	13,000	18,000	
Annual Audit	4,800	4,800	-	4,800	5,000	
Assessment Administration	4,200	4,200	-	4,200	4,452	
Dissemination Agent	1,113	835	278	1,113	1,180	
Trustee Fees	4,100	4,041	-	4,041	4,500	
Management Fees	25,071	18,803	6,268	25,071	26,575	
Property Appraiser	854	854	-	854	854	
Information Technology	557	418	139	557	590	
Website Maintenance	1,224	918	306	1,224	1,297	
Telephone	50	-	25	25	50	
Postage & Delivery	175	118	57	175	200	
Insurance General Liability	9,424	8,410	-	8,410	9,251	
Printing & Binding	400	49	20	69	400	
Legal Advertising	500	483	500	983	800	
Contingency	1,530	1,252	668	1,920	1,920	
Office Supplies	50	-	20	20	50	
Dues, Licenses & Subscriptions	175	175	-	175	175	
Total Administrative	\$ 90,141	\$ 61,113	\$ 13,705	\$ 74,817	\$ 98,213	
<i>Operations & Maintenance</i>						
<u>Field Expenditures</u>						
Field Management	\$ 20,034	\$ 15,026	\$ 5,009	\$ 20,034	\$ 21,236	
Lake and Wetland Maintenance	5,414	3,906	1,506	5,412	4,800	
Fountain Maintenance	2,030	1,370	250	1,620	2,030	
Landscape Maintenance	7,285	5,305	1,768	7,073	14,493	
Plant Replacement	25,000	6,603	18,397	25,000	25,000	
Mulch	9,620	4,949	5,760	10,709	11,520	
Tree Pruning/Trimming	8,755	-	8,755	8,755	16,701	
Irrigation Repair & Maintenance	6,604	1,715	4,842	6,557	8,280	
Pest Control	6,890	5,017	1,672	6,690	-	
Utility - Stormwater Tax	420	415	-	415	420	
Repairs & Maintenance	4,000	-	4,000	4,000	4,000	
Stormwater Drain System	10,000	-	10,000	10,000	12,775	
Contingency	10,000	-	7,626	7,626	8,325	
Reserve	30,000	-	30,000	30,000	30,000	
Total Field Expenditures	\$ 146,052	\$ 44,305	\$ 99,585	\$ 143,890	\$ 159,580	

Griffin Lakes
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Option 3 Approved Proposed Budget FY 2027
	FY2026	6/30/26	3 Months	9/30/26	
Projects					
Fence Repair	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Lake Restoration	301,378	6,144	446,287	452,430	320,000
Total Projects	\$ 401,378	\$ 6,144	\$ 446,287	\$ 452,430	\$ 320,000
TOTAL EXPENDITURES	\$ 637,571	\$ 111,562	\$ 559,576	\$ 671,137	\$ 577,793
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 560,308	\$ (539,808)	\$ 20,500	\$ -

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, pest control and turf/ornamental fertilization for the

Vendor	Description	monthly		Total
Cutters Edge	Landscape maint (32)	\$	533	\$ 6,400
Cutters Edge	Turf maint 2x per year	\$	147	\$ 293
Cutters Edge	Pest Control	\$	650	\$ 7,800
	Total			\$ 14,493

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

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
Approved Proposed Budget
Debt Service Series 2020 Special Assessment Refunding Bonds

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

Special Assessments-On Roll	\$ 267,544	\$ 258,980	\$ 8,564	\$ 267,544	\$ 267,544
Interest Earnings	1,200	1,688	250	1,938	1,000
Carry Forward Surplus ⁽¹⁾	89,014	66,934	-	66,934	67,648
TOTAL REVENUES	\$ 357,757	\$ 327,602	\$ 8,814	\$ 336,416	\$ 336,192

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	\$ 268,768	\$ -	\$ 268,768	\$ 268,180
EXCESS REVENUES (EXPENDITURES)	\$ 88,989	\$ 58,834	\$ 8,814	\$ 67,648	\$ 68,012

⁽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 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									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRIFFIN LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 1. RECITALS

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

SECTION 2. BUDGET

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

SECTION 3. APPROPRIATIONS

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

SECTION 4. BUDGET AMENDMENTS

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

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

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

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

PASSED AND ADOPTED THIS 6th DAY OF August, 2026.

ATTEST:

**GRIFFIN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Griffin Lakes Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

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

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection

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

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

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

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

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

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

PASSED AND ADOPTED this 6th day of August 2026.

ATTEST:

**GRIFFIN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

[illegible]

Folio	Legal		O&M on Tax Roll	Debt on Tax Roll
504232AB4070	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5410 BLDG 54	\$1,363.53	\$666.56
504232AB4080	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5501 BLDG 55	\$1,363.53	\$666.56
504232AB4090	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5502 BLDG 55	\$1,363.53	\$666.56
504232AB4100	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5503 BLDG 55	\$1,363.53	\$666.56
504232AB4110	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5504 BLDG 55	\$1,363.53	\$666.56
504232AB4120	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5505 BLDG 55	\$1,363.53	\$666.56
504232AB4130	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5506 BLDG 55	\$1,363.53	\$666.56
504232AB4140	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5507 BLDG 55	\$1,363.53	\$666.56
504232AB4150	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5508 BLDG 55	\$1,363.53	\$666.56
504232AB4160	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5509 BLDG 55	\$1,363.53	\$666.56
504232AB4170	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5510 BLDG 55	\$1,363.53	\$666.56
504232AB4180	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5601 BLDG 56	\$1,363.53	\$666.56
504232AB4190	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5602 BLDG 56	\$1,363.53	\$666.56
504232AB4200	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5603 BLDG 56	\$1,363.53	\$666.56
504232AB4210	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5604 BLDG 56	\$1,363.53	\$666.56
504232AB4220	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5605 BLDG 56	\$1,363.53	\$666.56
504232AB4230	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5606 BLDG 56	\$1,363.53	\$666.56
504232AB4240	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5607 BLDG 56	\$1,363.53	\$666.56
504232AB4250	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5608 BLDG 56	\$1,363.53	\$666.56
504232AB4260	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5609 BLDG 56	\$1,363.53	\$666.56
504232AB4270	THE VILLAS AT HARBOR ISLES CONDO	UNIT 5610 BLDG 56	\$1,363.53	\$666.56
			\$582,227.31	\$284,621.12



Landscape Services, Inc.

4201 NW 43rd Street
Coconut Creek, FL 33073

Office: 954-956-7454
Fax: 954-956-8451
Email: alex@jlsservices.net

Prepared By:

Alexandre Lapierre

Irrigation License
11-CLS-17283-X
U-21904

Landscape Maintenance Agreement

#M 001

July 21, 2026

Prepared For:

**The Villas at Harbor Isles Condominium Association,
Inc.**

**2317 Clipper Place
Fort Lauderdale, FL, 33312**

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The Villas at Harbor Isles Condominium Association



The Villas at Harbor Isles – CDD Maintenance Map



THIS AGREEMENT is made on this **21st** day of **July 2026** between **JLS Landscape Services, Inc., a Florida Corporation**, located at 4201 N W 43rd St, Coconut Creek, FL 33073, referred to as "Contractor" and **The Villas at Harbor Isles Condominium Association, Inc. State of Florida**, referred to as "Owner" or "Client".

In consideration of the mutual covenants contained in this agreement, contractor and owner agree as follows:

Owner owns and operates the property located at **2317 Clipper Place, Fort Lauderdale, FL, 33312**,

Owner agrees to engage contractor to perform landscape maintenance services and Contractor agrees to perform such services under the terms and conditions set forth in this contract, including the general provisions below.

Contractor agrees to perform the following services and owner agrees to pay for same at the costs indicated below:

SECTION 1 – DEFINITION

The following Landscape Maintenance Agreement establishes the standard for grounds maintenance for **The Villas at Harbor Isles Condominium Association, Inc.** This standard outlines an efficient and horticulturally sound program of the highest quality, promoting the healthy growth of turf and plant material while ensuring the continual neat appearance of the site.

The prices stated under this Agreement are binding unless Owner/Client fails to accept this agreement within 60 days from the date on which Contractor submitted it.

SECTION 2 – SCOPE OF WORK

The Contractor shall provide all necessary labor, material, equipment and fully trained supervisory personnel to properly maintain all developed landscaped areas within the contract limits.

SECTION 3 – CONTRACTOR'S PERSONNEL

JLS Landscape Services, Inc. shall designate a qualified representative with experience in the services being provided. This representative will be knowledgeable in horticulture, agronomy and landscape management.

The Contractor shall have properly trained personnel onsite to ensure that all operations are performed safely and effectively.

All Contractor personnel shall be in uniform and look presentable at all times.

A representative of **JLS Landscape Services, Inc.** shall be available for site walk-through with the property manager and encourages this to be done on a monthly basis, upon request by Owner/Client.

SECTION 4 – MOWING: TURF MANAGEMENT

GENERAL:

- A. Turf shall be cut at a height of **3” to 4”** as conditions dictate using a rotary type mower. When Bermuda grass is present, a separate set of specs will be provided. Blades will be balanced and sharpened as needed.
- B. The total number of mowing cuts included in this agreement is **(30)** times per year.
- C. Clippings shall be removed from all paved and mulched surfaces after each mowing.
- D. Trimming around trees, shrubs, signs and foundations shall be performed with each mowing. Work shall be performed using hand tools or mechanical devices to present a neat and manicured appearance.

EDGING:

- A. All accessible curbing shall be edged using mechanical methods **(30)** times per year.
- B. All accessible concrete walks shall be edged using mechanical methods **(30)** times per year.
- C. All dirt and debris resulting from edging operations shall be removed from curbs, walks, driveways and patios.

SECTION 5 – DETAIL WORK: SHRUB, HEDGE, AND TREE MAINTENANCE

SHRUB PRUNING:

- A. All shrubs shall be pruned **(12)** times per year to provide a continually neat appearance. Care shall be taken not to remove too much of the flowering surface branches when pruning. Pruning shall include the removal of wood that is dead, diseased or infested with insects. Suckers, shoots and irregular growth shall be removed.
- B. Hand pruning shall be utilized as necessary for certain shrubs. All other pruning shall be performed by mechanical hedge trimmers.

WEED CONTROL-NSH:

- A. Physical removal and post-emergent weed control (Non-Selective Herbicide) shall be used in treating problem weed areas and weeds that appear in bed areas and tree rings. Care shall be taken to prevent damage to plant material and turf areas.
- B. All paved areas, beds and tree rings shall be sprayed **(12)** times per year to control weed populations.

TREE PRUNING:

- A. All dead palm fronds up to twelve **(12)** feet shall be removed while the property is being pruned.
- B. Low hanging branches on trees shall be lifted to a height of eight **(8)** feet, four times throughout the year.

ADDITIONAL TREE SERVICE:

All palms and trees should be formally trimmed every year and is a service that is strongly recommended by **JLS Landscape Services, Inc.** Annual palm and tree trimming service is available at an additional cost and is not part of this agreement.

SECTION 6 – FERTILIZATION

TURF APPLICATIONS:

- A. All turf areas shall be fertilized **(3)** times per year with granular mix.

TREE/PALMS/SHRUB APPLICATION:

- A. The fertilization program for established shrub beds shall provide the proper blend of micro and macronutrients for each season. There will be **(3)** applications per year.
- B. All palms shall be fertilized **(3)** times per year. The fertilizer blend applied shall include magnesium, manganese and micronutrients necessary for proper growth.
- C. Fertilizer shall be commercial grade, mixed granules or pelletized fertilizer, with not less than 50% of the total nitrogen being slowly soluble.
- D. Material shall be applied in accordance with the manufacturer's recommendation and in compliance with the Environmental Protection Agency's regulations.

SECTION 7 – IPM / PEST CONTROL

- A. JLS Landscape Services' IPM (Integrated Pest Management) program consists of inspecting turf and ornamental plants **(12)** times per year by a licensed pest control operator to identify any lawn, ornamental plant, destroying insects. JLS Landscape Services will treat areas requiring attention to resolve the identified problems *during the monthly scheduled visit*.
- B. Any service call to inspect, diagnose and/or treat any pest control issue made at times outside of the *monthly scheduled visit* will be charged by the hour and any Products used will be billed to the client.
- C. Pest control treatment does not include pests such as Royal Palm Bug, Ficus White Fly, Spiral White Fly, Nesting White Fly, Red Date Scale, Red Palm Mite, Lethal Yellow, Moles, or any other exotic pest that may be introduced into the South Florida area in the future.
- D. **Brown patch Fungus** is excluded from this agreement.
- E. Treatment of **Fire Ant** mounds treatment is included. All other Ants are excluded from this agreement.
- F. Turf Weed Treatments are available but not included in this agreement.

SECTION 8 – IRRIGATION

Villas at Harbor Isles Condominium / Also includes CDD perimeter

IRRIGATION WET CHECK AND REPAIRS:

- A. The irrigation system will be inspected **(12)** times per year *during the Wet check visit*. Each zone will be checked for proper water coverage, operation and zone settings.
- B. Labor for adjustments/cleaning of sprinkler heads & nozzles, and raising heads is included in this service agreement at no additional charge *when performed during the Wet check visit*. Any parts used will be billed to the client.
- C. Labor for repairs or replacements of malfunctioning sprinkler heads such as pop-up heads, rotors, nozzles, or shrub adapters is included in this service at no additional charge *when performed during the Wet check visit*. Any parts used will be billed to the client.
- D. Labor to repair easily accessible broken pipes up to 1" in diameter is included in this service agreement at no additional charge *when performed during the Wet check visit*. Any parts used will be billed to the client.
- E. Repairs to pipes larger than 1" diameter or any size pipe located in areas that are not easily accessible such as under the sidewalk, curb, tree roots etc. will be brought to the attention of the client and fees will be determined and submitted in a written proposal for approval before commencing any repair work.
- F. Major repairs such as main line breaks, electric or index valves, digital or manual time clocks, suction lines, canal screens, flanges, check valves, discharge lines, pumps, motors, components of the pump station such as pump start relays, ice cube relays, pressure relief valves, rain sensors, pressure gauges, gate valves, ball valves etc. will be brought to the attention of the client in a written proposal for approval before commencing any repair work.
- G. The contractor is not responsible for damage they cause in situations where any components of the irrigation system have been improperly installed by other or previous contractors.
- H. All service calls to diagnose issues/work orders, make repairs, or adjustments made at times outside of the scheduled *Wet Check visit* will be charged by the hour and any parts used will be billed to the client.

SECTION 9 – ADDITIONAL WORK

No Additional work included in this agreement.

SECTION 10 – OTHER

BIOHAZARDS:

Contractor shall not be responsible for policing, picking up, removing or disposing of certain materials that may be biohazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles. Sharp needles will not be handled by the Contractor's employees at any time, condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids. Contractor shall only be obligated to report/communicate any observations of potential biohazards to the Owner/Client for their appropriate removal by others.

PRODUCT CONTROL & PEST CONTROL:

Contractor shall be responsible for selecting control materials from a list of products approved for specific use by the US Environmental Protection Agency and affirmed for that use by the appropriate State or Tribal Government. Control products are approved on crop (plant species) and site (Residential Sports or Golf) specific bases. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval of effective control products have been cancelled by regulating authorities, the Contractor will not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, the Contractor will not be responsible for control or repair of damage caused by such uncontrollable pests.

SECTION 11 – PAYMENT & TERM

This proposal combines the Condominium Association and the CDD Services while maintaining separate pricing sections.

Villas at Harbor Isles Condominium

PAYMENT:

All labor necessary to accomplish the work outlined in this agreement shall be provided for the sum of **\$140,340.00** “One hundred forty thousand three hundred forty dollars and zero cents” for a period of 1 year, payable in (12) monthly payments of **\$11,695.00**

Section 4 – Mowing Annual Fee: \$42,000

Section 5 – Detail & NSH Annual Fee: \$54,960

Section 6 – Fertilization Annual Fee: \$13,500

Section 7 – IPM/Pest Control Annual Fee: \$15,480

Section 8 – Irrigation Annual Fee: \$14,400

Section 9 – Additional Work Annual Fee: \$

Villas at Harbor Isles - CDD

PAYMENT:

All labor necessary to accomplish the work outlined in this agreement shall be provided for the sum of **\$39,900.00** “Thirty-nine thousand nine hundred dollars and zero cents” for a period of 1 year, payable in (12) monthly payments of **\$3,325.00**

Section 4 – Mowing Annual Fee: \$10,500

Section 5 – Detail & NSH Annual Fee: \$24,000

Section 6 – Fertilization Annual Fee: \$2,100

Section 7 – IPM/Pest Control Annual Fee: \$3,300

Section 8 – Irrigation Annual Fee: \$

Section 9 – Additional Work Annual Fee: \$

Total Price Combined for the Condominium And CDD:

- **Combined Annual Total: 180,240.00**
- **Combined Monthly Billing: \$15,020.00**

TERM:

1. This Contract shall be in effect for a period of Twelve (12) months and will auto renew with an annual **5%** increase each year. The start date is specified on the signature page of this agreement, the last page.
2. This agreement shall be in force for a term of one year from the date of its execution.
3. If either party does not desire to automatically renew this contract for an additional year at the expiration of its term, notice in writing must be given at least thirty (30) days before expiration by such party to the other party informing it that the contract is not to be renewed; otherwise, the contract shall be automatically renewed for another year. All fees, services, materials, labor rates and any other fees, costs or expenses shall all increase at each renewal by **5%** of the previous year's rates.
4. This requirement of 30-day notice will also apply to any subsequent annual renewals; otherwise, it shall be construed that the contract shall be automatically renewed for another year and all fees, services, materials, labor rates and any other fees, costs or expenses shall increase at each subsequent renewal by **5%** of the previous year's rates.

Optional Additional Services – Condominium Mulching / Billed Upon Completion

- Install approximately 50 pallets of mulch in the front and rear landscape beds of all condominium buildings.
- Mulch Color: To be determined by owner / association
- **Total price: \$28,000**
- **Note:** Additional mulch, if requested beyond the 50 pallets included, shall be billed at \$560.00 per pallet installed.

Optional Additional Services – CDD Mulching / Billed Upon Completion

- Install approximately 12 pallets of mulch throughout the CDD Landscape areas.
- Mulch Color: To be determined by owner / association
- **Total price: \$6,720.00**
- **Note:** Additional mulch, if requested beyond the 50 pallets included, shall be billed at \$560.00 per pallet installed.

GENERAL TERMS AND CONDITIONS

I. Contractor's Responsibility:

The contractor shall recognize and perform in accordance with the written terms, specifications and drawings, contained or referred to herein.

Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state or federal law, regulation or ordinance that goes into effect after the Agreement is signed.

A. Work Force:

All employees shall be competent and qualified, and shall be U.S. citizens or legal residents and authorized to work in the United States.

B. Materials:

All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

C. License and Permits:

Contractor to maintain a Landscape Contractor's License, if so required by State or local law and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

D. Taxes:

Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

E. Insurance:

Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance and any other insurance required by law or Owner/Client.

F. Liability:

It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor; its agents or employees.

G. Subcontracts:

Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing:

Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown in Payment Section of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be separately billed.

II. Owner/Client's Responsibility:

A. Utilities:

Owner/Client shall provide all utilities.

B. Access to Jobsite & Dangling Cables/Wires:

Owner/Client shall furnish access to all parts of jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of afterhours emergencies.

All wires attached to satellite dishes, T.V. cable, phone, etc. must be **buried 10" down in the ground inside a conduit.** No wires may be exposed or left dangling. Any exposed wires that cannot be buried must be **tied to a brace with wire-ties/Nylon zip ties so they are not dangling.** Contractor will NOT fix or pay for repairs of wires that are cut that were left dangling and were not properly attached.

C. Payment:

Owner/Client shall review invoices submitted by Contractor and payment shall be due 30 days following the date of the invoice and delinquent if not paid by that date. Contractor may cancel Agreement by giving seven (7) days written notice for non-payment, after the payment is delinquent.

D. Collections:

A service charge of 1½% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for JLS Landscape Services, Inc. to pursue collections of outstanding invoices Owner/Client agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

E. Notice of Defect:

Owner/Client shall give Contractor at least seven (7) days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such written notice is given.

III. Other Terms:

The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other.

The parties agree that in the interest of economy, speed and insuring continued good relationships; any questions arising out of the operation of this Agreement, which the parties cannot resolve, between themselves shall be referred to binding arbitration under the rules of the American Arbitration Association.

IV. Termination:

This agreement may be terminated by Owner/Client for non-performance by Contractor, upon thirty (30) days written notice. Contractor may terminate this Agreement for non-payment by Owner/Client, upon seven (7) days written notice, as stated above. Either party shall be entitled to cure any deficiencies of performance on payment within twenty-one (21) days of being notified of deficiency(s). If the Owner/Client makes payment in full twenty-one (21) days of receipt of the written notice, the grounds for termination shall be deemed cured. If Contractor corrects the deficiency identified in the written notice within twenty-one (21) days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within twenty-one (21) days and the Contractor commences a good faith effort to correct the deficiency within twenty-one (21) days of receipt of notice, the grounds for termination shall be deemed cured.

For the convenience of Owner/Client only, the monthly charge under this Agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months in the payment period of this agreement. In the event this agreement is terminated early by either party, the Contractor shall be entitled to recover his unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Owner/Client through the date of termination. ***This is because substantial portions of the work for the year may be performed in the early months of each year of the agreement including potentially significant mobilization costs in start up and the cost of work will not be fully recovered by the Contractor until all monthly payments under the agreement have been received.***

No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver of this Agreement shall be valid unless executed in writing and signed by both parties. This Agreement constitutes the entire agreement between the parties and contains all of the agreements between the parties pertaining to its subject matter hereof. This Agreement supersedes all prior or concurrent agreement, either oral or written, between the parties hereto with respect to the subject matter hereof. No change or modification of this Agreement shall be valid unless the same be in writing and signed by both parties. If any portion or portions of this Agreement shall be, for any reason, invalid or unenforceable, the remaining portion or portions shall nevertheless be valid, enforceable and carried into effect, unless to do so would clearly violate the present legal and valid intention of the parties. This Agreement shall be binding upon and inure solely to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

In the event any handwritten portions have been inserted, and provided such changes are signed or initialed by the parties hereto, said handwritten provision shall prevail over any express typewritten portion to the contrary.

This Agreement may be signed and transmitted by facsimile machine, and any facsimile copy, and a facsimile of any party's signature, shall be deemed to have the same force and effect as the party's original signature.

All notices, request, demands, claims and other communications hereunder shall be in writing and shall be delivered (and deemed received if delivered) by certified registered mail (first class postage pre-paid), guaranteed overnight delivery, or facsimile transmission if such transmission is confirmed by delivery by certified or registered mail (first class postage pre-paid) of guaranteed overnight delivery, to the following addresses and facsimile numbers (or to such other addresses of facsimile number which such party shall designate in writing to the other party) : (a) **JLS Landscape Services, Inc.**, Attention Alexandre Lapierre, President, 4201 NW 43rd Street, Coconut Creek, Florida 33073, Facsimile 954-956-8451 (b) Owner at the address listed above.

This Agreement shall be interpreted and construed under, and by virtue of the laws of the State of Florida, regardless of the fact that one or more of the Parties may become domiciled or a resident of a different state, and shall be deemed for such purposes, to have been made and executed in Broward County, State of Florida. Venue for any proceeding relating to this Agreement shall be Broward County, Florida.

Each party herein expressly represents and warrants to all other parties hereto that (a) before executing this Agreement, said party has fully informed itself of the terms, contents, conditions and effects of this Agreement; (b) said party has relied solely and completely upon its own judgment in executing this Agreement; (c) said party has had the opportunity to seek and has obtained the advice of counsel or waived said opportunity before executing this Agreement; (d) said party has acted voluntarily and of its own free will in executing this Agreement; (e) said party is not acting under duress, whether economic or physical, in executing this Agreement; and (f) this Agreement is the result of arm's length negotiations conducted by and among the parties and/or their respective counsel.

In case it is necessary for either party to enforce this Agreement, whether through litigation or not, the prevailing party shall be entitled to be reimbursed for all its attorney's fees, court costs, expenses and expert witness' fees incurred to enforce this Agreement, through trial, appeals or bankruptcy.

If this Agreement is signed by an agent or management company on behalf of owner, the agent or management company represents that it has obtained approval from the Board of Directors and/or owner and that it is authorized to execute this Agreement on behalf of the owner for the services in the areas covered by the scope of the work. The undersigned agent or management company agrees to indemnify and hold Contractor harmless and not responsible for any work done outside of the scope of authority of the agent/management company with the owner. The parties intend that contractor, in performing services specified in this Agreement, shall act as an independent contractor and shall have control of the work and the manner in which it is performed. Contractor shall take all reasonable precautions necessary for the safety of and prevention of damage to property on or adjacent to the work site, and for the safety and prevention of injury to persons, including owner's employees, contractor's employees, and third persons, on or adjacent to the work site. Contractor agrees to carry, for the duration of this contract, public liability insurance and worker's compensation insurance generally accepted in the industry. Owner is notified that in certain cases tree trimming work and/or other work may be subcontracted by Contractor to a subcontractor such as JLS Landscape Services, Inc., or others, which are separate entities and Contractor reserves the right to hire them.

Contractor is not responsible for any damages to any underground utilities public or private including, but not limited to water & sewer pipes, electrical, air conditioning, cable, fiber optic, irrigation and/or pump station, sprinkler pipes, pool lines, telephone lines, gas lines, pipes of any nature, and the like and sod, grass areas, plants, walkways, sidewalks, fences and structures in the areas that a machine loader, bobcat, and/or stump grinder is in use. Owner hereby indemnifies and holds harmless Contractor from any and all damages or claims of damages relating to underground utilities private or public. **Contractor** is responsible for contacting Sunshine State One Call @ (800) 432-4770 to have them locate and mark public underground utilities. In addition to public utilities, there are many private utilities that Sunshine State will not mark. As a result, it is the Owner's responsibility to provide information to the Contractor regarding all underground wires, cables, sewer lines, water lines, septic tanks, gas lines, electric lines, exterior light lines, telephone lines, cable TV lines etc on their property. **Owner** is responsible for contacting those private utilities to have them mark their wires, cables, lines etc. While both of these services are helpful, these locations are not absolute and there is a margin of error. At times, even knowing the exact location of a pipe or wire does not prevent damage due to the necessity of digging through tree roots, rock and compacted subgrade. In any event Contractor will not be responsible for any damage, claim of damage, or repair to an underground utility, public or private except to the extent that any such damages and claims of damages to underground utilities resulted from the Contractor's own negligence.

Owner shall be responsible for any and all permits required to be pulled by the local city or municipality.

By signing this agreement, Owner specifically acknowledges that Contractor is performing work at Owner's request,

and that Owner has determined whether permits are required. Owner agrees to hold Contractor not responsible for any liability or delays that may arise due to lack of permits. In most cases, tree removal will require a permit from the local municipality. Upon Owner's written request, Contractor will apply for permits on behalf of Owner, at an additional fee of \$100.00 per permit, plus the cost of each permit.

Contractor will provide dates of performance of services and the parties agree that these dates are approximate only and the parties agree that any delays in these dates shall not be reason for cancellation of this agreement. Owner shall provide Contractor access to the property in order to perform the services contracted herein. Owner shall not interfere with Contractor in the performance of its work, and agrees not to attempt to have Contractor's employees perform work other than that listed in this agreement. Any change in scope of services must be made in writing through the main office of Contractor and not through workmen on site. Contractor shall not be responsible for any work performed outside of the scope of services.

Owner acknowledges receipt of a **Notice to Owner** as required by F.S. Section 713.06.

Owner shall give Contractor at least twenty-one (21) days **written** notice to correct any problems or defects discovered in the performance of the work required under this agreement. Contractor shall not be required to accept any deduction or offset unless such **written** notice is given.

Insurance and Liability:

Contractor agrees to keep in force, General Liability Insurance in the amount of \$1,000,000 as well as statutory Worker's Compensation Insurance. Certificates of Insurance will be provided upon request prior to beginning any of the above-mentioned work and coverage will remain in force throughout the entire time of this Agreement.

Contractor agrees to hold Owner harmless and indemnify Owner on all claims made against Contractor or Owner.

I have read and initialed each page of this agreement, including the terms and conditions, and hereby accept it on behalf of the Owner/Client, **The Villas at Harbor Isles Condominium Association, Inc.**

SERVICE TO BEGIN THE MONTH OF: _____

CONTRACT ACCEPTED BY PARTIES:

X _____
Alexandre Lapierre, President
JLS Landscape Services, Inc. _____
Date

Sign below as an Authorized Agent for **The Villas at Harbor Isles Condominium Association, Inc.**

X _____
Signature _____
Date

Print Name: _____ Title: _____
Owner or Authorized Agent for **The Villas at Harbor Isles Condominium Association, Inc.**



July 23, 2026

Jason Gitel
Governmental Management Services
5385 North Nob Hill Road
Sunrise, FL 33351
jgitel@gmssf.com

RE: Proposal # 4451 / Griffin Lakes - Landscape Management Proposal for Griffin Lakes

Dear Jason Gitel,

Enclosed please find VisualScape's landscape management proposal, including our pricing sheet and detailed maintenance specifications, for your property

Griffin Lakes located at Tradewinds Way Fort Lauderdale, FL 33312

This proposal is based on RFP provided and site visit conducted. We sincerely appreciate the opportunity to present this proposal for your consideration.

As part of our commitment to building a long-term partnership, we are pleased to extend a

\$1,500 Landscape Beautification Credit

to be applied to any future landscape beautification project.

VisualScape is dedicated to delivering reliable, high-quality landscape maintenance services that enhance the appearance, safety, and value of your property. We are confident our expertise and commitment to excellence will make us a trusted partner in maintaining and beautifying your grounds.

Thank you again for the opportunity to submit this proposal. We look forward to the possibility of working with you and welcome any questions you may have.

Best Regards,
Leandro De Lima
Client Relations Manager
ldelima@visualscapeinc.com
786-914-6628



About VisualScape



VisualScape is a locally owned, full-service landscape team of seasoned green industry experts with over 30+ years of experience in Landscape Maintenance, Landscape Installation, Design, Arbor care, Tree trimming, Irrigation, Horticultural services, and Pest Control Services. VisualScape, Inc. proactive, customer-driven business model provides customers with a stress-free

experience and guarantees that its client's grounds will look impeccable.

VisualScape was founded on June 21, 2011, by Mr. Ivan C. Vila, President. Mr. Vila is a well-rounded business professional with over 25 years of green industry experience and a proven track record of implementing customer service initiatives and quality control measures in two nationally acclaimed industry companies servicing the South Florida, tri-county area. The key members of our team have worked together for over 20 years and have over 30 years of experience in the green industry.

We use an innovative model to manage our customer relations (CRM) – unheard of in Florida's landscape industry, but successfully used in other states. The Client Relations Model provides a single point of contact for our client, facilitating proactive communication to ensure efficient, valuable service delivery. Your CRM representative will make sure your needs are taken care of, bring to your attention preventive measures and efficient/effective solutions to keep your landscape healthy. Our main goal is to free you from managing your landscaping while keeping your gardens looking great!

We have combined our extensive years of experience installing and maintaining landscapes with a customer-driven business model to guarantee not only that your grounds are going to look impeccable but that you will have one less thing to worry about.

We take pride and ownership at every property that we service, and always consider the customer first in every decision we make. We are confident in our ability to meet and exceed your expectations.

We are committed to complete customer satisfaction and providing you with the highest quality landscape management services.

“Our family of green industry professionals create partnerships with our customers by providing beautiful landscape solutions.”



Quality Assurance

VisualScape Inc. realized that in order to provide a quality service it must rely on It's employees at all levels to be trained in their specific area of responsibility and to be able to complete their assigned tasks utilizing proven industry practices.

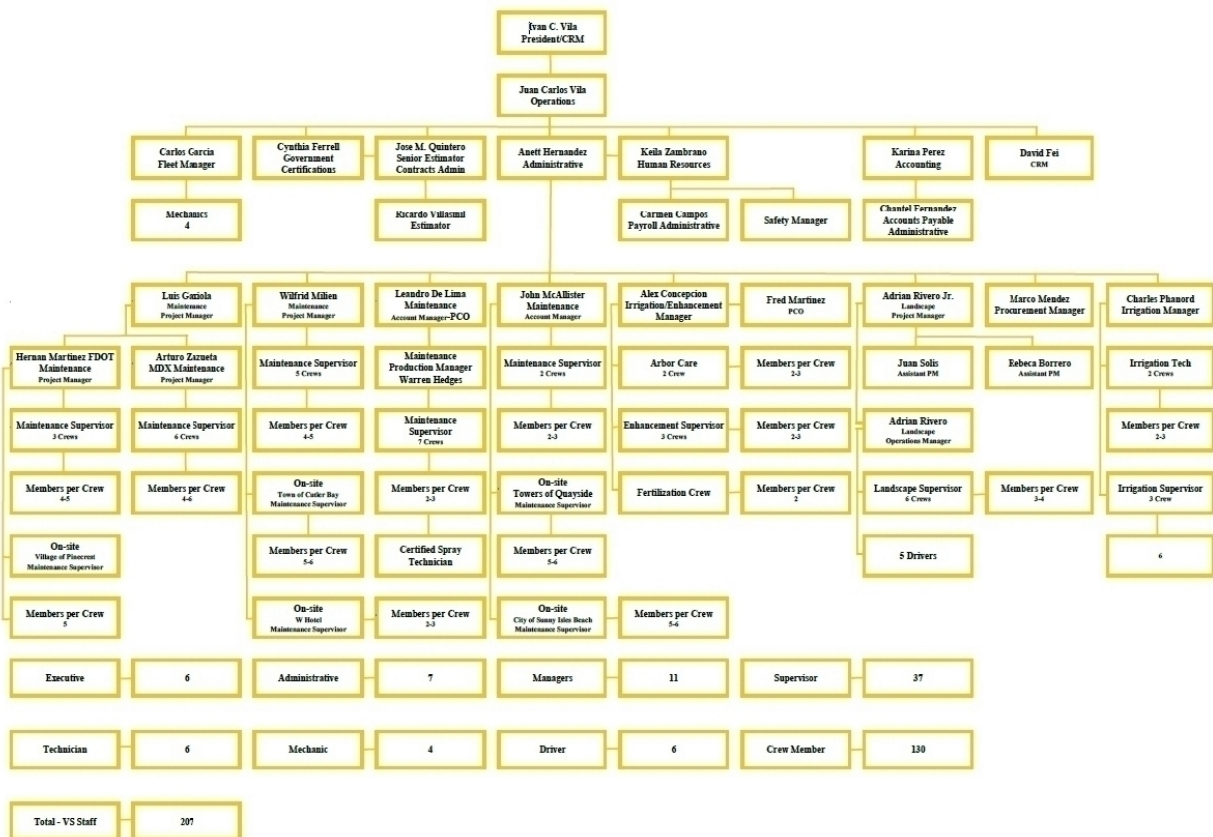
VisualScape provides ongoing training and education in order to provide the essential skills & knowledge to deliver the landscape and horticultural services required by our clients.

Our focus and attention to detail will ensure we are delivering the highest level of service possible at all times. You will therefore see quality inspections, comprehensive crew training, a detailed process to support this training, focused attention from a Client Relations Manager, and our encouragement of greater participation from you to ensure that the detail consistently meets your expectations.



Quality Management and Organization

VisualScape Inc. has a qualified team with more than 30 years of industry experience to service their customer base in all their Landscape needs. This team is trained in identifying and correcting deficiencies in properties through quality control measures. Our company quality management conforms to the following organizational structure:



Quality Assurance Process

Site Evaluations: Site evaluations are conducted monthly, at a minimum. It can be arranged more frequently if requested by the client. We ask that a client representative is available to accompany our Site Manager or Client Relations Manager during the site evaluation process. The site evaluation will focus on and identify the following:

- Review scope of work vs. performed work: identify any areas needing attention.
- Site Cleanliness: ensuring site is clean and free of landscape debris and litter.
- Risk Management: identifying & correcting any safety violations or hazards.
- Damages or repairs: identifying areas that may have been damaged due to our scope of work and repairing such damages.
- Crew training: conduct training with crew on identified areas during inspection needing reinforcement, such as pruning, debris pick-up, proper mower operation, and job site safety.



CRM (Customer Relations Manager) Model:

The CRM model's main objective is to provide clear and proactive communication to our customers in order to enhance customer satisfaction. The CRM model takes what is known as the "Account Manager" role and splits it in two: CRM (responsible for customer communication and development),

and PM -production manager – (responsible for production).

Here's what it means to our customers:

- One point of contact for all your landscape needs
- Clear and pro-active communication
- Quick response time
- Minimize the time clients have to spend on managing the landscape
- Provide landscape budgets and solutions
- Monthly evaluations from both the CRM and PM provides accountability and improved quality

Employee Orientation: VisualScape's orientation is the introduction of employees to their jobs, co-workers and the organization by providing them with information regarding such items as quality service and safety standards, policies, procedures, company mission, goals, and culture.

It is absolutely necessary for the new employee to know that he/she will be entering a company where the health and safety of the employees are of primary importance, that complying with and ensuring compliance with safety measures and procedures is of extreme value, and that compliance with this duty can be rewarded, whereas noncompliance can result in disciplinary actions that can include dismissal. During this orientation we make it clear that the booklet they receive, the Workplace Safety Program, contains all the regulations in condensed form that will help them behave in a manner that will prevent accidents and problems while working; therefore, it is reviewed carefully.



Employee Performance Evaluations & Incentives: Our Company conducts yearly employee evaluations. Performance is measured and rewarded based on key competencies including safety, quality, customer service, and job performance. Incentives such as merit bonuses and/or barbeques for top production crews are given every month.

On the Job Training: We encourage our employees to seek certifications and explore external resources for business related training and education. In many cases, the Company will pay for or reimburse the registration, tuition fee and or related expenses for approved seminars, workshops, and short courses conducted by recognized landscape and related trade associations.

In addition to that the Company provides internal training, for which we offer a wide variety of technical and non-technical courses in-house. We identify the needed courses through our site evaluations, customer feedback, performance evaluations and needs assessments. The training is conducted by our management team or resources such as vendors and suppliers that provide the latest trend and technology in the most commonly used industry equipment & products.

Safety Tool Box Meetings: Meetings held once a week at VisualScape yard. It is mandatory for all employees to attend. Topics are chosen from our library of 52 safety topics or the Workplace Safety Program.

Quarterly Safety Committee Meetings: A safety committee has been established to recommend improvements to our workplace safety program, and to identify corrective measures needed to eliminate or control recognized safety and health hazards.



The safety committee shall determine the schedule for evaluating the effectiveness of control measures used to protect employees from safety and health hazards in the workplace.

The safety committee will be responsible for assisting management in the following functions:

- Reviewing workplace safety rules
- Evaluating employee accident and illness prevention programs
- Providing and monitoring workplace safety education and training
- Review status of accidents occurred
- Safety supplies request & inventory

The safety program will be updated by evaluating employee accident injury records, establishing trends and patterns, and formulating corrective measures to prevent recurrence.

Safety committee members will participate in safety training and monitor workplace safety education and training to ensure that the safety program is being followed and pertinent information is being documented. Meetings are held quarterly.



Emergency Plan

In the event of a catastrophic emergency, equipment including trucks, loaders, woodchippers, hand tools, trucks, trailers, and all necessary equipment to perform job operations are available at the client's request. Emergency routes will be provided by supervisors and managers.

VisualScape participates and fully understands the disaster response plan in the cities and all adjoining cities within our service area and follows their guidelines.

Emergency grids will be set up for employees working during an emergency. VisualScape maintains an active pre-disaster plan in addition to a post-disaster plan, which includes five means of communication. Communication plans among management includes: cell phone, mobile radio, PDA, email, and smart phones. No employee will be left working alone; team action will be implemented. All communication / IT equipment will be forwarded to mobile devices to keep open lines of communication with clients, employees, and vendors.

Crew members will report to an assigned supervisor, who will take visual head counts based on current employee rosters. All Managers are trained in basic first aid and safety procedures.

Emergencies can/will be reported by any employee who witnesses it. All crews have radios in which to communicate.

For catastrophic response events, "Typical Emergency Crew" consists of a four-man crew, dump truck, dump trailer, and all necessary saws and hand tools. Loader, skid steer, and woodchipper can also be provided as needed. Emergency crew is billed separately from contract revenues at a per our rate.

Local Emergency Call List:

Ivan C. Vila	President / CRM	786.859.1331
Juan C. Vila	Director of Operations	786.288.9393
Adrian Rivero	Operations Manager	786.367.4686
Jose M. Quintero	Administrative	305.362.2404
Karina Perez	Administrative	305.362.2404
David Fei	CRM	786.236.3148



References

1. **The W Hotel**

Representative Gregory Polino
Title Director of Engineering
Address 2201 Collins Avenue Miami Beach, FL 33139
Phone # 305-338-3000

2. **Towers of Quayside**

Representative Tom Davis
Title General Manager
Address One Quay Boulevard Miami, Florida 33138
Phone # 305-895-7100

3. **Quayside Tower IV**

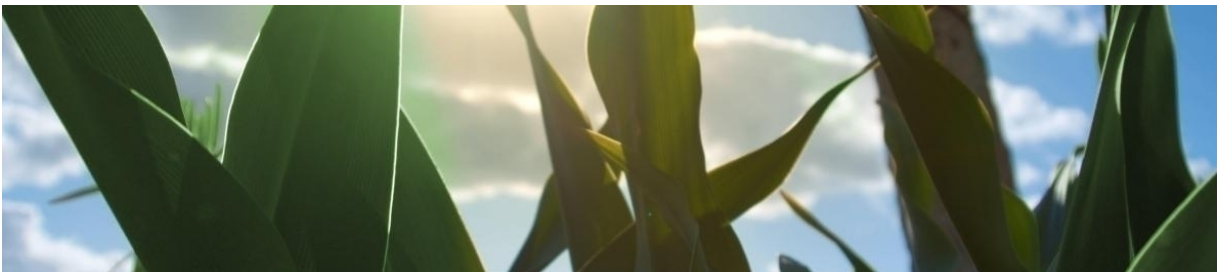
Representative Marie Rentas
Title Property Manager
Address 4000 Towerside Terrace, Miami Shores, FL33138
Phone # 305-893-3211

4. **Bal Harbour Tower**

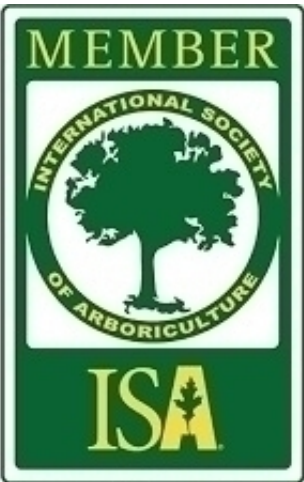
Representative Jeff Lehman
Title Property Manager
Address 9999 Collins Ave. Bal Harbour, Fl. 33154
Phone # 305-864-9999

5. **Turnberry Village**

Representative Eva Pastor
Title Property Manager
Address 19900 East Country Club Drive Aventura, Fl. 33180
Phone # 305-932-9495



VisualScape Active Memberships



VisualScape Awards & Recognition

- 2025 Silver Award of Excellence for “Bal Harbour Tower Condominiums”
- 2025 Silver Award of Excellence for “Hobie Island Beach Park” NALP
- 2025 Silver Award of Excellence for “Ocean Terrace Park”
- 2025 Silver Award of Excellence for “City of Tamarac”
- 2025 Silver Award of Excellence for “Greater Miami Expressway (GMX)” NALP
- 2025 Bronze Award of Excellence for “Harbourage Place Condominiums”
- 2025 Bronze Award of Excellence for “Gulfstream Roundabout”



- 2024 Silver Award of Excellence for “Casa Neos”
- 2024 Bronze Award of Excellence for “Greater Miami Expressway (GMX)”
- 2024 Bronze Award of Excellence for “City of Tamarac” NALP



- 2023 Gold Award of Excellence for “Seminole Hard Rock Hotel – Pool Mountain”
- 2023 Silver Award of Excellence for “Quayside Tower 4” NALP
- 2023 Silver Award of Excellence for “Broward Health Coral Springs”
- 2023 Bronze Award of Excellence for “University of Miami – Chemistry Bldg”



- 2022 Gold Award of Excellence for “Regalia”
- 2022 Silver Award of Excellence for “FDOT Turnpike Landscape”
- 2022 Silver Award of Excellence for “City of Sunny Isles Park”
- 2022 Bronze Award of Excellence for “Broward Health”



- 2021 Gold Award of Excellence for “Bal Harbour Tower”
- 2021 Bronze Award of Excellence for “Town of Cutler Bay”



- 2020 Silver Award of Excellence for “W South Beach Hotel”
- 2020 Silver Award of Excellence for “The Towers of Quayside”
- 2020 Silver Award of Excellence for “Village of Pinecrest Parks”
- 2020 Bronze Award of Excellence for “FDOT –E6K65/ E4T08 – I-595/I-75”

- 2021 Latin Builders Association / Landscape Contractor of the Year Award
- 2019 Latin Builders Association / Landscape Contractor of the Year Award
- 2018 Latin Builders Association / Landscape Contractor of the Year Award
- 2016 Latin Builders Association / Landscape Contractor of the Year Award
- 2012 Latin Builders Association / Landscape Contractor of the Year Award
- 2016 Recognition by City of Cutler Bay





Landscape Maintenance Specifications

FOR
Griffin Lakes
Tradewinds Way
Fort Lauderdale, FL 33312

Jul 23, 2026

Services

Routine Maintenance

1. General

- All areas shall be inspected during scheduled services for detection of disease, landscape pests, improper irrigation, and other problems, and shall be properly treated to correct any observed problems upon discovery if applicable to the contract. The Customer will be notified of problems encountered and the corrective action to be taken.
- Any lawn area which dies or becomes unsightly due to negligence or improper maintenance procedures shall be replaced at the sole cost of VisualScape.
- VisualScape shall not be responsible for acts of God such as freeze damage or heavy storms that would create unusual preparation, cleanup, pruning, or replacements in excess of the normal scope of service.
- 34 service routine scheduled maintenance visits per year
- Debris Removal - All areas littered in the landscape maintenance process will be removed by hand, power blown or vacuumed, as conditions permit.

2. Personnel

- VISUALSCAPE will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all supplies, tools, parts and equipment to perform work.
- Personnel will be licensed for all applicable maintenance functions, including any chemical application when required by law.
- Personnel shall wear clean uniform shirts and hats of consistent design and color, in order that they may be recognized personnel of VisualScape while on site. VisualScape personnel shall comply with all OSHA dress code regulations, i.e. steel toed shoes, safety goggles, etc.
- VisualScape personnel are perceived as representatives of the Customer while on property, and as such, will conduct themselves in an efficient, well-mannered, well groomed and workmanlike manner always.
- Any damage caused by the VisualScape personnel shall be repaired immediately at no charge to Customer.
- The VisualScape Supervisor will have constant contact with the VisualScape's Production Manager assigned to the property, as well as the office support staff.
- Scheduling/Safety
 - Sufficient warning devices will be employed, whenever necessary, to provide safety to pedestrian and vehicular traffic. Work will be coordinated with the Customer and scheduled to give the least possible interference to property, merchants, occupants, guests, visitors and customers.



3. Turf Care Maintenance

- Mowing
 - Mowing shall be performed as frequently as is required to maintain a height level as outlines below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance.
 - *St. Augustine*
 - *Mowed with Rotary type mower.*
 - *34 cuts per year.*
 - *Mowing height 4"*
 - Visible clippings after mowing shall be removed. All clippings shall be kept out of ornamental beds and off all paved areas, courts and waterways.
 - Mower blades will be kept sharp at all times to prevent tearing of grass blades.
 - Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowing equipment.
- Edging
 - VisualScape shall neatly edge and trim around all plant beds, curbs, streets, trees, plant, buildings, etc., and maintain the shape and configuration of all planting areas in a clean manner free of imperfections.
 - Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. "Weed eater" type edging shall not be used.
 - All walks shall be immediately swept, blown or vacuumed to maintain a clean, well-groomed appearance.
 - All paved areas and walks (hard edges) shall be edged at each mowing.
 - All plant beds and trees (soft edges) shall be edged not less than every other mowing.
- Turf Trimming
 - Areas not accessible to mowers shall be trimmed at the same height the same frequency as mowing or will be controlled by manual chemical means, as environmental conditions permit.
 - Areas of clear ground will be maintained around all pop-up irrigation heads to permit unobstructed water distribution.

4. Plant Care Maintenance

- Pruning
 - All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications, unless the Customer requests otherwise.
 - Shrubs shall be hand clipped to remove only the top excess growth. Hedge shearing shall not be performed until shrub rows are completely full and have obtained proper full height.
 - Pruning of all flowering shrubs shall be scheduled to prevent interference with flowering cycle or season.
 - Broadleaf evergreen shrubs shall be hand pruned yearly to maintain their natural appearance after the new growth has hardened off.
 - Plants, hedges, shrubs and trees obstructing pedestrian or automobile traffic will be pruned as needed.
 - Ground covers will be confined to plant bed areas by manual or chemical means, as environmental conditions permit.
- Weed Control
 - Open ground between plants shall be maintained in a condition of acceptable weed density by manual or chemical means, as environmental, horticultural and weather conditions permit.
 - An appropriate combination of "pre" and "post" emergent herbicides shall be utilized.
 - Weeding shall be an "ongoing" service and performed whenever weeds are present beyond acceptable conditions.
 - Weeding hard surfaces will be completed during every visit by mechanical or chemical



means.

Irrigation Maintenance

1. Irrigation Inspection

- VisualScape shall be responsible for the operation of the irrigation system within the designated areas. The irrigation system shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, considering the amount of rainfall that has occurred.
- VisualScape shall be responsible for controlling the amount of water used for irrigation and any damage that results from over-watering or insufficient watering.
- VisualScape will adhere to all state mandated watering restrictions to insure the property is compliant.
- VisualScape shall, once per month, fully inspect and operate all the irrigation zones and immediately report all problems to customer.

2. Irrigation Repair

- All irrigation components damaged by fair wear and tear, vandalism, or Acts of Nature, shall be reported to Customer and repaired as soon as possible at an extra cost to Customer.
- All other damages (to pumps, controllers, valves, and main line breaks), if caused by other than VisualScape, shall be reported to Customer when noted and repaired by VisualScape via separate writing authorization at a fair market price or “cost plus 15%” basis.

Horticultural Services

1. Turf Fertilization

- A preliminary turf fertilization specification and schedule shall be provided, however, the specifications, timing, rate of application and elementary composition can be adjusted according to actual agronomic condition at existing at the time.
- St. Augustine – two (2) times per year
- VisualScape shall apply an approved complete fertilizer formula to all turf areas at a rate of 1#N per 1000 sq. ft. at each application.
 - 60% nitrogen derived from ammonium sulfate, 40% from controlled release.
 - A ratio of nitrogen to potassium at 1 to 1.
 - 2% iron, minimum.
 - 1% magnesium, minimum.
 - 1% manganese, minimum.
- All fertilizers shall be applied thoroughly to dry surfaces and then watered in immediately following application.
- Supplemental applications of appropriate nutrients shall be applied as indicated by test results.
- If necessary VisualScape shall conduct soil testing to ensure turf is receiving proper nutrients.
- VisualScape shall maintain proper PH as dictated by regular soil tests.

2. Plant, Tree, and Palm Fertilization

- A preliminary shrubs, trees and plantings fertilizations specification is as follows; however, specifications, timing, rate of application and elementary composition can be adjusted according to the actual horticultural condition existing at the time.
- Plant beds, shrubs, woody ornamental, ground covers, trees, and palms shall be fertilized two (2) times per year at a rate of 2# N per 1000 sq. ft. to maintain good appearance and color.
- Analysis shall include a trace element of magnesium, zinc, and calcium. Analysis and program shall be structured to meet the specific site conditions.
- Fertilizer shall have the following:
 - 40% nitrogen derived from ammonium sulfate, 60% from controlled release.
 - A ratio of nitrogen to potassium at 1 to 1.
 - 2% iron, minimum.
 - 1% magnesium, minimum.



- 1% manganese, minimum.
 - Granular fertilizer shall be applied by hand or broadcast spreader ensuring uniform coverage.
 - All fertilizers shall be kept out of waterways and be removed immediately from all walkways, roadways, tennis courts and swimming pools.
 - All State and Federal regulations shall be adhered to and all MDS sheets shall be provided upon request.
 - VisualScape shall adjust pH in all shrub beds as directed by quarterly soil tests if deemed necessary.
3. Turf Insect and Disease Control
- Treatment of turf areas for infestation or disease shall be the responsibility of VisualScape.
 - VisualScape warrants turf against infestation and disease and will replace same if quality declines below Customer's specified level. Declining turf quality due to guest traffic wear will be the responsibility of the owner and shall be replaced promptly per Customer's approval.
 - VisualScape shall provide a complete pre and post-emergent weed control program the addresses grass, broadleaf, and sedge control.
 - Turf areas shall be continuously monitored for pest problems.
 - All County, State, and Federal regulations shall be strictly adhered to which govern the use and/or application of chemicals. VisualScape assumes all related liability for adhering to these regulations.
 - VisualScape shall provide SDS sheets for all chemicals prior to the start of an application upon request.
4. Plants Insect and Disease Control
- Plants will be treated chemically as required to effectively control insect infestation and disease as environment, horticultural and weather conditions permit. If required, VisualScape shall notify Customer and receive approval of chemicals to be applied, prior to application.
 - All over-spray shall be prevented and contact with any guests or other employees shall be strictly avoided.
 - All landscape areas shall be continuously monitored for infestations of insects and disease and/or fungus and treated immediately for proper control.
 - All County, State, and Federal regulations shall be adhered to and SDS sheets shall be provided prior to the start of an application upon request.

Arbor Care

1. General
- All pruning will be completed under the supervision of an ISA State of Florida certified arborist.
 - All pruning will be completed by a certified tree trimmer.
 - All pruning to be completed in accordance with ANSI A300 standards.
 - All pruning will be completed considering safety first followed by tree health.
2. Tree Pruning
- Removal of dead limbs and branches from all trees up to a height of twelve feet (12') shall occur continuous throughout the year during regular service visits.
 - No pruning should be performed on live wood that would affect the fullness or intended character of planting.
 - Remove all sucker growth from the base of trees on a regular basis. Remove any limbs which pose a threat to public safety.
 - Pruning of all hardwood trees shall be completed once annually and include the following:
 - Center pruning for light and wind penetration.
 - Structural Pruning.
 - Lifting for vehicle and pedestrian clearance.
 - Removal of any crossed branches or dead wood of 1" diameter or greater.
 - Pruning for sign and building clearance.
3. Palm Pruning
- All spent seed pods and dead fronds below 12' will be removed during regular service visits.



- Palm pruning will be completed once annually and include the following:
 - Removal of all seed pods and dead or unsightly fronds
 - Pruning to 9:00 and 3:00 or as requested by the customer.
 - Pruning for sign and building clearance.

Mulch Application

1. Mulch Installation

- All mulched beds shall be turned over for a fresh appearance as needed.
- Mulch beds shall be trenched prior to mulch application
- All plant beds shall be weed free at time of application.

2. Mulch Frequency

- All beds and tree ring areas shall be mulched two (2) time per year and maintained with a 2" layer of mulch.
- Upon authorization VisualScape shall provide all labor and materials necessary to perform this work per our attached pricing sheet.
- Timing and scheduling of each application is at the discretion of the customer, but recommended applications are as follows
 - Spring March to April
 - Fall October to November

Seasonal Color Program - Additional Upon Request

1. Annual Flower Replacement Schedule

- "Seasonal Color" – to be planted and spaced to correspond with the proposed installation program unless directed differently by Customer.
- VISUALSCAPE shall schedule four (4) seasonal crop rotations per year and will install an agreed number of (4") annual flowers per rotation.
- Customer's desired annual flower varieties and change out dates can be determined upon start of contract. All plants shall be delivered having an extensive root system and 50% bloom.
- Recommended rotation schedule (adjustable pending project start):
 - *December*
 - *March*
 - *June*
 - *September*
- VisualScape will be responsible for planting and changing all "Seasonal Color: except for "Special Color" such as Poinsettias, Easter Lilies, etc. unless included in rotation schedule.
- Separate authorization from Customer is required for the purchase of "Special Color" plants that are deemed desirable by the Customer.
- If additional flower beds are added after the start of the contract, the contract shall be amended as such.

2. Constant Color Maintenance

- VisualScape shall be responsible for the full and complete care of all "Seasonal Color" plantings; including watering, mulching, spraying, fertilization, pruning, etc., such that Customer is guaranteed that every annual/perennial planting mass shall maintain a healthy, vigorous appearance and shall always provide the finest quality color planting possible.
- Fertilizer
 - The base fertilizer for all annual beds shall be organic. VisualScape shall provide a granular program for installation as well as a supplement to be applied four (4) weeks after installation.
 - pH in all bedding plant soil shall be maintained at a level between 5.5 and 6.5.
- Detailing of annual beds shall be performed during every service. Detailing shall include pinching/dead heading, replacement and cultivation.

Optional Services





Proposal # 4451

Customer:

Jason Gitel
Governmental Management Services
5385 North Nob Hill Road
Sunrise, FL 33351

Property:

Griffin Lakes
Tradewinds Way
Fort Lauderdale, FL 33312

Griffin Lakes - Landscape Management Proposal

Fixed Payment Services

Description of Services	Occurrences	Annual Cost
Routine Maintenance		
Mowing - All turf areas	34	\$20,400.00
Trimming Small Shrubs and Detail	8	\$6,400.00
Trimming Clusia Hedge	3	\$25,500.00
Irrigation Maintenance		
Routine Irrigation Maintenance	12	\$5,400.00
Horticultural Services		
Fertilization	2	\$2,220.00
Pest and Disease Control	6	\$3,900.00
Arbor Care		
Tree & Palm Pruning	1	\$7,500.00
Mulch Application		
Mulch Application	2	\$14,000.00
Annual Maintenance Price		\$85,320.00

Proposal Acceptance

I accept the above cost structure and would like to enter into a Landscape Management Agreement with VisualScape Inc. I understand that a formal contract, with terms and conditions, will be issued for execution by both parties.

Please sign and return one copy.

By _____

Leandro De Lima

Date 7/23/2026

VisualScape Inc.

By _____

Date _____

Griffin Lakes





FW: Your Griffin Lakes Lake 2 SeSCRIPT Results

From Clarke Harlow <clarke@selwm.com>
Date Thu 7/23/2026 4:36 PM
To Jason Gitel <jgitel@gmssf.com>; Patrick Burgess <pburgess@gmssf.com>
Cc Clarke Harlow <clarke@selwm.com>

📎 1 attachment (122 KB)
SRX31855.pdf;

Water test results... pretty good. typical Phosperous, will add a enzyme block to the lake that will bring this down some.

AI Report below.

SRX31855.pdf
PDF
please review

I reviewed the laboratory report for **Griffin Lakes – Lake 2**. Overall, the water quality appears to be **good**, with one item worth monitoring: the phosphorus level.

Water Quality Results

Parameter	Result	Interpretation
Turbidity	2.7 NTU	Excellent water clarity. Well below the 10 NTU guideline.
Conductivity	152.3 $\mu\text{S/cm}$	Normal freshwater range. Indicates a healthy level of dissolved minerals.
Free Reactive Phosphorus (FRP)	<5 $\mu\text{g/L}$	Excellent. Very little immediately available phosphorus for algae growth.
Total Phosphorus (TP)	42.8 $\mu\text{g/L}$	Falls within the eutrophic range, meaning enough phosphorus is present to support algae and aquatic plant growth if conditions become favorable.
Alkalinity	70.7 mg/L	Moderately buffered. Good stability for aquatic herbicide treatments.
Hardness	63.6 mg/L	Moderately hard water. Suitable for most aquatic life and treatment programs.

Parameter	Result	Interpretation
pH	7.5	Near neutral to slightly alkaline, which is ideal for most Florida lakes.

Assessment

Positives

- Excellent water clarity.
- Neutral pH.
- Good alkalinity and hardness for maintaining a stable aquatic environment.
- Very low soluble (reactive) phosphorus, reducing the immediate risk of algae blooms.

Item to Watch

- The **Total Phosphorus of 42.8 µg/L** indicates the lake is nutrient-rich (eutrophic). While not unusual for Florida stormwater lakes, it means the lake has enough stored phosphorus that algae blooms or increased plant growth could occur if temperatures rise or sediments are disturbed.

Management Recommendations

Based on these results, I would recommend:

- Continue routine aquatic vegetation management.
- Monitor for algae during the warmer months.
- Minimize nutrient inputs from fertilizer runoff, grass clippings, and organic debris.
- Continue periodic water quality testing (quarterly or semi-annually) to identify nutrient trends over time.

Overall Grade

Water Quality: B+ to A-

The lake appears to be in **good overall condition**. The chemistry is favorable, water clarity is excellent, and there is no indication of an immediate algae problem. The only caution is the elevated **total phosphorus**, which should continue to be monitored as part of a proactive lake management program.

Clarke Harlow
954.240.7500



From: Eric Dolan <Eric@selwm.com>
Sent: Thursday, July 23, 2026 3:59 PM
To: Clarke Harlow <clarke@selwm.com>
Subject: Fw: Your Griffin Lakes Lake 2 SeSCRIPT Results

Get [Outlook for iOS](#)

From: SRTC LAB <srtclab@sepro.com>

Sent: Thursday, 23 July 2026 13:25:47

To: Eric Dolan <Eric@selwm.com>

Cc: Scott Shuler <scotts@eutrophix.com>; Alicia Knecht <alicia.knecht@sepro.com>; Josh McGarry <joshm@sepro.com>

Subject: Your Griffin Lakes Lake 2 SeSCRIPT Results

Hello Eric,

Attached are your analytical results. Contact your SEPRO Water Technical Specialist for assistance in implementing your management program. Thank you for working with SEPRO Scientific.

Jason Scott | **Laboratory Manager**

O: (252) 391-8375



SEPRO Scientific | Whitakers, NC

SEPROScientific.com

**SePRO Lab**

Water Diagnostics for Lakes & Ponds

SeSCRIPT*

16013 Watson Seed Farm Road, Whitakers, NC 27891

LABORATORY REPORT

Chain of Custody: COC28802

Customer Contact Information

Company Name: Southeast land and water management	Contact Person: Eric Dolan
Address: 2580 NW 4th Court Fort Lauderdale, FL 33311	E-mail Address: eric@selwm.com
	Phone: (954) 804-7019

Waterbody Information

Waterbody:	griffin lakes lake 2 - FL
Waterbody size:	
Depth Average:	

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM76596-1	griffin lakes lake 2	Turbidity (NTU)	EPA 180.1	2.7	07/13/2026
		Conductivity ($\mu\text{S}/\text{cm}$)	EPA 120.1	152.3	
		Free Reactive Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	<5	
		Total Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	42.8	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	70.7	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	63.6	
		pH	EPA 150.1	7.5	

ANALYSIS STATEMENTS:

SAMPLE RECEIPT /HOLDING TIMES: All samples arrived in an acceptable condition and were analyzed within prescribed holding times in accordance with the SRTC Laboratory Sample Receipt Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis and any qualifiers will be noted in the report.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: No significant observations were made unless noted in the report.

MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information

Date / Time Received: 07/20/26 12:00 PM

Date Results Sent: Thursday, July 23, 2026

Disclaimer: The results listed within this Laboratory Report relate only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a dry weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the exclusive use of SRTC Laboratory and its

client. This report shall not be reproduced, except in full, without written permission from SRTC Laboratory. The Chain of Custody is included and is an essential component of this report.

This entire report was reviewed and approved for release.



Reviewed By: Laboratory Manager

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SePRO Lab

Water Diagnostics for Lakes & Ponds

Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve the desired management objective.

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).

<6 Notably Acidic

6 – 9 Standard for Typical Freshwaters

>9 Notably Basic



Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters.

0-60 mg/L as CaCO₃ soft; 61-120 mg/L as CaCO₃ moderately hard; 121-180 mg/L as CaCO₃ hard; > 181 mg/L as CaCO₃ very hard

Alkalinity: Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate, and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts.

< 50 mg/L as CaCO₃ low buffered; 51-100 mg/L as CaCO₃ moderately buffered; 101-200 mg/L as CaCO₃ buffered; > 200 mg/L as CaCO₃ high buffered

Conductivity: Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.
< 50 μ S/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 μ S/cm typical freshwaters; > 1500 μ S/cm may be stressful to some freshwater organisms, though not uncommon in many areas

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP): is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 μ g/L oligotrophic; 12-24 μ g/L mesotrophic; 25-96 μ g/L eutrophic; > 96 μ g/L hypereutrophic*

Free Reactive Phosphorus (FRP): is the measure of inorganic dissolved reactive phosphorus (PO₄-3, HPO₄-2, etc). This form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.

< 1 mg/L typical freshwater; 1-10 mg/L potentially harmful; >10 mg/L possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.

0-2.6 μ g/L oligotrophic; 2.7-20 μ g/L mesotrophic; 21-56 μ g/L eutrophic; > 56 μ g/L hypereutrophic

Turbidity: Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.

< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.



July 29, 2026
Proposal No. - 3346

Cutters Edge Lawn and Maintenance, LLC
2281 College Ave
Davie, FL 33317 US
954-472-0622
info@cuttersedgepro.com
www.cuttersedgepro.com

Property Information
Griffin Lakes CDD 2317 Clipper PI Fort Lauderdale, FL 33312

WORK ORDER PROPOSAL
Monument Hedge Replacement

DESCRIPTION OF WORK TO BE PERFORMED

Installation of 3gal Ixora on both monument entrances

ITEM DESCRIPTION

Ixoras - 3 gallon installed

PRICE	\$1,920.00
SALES TAX	\$0.00
TOTAL*	\$1,920.00

*Prices are subject to change 30 days from above date.

Signature: _____

Alexy Hernandez
Cutters Edge

Patrick Burgess

Date: _____

BOARD OF SUPERVISORS MEETING DATES
GRIFFIN LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Griffin Lakes Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at **9:00 a.m.** at the Villas at Harbor Isles HOA Offices, 2317 Clipper Place, Fort Lauderdale, FL 33312 on the first Thursday of each month as follows:

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

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

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

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

Patrick Burgess
Manager

Public Search Results

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

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

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

Export to Excel 

COMPLETED

Suborganization 

Board of Supervisors 

Sort by:

PID

Form Year

Filer Name 

Filing Requirement

PID	FORM YEAR	NAME 	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
251314	2025	Benny Barak	• Griffin Lakes Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/1/2026	View Filings
287244	2025	Danielle Christie	• Griffin Lakes Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/2/2026	View Filings
312194	2025	Karen Ann Warfel	• Griffin Lakes Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/17/2026	View Filings
223216	2025	Teresa West	• Griffin Lakes Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/5/2026	View Filings

1-4 of 4

Rows per page:

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Back

MEMORADUM

To: Jennifer McConnell
Governmental Management Services

From: Patricia Santiago *PS*
Administration Director

Date: April 16, 2026

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2026, in the Special Districts/Community Development Districts (CDDs) requested is as follows:

Special District/CDD	# of Registered Voters
Academic Village Community Development District	87
Bahia Mar Community Development District	10
Botaniko Community Development District	128
Coral Bay Community Development District	2,270
Cypress Cove Community Development District	434
Griffin Lakes Community Development District	655
Hollywood Beach 1 Community Development District	0
Mainstreet at Coconut Creek Community Development District	0
Metropica Community Development District	157
McJunkin at Parkland Community Development District	794
Oakridge Community Development District	1,290
Orchid Grove Community Development District	717
Sabal Palm Community Development District	1,455
Shotgun Road Community Development District	0
Solterra Community Development District	0
Turtle Run Community Development District	3,140
Woodlands at Section 9 Community Development District	0

We hope this information has been of assistance to you.



Memorandum

To: Griffin Lakes CDD Board of Supervisors

From: District Management

Date: July 30, 2026

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

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

District Management had identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements. The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

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

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

Patrick Burgess
District Manager
GMS-SF

Exhibit A:
Goals, Objectives and Annual Reporting Form

Griffin Lakes Community Development District Performance Measures & Standards - Annual Report

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____
Print Name: _____
Griffin Lakes Community Development District

Date: _____

District Manager: _____
Print Name: _____
Griffin Lakes Community Development District

Date: _____

Patrick Burgess
District Manager
GMS-SF



Memorandum

To: Griffin Lakes Board of Supervisors

From: District Management

Date: August 6, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

Griffin Lakes Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Griffin Lakes Community Development District

Date: _____

District Manager: _____
Print Name: _____
Griffin Lakes Community Development District

Date: _____

Griffin Lakes
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Truist Bank		
06/01 - 06/30/26	839-843	\$10,452.53
TOTAL		\$10,452.53

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/26	00024	6/04/26	9258	202605 320-53800-61000 LAKES OPS THRU 5/30/26	ALVAREZ ENINGEERS, INC	*	1,351.50	1,351.50	000839
6/17/26	00004	5/31/26	199000	202605 310-51300-31500 LEGAL SV THRU 5/31/26	BILLING COCHRAN, P.A.	*	1,100.00	1,100.00	000840
6/17/26	00001	6/01/26	106	202606 320-53800-34000 JUN 26- FIELD SV		*	1,669.50		
		6/01/26	107	202606 310-51300-34000 JUN 26- MGMT FEE		*	2,089.25		
		6/01/26	107	202606 310-51300-35000 JUN 26- IT		*	46.42		
		6/01/26	107	202606 310-51300-31300 JUN 26- DISSEMINATION		*	92.75		
		6/01/26	107	202606 310-51300-35100 JUN 26- WEBSITE ADMIN		*	102.00		
		6/01/26	107	202606 310-51300-42000 JUN 26- POSTAGE		*	4.44		
		6/01/26	107	202606 310-51300-42500 JUN 26- COPIES		*	2.10		
		6/01/26	107	202606 310-51300-48000 TRIBUNE 72517		*	117.52		
		6/01/26	107	202606 310-51300-48000 TRIBUNE 75643	GMS-SF, LLC	*	364.98	4,488.96	000841
6/17/26	00017	6/17/26	06172026	202606 300-20700-10100 TXFER TAX COLLECTIONS	GRIFFIN LAKES CDD	*	3,112.07	3,112.07	000842
6/17/26	00038	6/11/26	2138	202606 320-53800-46800 JUN 26- LAKE MAINTENANCE	SOUTHEAST LAND AND WATER MGMT LLC	*	400.00	400.00	000843
TOTAL FOR BANK A							10,452.53		
TOTAL FOR REGISTER							10,452.53		

Griffin Lakes
Community Development District

Unaudited Financial Reporting
June 30, 2026



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Griffin Lakes
Community Development District
Combined Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 27,701	\$ -	\$ 27,701
<u>Investments:</u>			
State Board of Administration (SBA)	566,740	-	566,740
Bank United (Money Market)	265,330	-	265,330
 Series 2020			
Reserve	-	26,754	26,754
Revenue	-	62,039	62,039
Total Assets	\$ 859,771	\$ 88,793	\$ 948,564
Liabilities:			
Accounts Payable	\$ 1,277	\$ -	\$ 1,277
Total Liabilites	\$ 1,277	\$ -	\$ 1,277
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 88,793	\$ 88,793
Assigned for:			
General Fund Reserves	95,000	-	95,000
Lake Projects	395,235	-	395,235
Unassigned	368,260	-	368,260
Total Fund Balances	\$ 858,494	\$ 88,793	\$ 947,288
Total Liabilities & Fund Balance	\$ 859,771	\$ 88,793	\$ 948,564

Griffin Lakes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 627,571	\$ 627,571	\$ 615,803	\$ (11,768)
Interest	10,000	7,500	17,857	10,357

Total Revenues	\$ 637,571	\$ 635,071	\$ 633,661	\$ (1,410)
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,800	\$ 3,200
PR-FICA	918	689	444	245
Engineering	10,000	7,500	-	7,500
Attorney	13,000	9,750	9,515	235
Annual Audit	4,800	4,800	4,800	-
Assessment Administration	4,200	4,200	4,200	-
Dissemination Agent	1,113	835	835	-
Trustee Fees	4,100	4,100	4,041	59
Management Fees	25,071	18,803	18,803	0
Property Appraiser	854	854	854	-
Information Technology	557	417	418	(0)
Website Maintenance	1,224	918	918	0
Telephone	50	38	-	38
Postage & Delivery	175	131	118	14
Insurance General Liability	9,424	9,424	8,410	1,014
Printing & Binding	400	300	49	251
Legal Advertising	500	375	483	(108)
Contingency	1,530	1,530	1,252	278
Office Supplies	50	38	-	38
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 90,141	\$ 73,876	\$ 61,113	\$ 12,764
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Griffin Lakes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 20,034	\$ 15,026	\$ 15,026	\$ -
Lake and Wetland Maintenance	5,414	4,060	3,906	154
Fountain Maintenance	2,030	1,370	1,370	-
Landscape Maintenance	7,285	5,464	5,305	159
Plant Replacement	25,000	18,750	6,603	12,147
Mulch & Palm pruning	9,620	4,949	4,949	-
Tree Pruning/Trimming	8,755	6,566	-	6,566
Irrigation Repair & Maintenance	6,604	4,953	1,715	3,238
Pest Control	6,890	5,168	5,017	151
Utility - Stormwater	420	420	415	5
Repairs & Maintenance	4,000	3,000	-	3,000
Stormwater Drain System	10,000	7,500	-	7,500
Contingency	10,000	7,500	-	7,500
Reserve	30,000	22,500	-	22,500
Subtotal Field Expenditures	\$ 146,052	\$ 107,225	\$ 44,305	\$ 62,920
Projects				
Fence Repair	\$ 100,000	\$ 75,000	\$ -	\$ 75,000
Lake Restoration	301,378	226,034	6,144	219,890
Subtotal Projects Expenditures	\$ 401,378	\$ 301,034	\$ 6,144	\$ 294,890
Total Operations & Maintenance	\$ 547,430	\$ 408,259	\$ 50,449	\$ 357,810
Total Expenditures	\$ 637,571	\$ 482,135	\$ 111,562	\$ 370,574
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ 152,936	\$ 522,099	\$ 369,163
Net Change in Fund Balance	\$ -	\$ 152,936	\$ 522,099	\$ 369,163
Fund Balance - Beginning	\$ -		\$ 336,395	
Fund Balance - Ending	\$ -		\$ 858,494	

Griffin Lakes

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budg Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 267,544	\$ 267,544	\$ 262,092	\$ (5,452)
Interest	1,200	900	1,781	881
Total Revenues	\$ 268,744	\$ 268,444	\$ 263,873	\$ (4,571)
Expenditures:				
Interest - 11/1	\$ 24,384	\$ 24,384	\$ 24,384	\$ -
Principal - 5/1	220,000	220,000	220,000	-
Interest - 5/1	24,384	24,384	24,384	-
Total Expenditures	\$ 268,768	\$ 268,768	\$ 268,768	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ (24)	\$ (324)	\$ (4,895)	\$ (4,571)
Net Change in Fund Balance	\$ (24)	\$ (324)	\$ (4,895)	\$ (4,571)
Fund Balance - Beginning	\$ 89,014		\$ 93,688	
Fund Balance - Ending	\$ 88,989		\$ 88,793	

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	\$ 27,063	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ 615,803
Interest	993	916	1,109	2,349	2,323	2,575	2,505	2,578	2,509	-	-	-	17,857
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,070	\$ 85,144	\$ 459,319	\$ 20,199	\$ 9,607	\$ 16,366	\$ 29,568	\$ 2,578	\$ 9,809	\$ -	\$ -	\$ -	\$ 633,661

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 5,800
PR-FICA	77	77	-	61	-	77	77	77	-	-	-	-	444
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,228	853	578	605	880	1,843	1,430	1,100	-	-	-	-	9,515
Annual Audit	-	1,000	3,800	-	-	-	-	-	-	-	-	-	4,800
Assessment Administration	4,200	-	-	-	-	-	-	-	-	-	-	-	4,200
Dissemination Agent	93	93	93	93	93	93	93	93	93	-	-	-	835
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	2,089	2,089	2,089	2,089	2,089	2,089	2,089	2,089	2,089	-	-	-	18,803
Property Appraiser	-	-	854	-	-	-	-	-	-	-	-	-	854
Information Technology	46	46	46	46	46	46	46	46	46	-	-	-	418
Website Maintenance	102	102	102	102	102	102	102	102	102	-	-	-	918
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	13	5	13	45	4	17	11	4	-	-	-	118
Insurance General Liability	8,410	-	-	-	-	-	-	-	-	-	-	-	8,410
Printing & Binding	-	11	25	-	2	0	8	-	2	-	-	-	49
Legal Advertising	-	-	-	-	-	-	-	-	483	-	-	-	483
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	-	143	171	119	158	159	172	168	161	-	-	-	1,252
Total General & Administrative	\$ 22,464	\$ 5,425	\$ 7,764	\$ 3,929	\$ 3,416	\$ 5,413	\$ 5,035	\$ 4,686	\$ 2,981	\$ -	\$ -	\$ -	\$ 61,113

Griffin Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ 1,670	\$ -	\$ -	\$ -	\$ 15,026
Lake and Wetland Maintenance	451	451	451	451	451	451	400	400	400	-	-	-	3,906
Fountain Maintenance	310	250	-	250	-	-	250	310	-	-	-	-	1,370
Landscape Maintenance	589	589	589	589	589	589	589	589	589	-	-	-	5,305
Plant Replacement	1,270	1,480	-	1,778	-	-	2,075	-	-	-	-	-	6,603
Mulch & Palm pruning	-	-	4,949	-	-	-	-	-	-	-	-	-	4,949
Tree Pruning/Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repair & Maintenance	130	130	677	130	130	130	130	130	130	-	-	-	1,715
Pest Control	557	557	557	557	557	557	557	557	557	-	-	-	5,017
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	\$ 5,671	\$ 3,656	\$ 3,346	\$ -	\$ -	\$ -	\$ 44,305
Projects													
Fence Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Restoration	390	306	-	553	390	1,651	1,503	1,352	-	-	-	-	6,144
Subtotal Projects Expenditures	\$ 390	\$ 306	\$ -	\$ 553	\$ 390	\$ 1,651	\$ 1,503	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ 6,144
Total Operations & Maintenance	\$ 5,367	\$ 5,848	\$ 8,893	\$ 5,978	\$ 3,787	\$ 5,048	\$ 7,174	\$ 5,008	\$ 3,346	\$ -	\$ -	\$ -	\$ 50,449
Total Expenditures	\$ 27,832	\$ 11,273	\$ 16,657	\$ 9,907	\$ 7,203	\$ 10,461	\$ 12,209	\$ 9,694	\$ 6,327	\$ -	\$ -	\$ -	\$ 111,562
Excess (Deficiency) of Revenues over Exper	\$ (26,762)	\$ 73,870	\$ 442,662	\$ 10,293	\$ 2,404	\$ 5,906	\$ 17,359	\$ (7,115)	\$ 3,483	\$ -	\$ -	\$ -	\$ 522,099
Net Change in Fund Balance	\$ (26,762)	\$ 73,870	\$ 442,662	\$ 10,293	\$ 2,404	\$ 5,906	\$ 17,359	\$ (7,115)	\$ 3,483	\$ -	\$ -	\$ -	\$ 522,099

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)
Less: Principal Payment - 5/1/26		(\$220,000)
Current Bonds Outstanding		\$1,700,000

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
04/13/26	03/01-03/31/26	38,289.06	-	382.90		37,906.16	26,576.25	11,329.91	37,906.16
04/24/26	interest	-	-	-	486.81	486.81	341.31	145.50	486.81
06/15/26	05/01-05/31/26	10,210.90	(306.32)	105.17	-	10,412.05	7,299.95	3,112.10	10,412.05
		\$ 919,047.29	\$ 33,317.54	\$ 8,857.30	\$ 1,022.44	\$ 877,894.89	\$ 615,657.68	\$ 262,237.21	\$ 877,894.89

96.51%	Percent Collected
\$ 33,201.14	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
Alvarez Engineers	9197	\$1,503.00			\$1,503.00
Alvarez Engineers	9258	\$1,351.50			\$1,351.50
TOTAL FY 2026		\$6,143.50	\$0.00	\$0.00	\$6,143.50
TOTAL PAID		\$40,195.15	\$9,302.00	\$8,600.00	\$22,293.15
		Total	Landshore Enterprises	Garnet Engineering	Engineer/ Contingency
Contracts/Budget		\$461,030.00	\$432,430.00	\$8,600.00	\$20,000.00
Total		\$461,030.00	\$432,430.00	\$8,600.00	\$20,000.00
Remaining balance after change orders		\$420,834.85	\$423,128.00	\$0.00	(\$2,293.15)