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

September 3, 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
September 3, 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 August 6, 2026 Meeting **– Page 3**
3. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 19**
4. Discussion of Landscape Maintenance Services with JLS Landscaping Services, Inc. **– Page 24**
5. Staff Reports
   A. Attorney
   B. Engineer
   C. Field – Report **– Page 25**
   D. Manager
6. Financial Reports
   A. Approval of Check Register **– Page 30**
   B. Approval of Unaudited Financials **– Page 33**
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: 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, August 6, 2026, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

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

Also present were:

Ginger Wald	District Counsel
Patrick Burgess	District Manager
Jason Gitel	Governmental Management Services
Angel Camacho	District Engineer
Amber Venzal	HOA Property Manager (by phone)
Michael Miller	Guest
Several Residents	(by phone)

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Approval of Minutes of the July 2, 2026 Meeting

Mr. Burgess: Moving on to item No. 2 on the agenda, approval of the minutes of the July 2, 2026 meeting. If there are no additions, deletions or corrections then a motion to approve will take place.

> On MOTION by Ms. West seconded by Mr. Barak with all in favor, the Minutes of the July 2, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Burgess: Moving down to item No. 3, public hearing to adopt the fiscal year 2027 budget. The first item is a motion to open the public hearing, can I have a motion please.

> On MOTION by Ms. West seconded by Ms. Christie with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Burgess: So, item B is public comment and discussion, and real quick before we go to any public comments, you should have the agenda in your tablets and I believe that starts on page 25. So, just real quick, you guys did approve this proposed budget back in May which was the $200 decrease, so keeping in mind that you do have some additional lake projects to complete, and we see all that with what we are putting towards the lake restoration and we should be able to accomplish those barring any major expense changes with the anticipated project costs. Then I wanted to also point out the landscaping maintenance that we'll be talking about further down on the agenda but, it's very under budgeted according to what we've had but, we can always move stuff around to try to make anything work that you guys decide down the road but, we did combine the monthly pest control and landscaping maintenance because it was being billed together, and they aren't doing pest control every single month, so you can kind of see what you're paying for annually for just standard landscaping but, other than that everything is just what you guys had approved, and we can go into discussion again after we open the floor to the public. So, on the phone we have Alison, do you have any public comment for the Board regarding the fiscal year 2027 budget? Not hearing anything from Alison, it also looks like we have Michael Miller, Michael, do you have any comments for the Board regarding the fiscal year 2027 budget? No hearing anything from Michael, Amber do you have any comments for the Board?

Ms. Venzal: No.

Mr. Burgess: Alright, so no other comments from the public.

Mr. Barak: Can I ask something?

Ms. Wald: Wait we're doing the public, and then he'll go to you guys.

Mr. Barak: Ok.

Mr. Burgess: I don't hear anything else from anyone, I see Alison is unmuted but, I don't hear anything from her, so at this time we'll close the public comment section, and go to the Board discussion on the budget.

Ms. Wald: Go ahead Benny.

Mr. Barak: So, I'm sorry, just so I understand and you correct me if I'm wrong but, you're saying that for 2027 we're combining pest control with landscaping?

Mr. Burgess: Well, it's just typically, it's not billed monthly with pest control, it's kind of quarterly service 3 times a year typically, so just how it was being invoiced it was combined, but essentially that's what you're paying $14,000 for your yearly lawn care, mowing, and standard detailed maintenance.

Mr. Barak: Got it, ok.

Mr. Burgess: So you can see it was $6,800 and obviously you're not paying more for pest control.

Mr. Barak: Right, so you combined it.

Mr. Burgess: Yes.

Mr. Barak: Ok, go it, so the pest control is referring strictly for lawn pest control.

Mr. Burgess: Yes.

Mr. Barak: Ok.

Ms. Wald: Well, pest control for the landscaping that the District is responsible for.

Mr. Barak: Ok.

Ms. Wald: Remember it's not HOA, it's just District.

Mr. Barak: Right.

Mr. Burgess: Are there any other comments on the budget?

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Burgess: Not hearing any, we can move on to consideration of resolution #2026-03 the annual appropriation resolution. This is to adopt the proposed budget, so if there are no questions, a motion to approve resolution #2026-03 will take place.

> On MOTION by Ms. Christie seconded by Ms. Venuti with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Burgess: Then next is consideration of resolution #2026-04 is the levy of the Non Ad Valorem Assessments and this is what gets put on your annual property tax bill.

Ms. Christie: It's just the same as it always is paying off the debt, right?

Mr. Burgess: This is what is sent to the county that's going to be your Non Ad Valorem Assessment.

Mr. Barak: This is for property taxes.

Ms. Wald: This is how you collect the money, so you're adopting the assessment roll that's attached which has your debt and your O&M, and this is what is sent to the Tax Collector.

Mr. Barak: So then, this is also the $200 decrease.

Mr. Burgess: Yes, and you can see on the last page of your budget will show you the total, $1,363.53 for your total annual debt and operating and maintenance assessments. So, is the motion to approve resolution #2026-04?

> On MOTION by Ms. Venuti seconded by Ms. West with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Burgess: Now we need a motion to close the public hearing.

> On MOTION by Ms. Christie seconded by Mr. Barak with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Ms. Wald: Nothing for today.

B. Engineer

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

Mr. Camacho: Just an update on the shoreline restoration for lakes 1 and 2, we have submitted the requirements to the city (inaudible comment). They responded two days ago with some comments. (inaudible comment)

Mr. Burgess: Any questions for Angel?

Mr. Barak: So once you get approval they're going to start right away, is that what you're saying?

Mr. Camacho: Yes, we'll have a preconstruction meeting to determine the staging area, and then they'll schedule the crew. (inaudible comment)

Mr. Barak: And this is 1 and 2?

Mr. Camacho: Yes.

Mr. Barak: Is there going to be like a lot more equipment and stuff onsite because we have the roofing situation going on and I know that can cause some parking issues.

Mr. Camacho: Is it still going on at 1 and 2? Is there a completion date on that?

Ms. Venzal: January.

Mr. Camacho: January, ok. Well, once we perform the preconstruction meeting with a determined area, maybe coordinate with whoever your contractor is to not be in their way. (inaudible comment) So we'll coordinate that, and I have a map, so I'll coordinate with whoever the contractor is.

Mr. Barak: Ok.

Mr. Burgess: No additional questions from anyone?

C. Field

1) Discussion of Landscape Maintenance Proposals

a. JLS Landscaping

b. VisualScape Landscaping

Mr. Burgess: Ok, so we'll move on to field, discussion of landscape maintenance proposals.

Mr. Gitel: Alright, first off JLS Landscaping, it looks like their completed with all the tree trimming, if you noticed around there they got that all done, and I think it looks good. (inaudible comment)

Ms. West: Actually, I think they did a really good job and they were so quiet. (inaudible comment) And it seemed like to me though they cut a little more, and I had mentioned this to Amber, they cut a little bit too much off my tree, they cut like a bunch. I know that Karen made a comment when she was here because she said somebody cut, so when they got around to my area where I have to look at the trailers they went a little bit too deep, I think, I don't know, I'm just saying, it looks good it's just too much I think, I don't know.

Mr. Gitel: I think it was just also very overgrown as well.

Ms. Christie: And I know there were discussions back in the day before I was here that we're standing on the second floor looking at the trailers, and no one had a garage but, the clusia is getting a little crazy, it's grown up enough where we can like top it.

Ms. West: Yes, top it but, you know what I'm afraid of that they're going to just chop it.

Mr. Gitel: And that's something I was going to bring up too.

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

Ms. Christie: And I addressed with Amber too, there is a half dead, more dead tree, it's right behind my house actually, that probably never should have been planted there, it was actually put in the wrong place many years ago, and now it's like it's a bunch of six, just kind of growing into the landscape that's grown to the property wall, so I think it has to be pulled out, it's on the easement, and they trimmed it like I said but, it's like dead sticks just hanging on.

Mr. Barak: We did double the budget for tree removal I saw for next fiscal year.

Mr. Gitel: Tree trimming?

Mr. Barak: Yes.

Mr. Burgess: Yes, tree trimming was increase because Cutter's Edge and JLS came in right around $16,000 so I believe $8,000 was underbudgeted and that was all just from years past, and they never increased but, that's good amount for what you have.

Mr. Barak: Ok.

Ms. West: So did they have to cut, of course I read up on some of these things, do they have cut the trees every single year?

Mr. Burgess: If needed.

Ms. West: But do they have to, say they're going to cut trees, they don't have to cut every single tree, so if they give us a price and say we're coming in here to cut, they're going to keep the same price for however many trees you cut?

Mr. Burgess: Well, they're going to inspect and provide a proposal.

Ms. West: Ok, and that's what I thought but, everybody is different and I know Cutter's Edge it's different, and I think we ought to try to go with these guys.

Mr. Gitel: And we can discuss that at some point.

Mr. Barak: I think that's next on the agenda.

Ms. West: Ok.

Mr. Gitel: So JLS gave us a proposal for if the condo association goes with them as well, so it's less money if we all did it together, obviously we have to figure that out but, if we don't and we're just saying if we do it by ourselves, so instead of $39,900 for the total maintenance package for them, it's going to be about $10,000 more if we do it without the condo association, so just know that's it's $39,900 or anywhere between $47,000 and $50,000 let's just say that, $47,000 to $50,000 if just the condo association does it. We also got VisualScape and they came in at $85,000 but, if we deduct there were some line items that they added that JLS didn't add, so I would say maybe just take off $14,000 of that which is still about $70,000, and that's a lot but, we just wanted to get those two proposals for you. So, if you have any questions on that I can take them.

Ms. Warfel: Could we reach out to anybody else?

Mr. Gitel: There's Cutter's Edge, VisualScape and JLS.

Mr. Burgess: And we can, we just tried to get some initial numbers and we've used JLS, we used BrightView, they did good, they did bad, outside JLS they're kind of all we've used, but we can definitely get BrightView to bid and do some more, just to kind of show you initially those numbers and we're very underbudgeted, we can try to make something work with the current budget but, I'm just being very cautious about the lake projects to make sure nothing goes above the, and Amber has talked you with you guys about that offline.

Ms. Venzal: Yes. (inaudible comment) I also did get other proposals from other companies, they're all over our current budget. (inaudible comment) So, I just wanted to kind of throw that out there and we're looking anywhere from $60,000 to $100,000 more. (inaudible comment)

Mr. Barak: So $60,000 to $100,000 more a year?

Ms. Venzal: Yes.

Mr. Barak: And you said that you also got quotes from Cutter's Edge as well?

Ms. Wald: We had that before.

Mr. Burgess: Yes, we had Cutter's Edge provide us with a proposal when they first took over with a new account manager, and general manager for this area, and it was very basic, really nothing changed from where we're currently at and that didn't really rub us the right way but, they are now owned by a bigger company that they obtained other companies so we can revisit with them but, we told them many times that you need to do this, this and that, and that's why the lake 4 hedge is hard cut so much because they had to cut it that much to remove all the invasive plants and hope that it grows back to a hedge but, it's like pointing out to your landscaper, come in and do that, this needs redone, and he would say, ok, and then it wouldn't be done, and that's why your clusia is growing at different heights all across the community, it's not maintained as it should be and we've been on them, just as Amber has about issues, they just continue to ignore it essentially, and so it's just frustrating to try to work with them.

Ms. Venzal: (inaudible comment)

Mr. Barak: So, JLS came in as the second least costliest, I guess, compared to what we have now and that difference is, what was it?

Ms. Venzal: So, right now for the condo side for Cutter's Edge we're at about $89,000 a year, JLS quoted us I think it was $140,000.

Mr. Barak: So, $140,000.

Mr. Burgess: So, I guess the point of this is really just discussed based, and we'll continue to obtain proposals to get it to a position where maybe by the time the condo Board has more information maybe we can be in conjunction with them and have discounted costs over all for one vendor to do everything and it's probably going to be easier to have one vendor do everything so everything is uniform and done all at once.

Ms. Venzal: (inaudible comment)

Mr. Barak: Right.

Mr. Burgess: So, we'll continue to bring this back, we'll add vendors to work with Amber to make sure we get the same bids.

Ms. Venzal: Yes. (inaudible comment)

Mr. Burgess: And we'll continue to maintain as best we can with Cutter's Edge and we'll push them.

Mr. Gitel: And speaking of that, as you know we talked a few times about the clusia hedge by the way, so just to jump on that and I spoke to JLS and they were going to do like a one time to get it back into order that it should be to properly maintain it, and so the entire hedge all the way around is like $9,000 to do all that, just to get it back into order, just bringing that up. I know it's a lot but, I just wanted to let you know they did send me something on that.

Mr. Barak: And is that something that Cutter's Edge is supposed to be doing?

Mr. Gitel: Well, we don't have a contract with them, that was the point of getting the proposals.

Mr. Burgess: When we found out that there was no CDD contract, it was really just hanging in there to separate what the CDD maintains and what the condo association maintains, we tried to get a proposal and they said we don't want to go into an agreement with you on this, and it was just a mess but, any vendor should be maintaining your hedge uniformly all around and not having it to be an additional cost but, again, you have clusia almost all the way around, it's a very tedious hedge to maintain, it has to be done with a machete so it's going to be costly regardless to keep up with but, it typically is not done every single month too. So, there's a lot to figure out with landscaping, so we'll continue to bring it back.

2) Lake Water Quality Testing Report

Mr. Gitel: So, just moving on to the lake water testing report, so this was regarding lake 3 where there is a lot of algae blooms, so it looks like it's just heavy in Phosperous from the report it's saying it indicates the lake is nutrient rich while no unusual for Florida stormwater lakes, that means the lake has enough stored Phosperous that algae blooms or increased plant could occur if temperatures rise and sediments are disturbed. So, it's just kind of a natural occurrence but, you can see here Southeast Land and Water Management said that they will use an enzyme block so they'll add it to the lake which will hopefully bring that down some and just kind of keep that a little bit more under control but, it's not that it's not being maintained, it's just natural occurrences with that specific lake and the runoff.

Mr. Burgess: Yes.

Mr. Barak: And why is that a bad thing?

Mr. Burgess: It's not, there was just multiple concerns we got about there being a green film on top of the lake.

Mr. Barak: Oh, ok.

Mr. Burgess: So, we just had the vendor go out and do this to help support that.

Ms. Warfel: Is there a way to treat that before it happens?

Mr. Burgess: No, and it's because it's not raining and it's hot, and it's shallow and the it's the perfect recipe for water to grow algae.

Ms. Warfel: So, if we know that based on weather can we get ahead of it before that?

Ms. Wald: I don't think he can predict the weather months in advance.

Mr. Burgess: Right.

Ms. Warfel: No, I'm not saying that what I'm saying is every summer this is an issue, and I've been here a long time, every summer it's an issue and some years it's worse than others.

Mr. Burgess: It's an issue in all lakes we manage, it's just that time of the year and they're spraying within their legal amount just chemically spraying and treating but, we'll keep an eye on it for sure but, I mean these have been some really well maintained lakes every since I started 4 years ago, but some lakes deal with algae constantly, we have some that have blooms and thick algae growing everywhere, so we'll keep an eye on it but, I don't think there's really anything preventative than what we currently do.

Mr. Barak: I mean we're talking about an aesthetic issue here, right?

Ms. Christie: Right, it's not causing any harm.

Mr. Barak: Right, so what's the big deal.

Mr. Burgess: We just wanted to show that we've had some concerns and we got it tested and it's pretty natural and now that it's the rainy season it should calm down a little bit.

Ms. Wald: But you address the concerns that your residents have and say, we did the testing, here's the information, it's not abnormal, it's not hurting anybody, and we're allowed to treat a little bit more but, it's going to go away.

Ms. Christie: We used to have something used to be put in the lakes every so often that would make them look like a crystal clear blue, what was that?

Mr. Gitel: That to keep the water flowing, and keep it full.

Ms. Christie: Ok.

Mr. Gitel: So if nobody has any questions, I can move on to the next item.

3) Consideration of Ixora Plantings at Front Monuments with Cutters Edge Lawn and Maintenance, LLC

Mr. Gitel: So, the next item is the ixora installation, so as you can see on the front monuments the silver buttonwood was removed so, we talking about planting some ixoras out front to fill those in so they look pretty, and they didn't send a picture.

Ms. Venzal: I have a quick question. (inaudible comment)

Mr. Gitel: I think it's also the labor on this but, I will find out an exact number but, I just wanted to see kind of what our ideas are to move forward with getting that installed.

Mr. Burgess: And it's just replacing silver buttonwood that was there with the ixora hedge.

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

Mr. Burgess: So, do you guys want to move forward with this proposal or go a different direction?

Ms. West: I don't particular like that, I'm sorry.

Mr. Burgess: Ok, well we can bring back something else.

Ms. West: Whatever you guys want to do.

Mr. Burgess: It's up to you.

Mr. Barak: I don't really care either way.

Ms. West: I mean you see those everywhere, I want something nicer.

Mr. Gitel: So, we need to get something, obviously that the iguanas aren't going after as well, so we want to make sure that's the main focus of coming into the community, so if anybody has any ideas or it's no problem getting a proposal for a different plant.

Mr. Burgess: You can always have somebody from the Board be appointed to work with Jason and if the Board trusts that person and then come to an agreement what to install and install it.

Ms. Wald: With a not to exceed number.

Mr. Gitel: That's what I was going to say, can we do a not to exceed a certain amount, like this amount or $2,000 and then I can get with one of you five.

Mr. Barak: I think Terry should do it.

Ms. West: I'll do it, I'll find a good one.

Ms. Wald: So, it would be a motion to authorize Terry to work with Jason, engage the services of a vendor in amount not to exceed $2,000 for the monument entrances for plants, and you can just say, so moved, if you agree.

> On MOTION by Ms. Venuti seconded by Ms. Warfel with all in favor, appointing Terry West to work with Jason engage the services of a vendor in amount not to exceed $2,000 for the monument entrances for plants was approved.

Mr. Gitel: Ok, so we'll take care of that and other than that, I think that was all I had.

Mr. Burgess: Alright, thank you Jason, does anyone have any questions for Jason? No.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Burgess: Moving on to manager's section, item 1 is consideration of the proposed fiscal year 2027 meeting schedule which is on page 88 of the agenda. Does anyone have any concerns with those dates? It would continue to be the first Thursday of each month as follows on that list.

Ms. Christie: No, I'm good.

Mr. Burgess: Ok, and Amber there's no issues with having the meetings here on the first Thursday of each month?

Ms. Venzal: No.

Mr. Burgess: Alright then, we'll take a motion to approve the proposed fiscal year 2027 meeting schedule.

> On MOTION by Ms. Venuti seconded by Mr. Barak with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule as presented was approved.

2) Form 1 Financial Disclosure Due July 1, 2026
3) Reminder to Complete Annual Ethics Training by December 31, 2026
4) Number of Registered Voters in the District – 655
5) Final Approval of the FY2025-FY206 Report Performance Measures and Standards as Required by Florida Statute 189.069
6) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Burgess: Moving on to item 2, Form 1 financial disclosure due July 1, 2026, everyone has filed those, so congratulations. Then just a reminder to complete the annual ethics training by December 31, 2026, and the links should be on the website.

Ms. Venuti: Ok.

Mr. Burgess: So on the website is the CDD ethics training link.

Mr. Barak: And is it like easy to find?

Mr. Burgess: Yes, right on the home page on the left tab.

Mr. Barak: Ok, thank you.

Mr. Burgess: Then the next thing is the number of registered voters in the District which is 655, and then item 5 under manager is the final approval of the fiscal year 2025-2026 report performance measures and standards as required by Florida Statute 189.069 on page 91 of your agenda, we would need a motion to approve the final report for the performance measures and standards that were adopted last year.

> On MOTION by Ms. Venuti seconded by Mr. Barak with all in favor, final approval of the FY2025-FY2026 report Performance Measures and Standards as Required by Florida Statute 189.069 was approved.

Mr. Burgess: Then item 6 is consideration of the fiscal year 2026-2027 performance measures and standards as required so this approving the new report for this upcoming fiscal year. So, the same thing, you're just basically going to accept the performance measures and standards and achieve them for your next fiscal year.

Mr. Barak: So there's new measures and standards?

Mr. Burgess: No, but each year you're required to approve those and then accept the report at the end of the fiscal year.

Mr. Barak: Ok.

Ms. Wald: Until the legislature gets rid of this one.

> On MOTION by Ms. Christie seconded by Ms. West with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 was approved.

FIFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Burgess: Item No. 5 of the agenda is financial reports, the check register starts on page 101, and the unaudited financials starts on page 103. If there are any questions we can answer those, otherwise a motion to approve the financial reports would take place.

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

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Burgess: Moving on to Supervisor's requests and audience comments, we'll go ahead and start with audience comments. It looks like Alison, if you have any audience comments feel free to provide those comments.

Ms. Alison: Not at this time, thank you so much Patrick.

Mr. Burgess: Ok, Michael Miller do you have any comments for the Board? Not hearing any, Amber, do you have any comments?

Ms. Venzal: I have a question, I know we're going to start obviously doing the lake work, when do you anticipate doing another special assessment? (inaudible comment)

Mr. Burgess: So, there's no special assessment, the Board just adopted the fiscal year 2027 budget which we'll collect funds to put towards the next phase which will determine what that is after we get this project completed.

Ms. Venzal: Ok.

Ms. Wald: You can tell them their taxes are going down $200.

Ms. Venzal: Ok, yes I got that.

Mr. Burgess: Thank you, any Supervisor's requests?

Ms. Warfel: Well, I just had a thought, so it will go down next year, and then we anticipate like the next phase, we might be able to do as we're collecting that amount, or we might have to go up for the last lake that we have?

Mr. Burgess: So, I don't know if you know the numbers on the top of your head, we discussed the remaining work is like your bulkhead there and then the bulkheads on lake 5 and 4, I believe.

Mr. Camacho: Correct.

Mr. Burgess: So, with the estimated costs that we had at the time we were proposing the budget we felt that it could be broken out, if you were to do the $200 decrease for fiscal year 2027, and then the same thing could be considered fiscal year 2028, that's kind of the goal to decrease, and hopefully go down again but, we don't anticipate it going up unless there is some unknown circumstances.

Ms. Warfel: Yes, based on the cost estimates we have now we would be able to accomplish those other task with the amount we're collecting now?

Mr. Burgess: Yes, at least the next phase and then we would have to consider for the bond, but that was the goal was to kind of have everything in the next two years be decreased $200 and still accomplish everything.

Mr. Barak: And I mean we do have that amendment, the property taxes is coming up.

Ms. Wald: That doesn't affect it.

Mr. Barak: Oh ok.

Ms. Venzal: I believe we're working on the flyer and now that we are possibly starting hopefully working in September. (inaudible comment)

Mr. Burgess: Yes, definitely I will work with Karen to get that finalized.

Ms. Venzal: (inaudible comment)

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

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Burgess: No hearing any, a motion to adjourn.

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

_____________________________ _____________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Griffin Lakes Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Griffin Lakes Community Development District, Broward County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Griffin Lakes Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $5,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Griffin Lakes Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Griffin Lakes Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

September 1 through December 31, 2026

- **Mowing:** 10 services at $600 per service — **$6,000**
- **Pruning:** 2 services, November and December, at $700 per service — **$1,400**
  - These regular pruning services will primarily address the **smaller hedges and vegetation areas throughout the CDD property**.
  - The **large Clusia hedge will be cut back more severely as part of the initial cleanup**. Because of the heavier reduction, the Clusia's growth should be temporarily slowed, reducing the need for regular pruning of this hedge during the remainder of the year.
- **NSH – Non-Selective Herbicide:** 4 services at $300 per service — **$1,200**
- **IPM Service:** 2 services, October and December, at $275 per service — **$550** **(Optional, but recommended)**
- **Fertilization:** 1 service — **$700** **(Optional, but recommended)**
- **Irrigation Wet Checks:** 4 services at $400 per service — **$1,600**

Fees for the above $11,450

One-time initial cleanup of the entire perimeter and all vegetation areas throughout the CDD property-**$8,500**. This cleanup will include the more substantial cutback of the large Clusia hedge and will allow us to bring the overall property to an appropriate maintenance standard prior to beginning the ongoing service program.

Fees including the one-time cleanup are $19,950

Beginning **January 1, 2027**, the new landscape maintenance agreement would commence **at an annual fee of $39,900**,

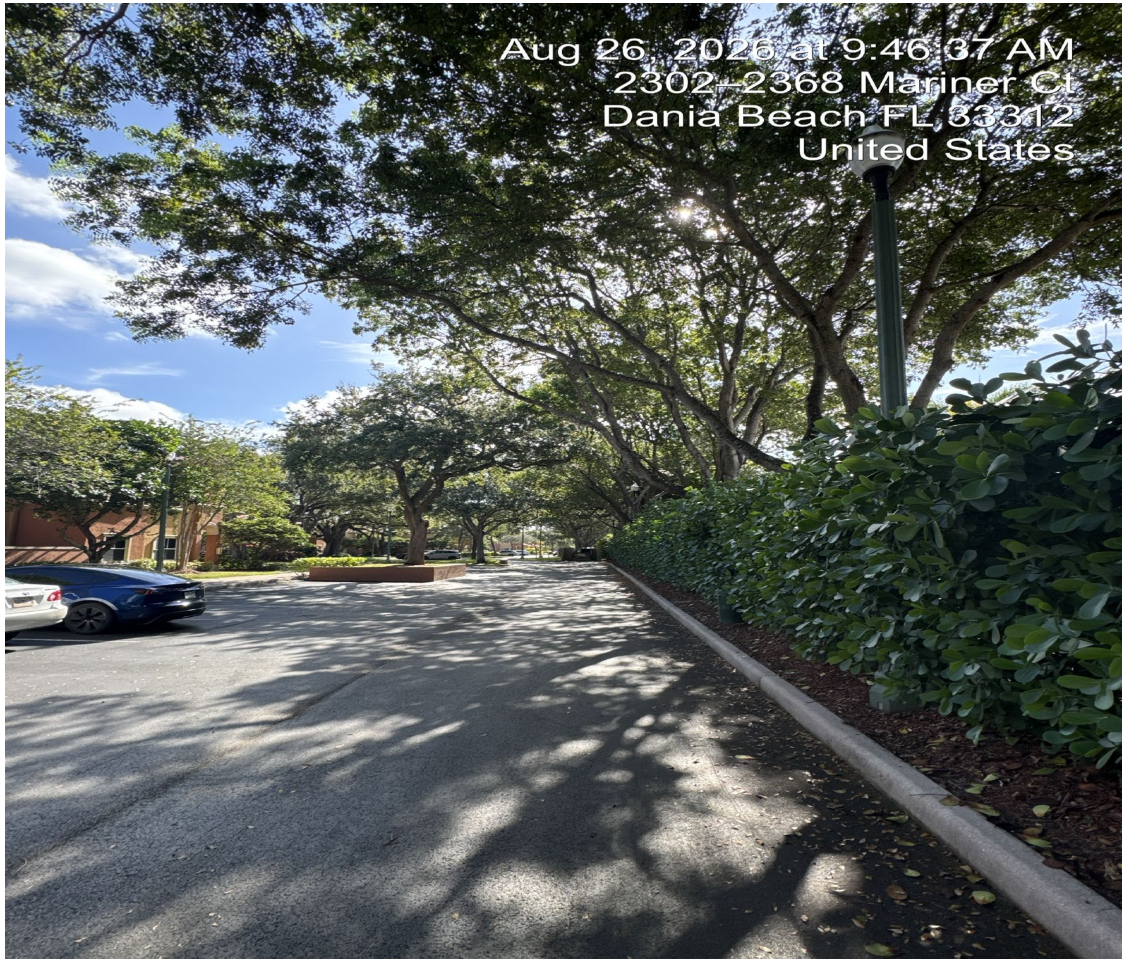
Griffin Lakes CDD

Field Report

September 2026 Meeting

- Lakes continue to be maintained and treated by SELWM.
- Lake 3 and 5 film is being monitored. Possible pollen issue.

- All CDD tree trimming has been completed



- Clusia behind dumpster checked. CE confirmed it is healthy as of 8/18.

- 3 gallon Mammy Crotons were selected for monument entrance.

Griffin Lakes

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
Truist Bank		
07/01 - 07/31/26	*844-851*	$26,463.27
	TOTAL	**$26,463.27**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** GRIFFIN LAKES GENERAL FUND
BANK A GENERAL FUND-TRUIST

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/26	00006	6/30/26	3338	202606	320-53800-46200		*	589.41		
			JUN 26 -TURF/LANDSC MAINT							
		6/30/26	3338	202606	320-53800-46600		*	557.46		
			JUN 26 - OUTD PEST CONTR							
		6/30/26	3338	202606	320-53800-46300		*	129.78		
			JUN 26 - WET CHECK TEST							
						CUTTERS EDGE LAWN & MAINTENANCE INC			1,276.65	000844
7/08/26	00001	7/01/26	108	202607	320-53800-34000		*	1,669.50		
			JUL 26- FIELD SV							
		7/01/26	109	202607	310-51300-34000		*	2,089.25		
			JUL 26- MGMT FEE							
		7/01/26	109	202607	310-51300-35000		*	46.42		
			JUL 26- IT							
		7/01/26	109	202607	310-51300-31300		*	92.75		
			JUL 26- DISSEMINATION							
		7/01/26	109	202607	310-51300-35100		*	102.00		
			JUL 26- WEBSITE ADMIN							
		7/01/26	109	202607	310-51300-42000		*	5.18		
			JUL 26- POSTAGE							
						GMS-SF, LLC			4,005.10	000845
7/14/26	00004	6/30/26	199451	202606	310-51300-31500		*	502.50		
			LEGAL SV THRU 6/30/26							
						BILLING COCHRAN, P.A.			502.50	000846
7/14/26	00006	7/01/26	3347	202607	320-53800-46200		*	589.41		
			JUL 26 -TURF/LANDSC MAINT							
		7/01/26	3347	202607	320-53800-46600		*	557.46		
			JUL 26 - OUTD PEST CONTR							
		7/01/26	3347	202607	320-53800-46300		*	129.78		
			JUL 26 - WET CHECK TEST							
						CUTTERS EDGE LAWN & MAINTENANCE INC			1,276.65	000847
7/14/26	00017	7/14/26	07142026	202607	300-20700-10100		*	10,941.37		
			TXFER TAX COLLECTIONS							
						GRIFFIN LAKES CDD			10,941.37	000848
7/22/26	00038	7/14/26	2223	202607	320-53800-46800		*	400.00		
			JUL 26- LAKE MAINTENANCE							
		7/14/26	2263	202607	320-53800-46800		*	325.00		
			WATER QUALITY TEST							
						SOUTHEAST LAND AND WATER MGMT LLC			725.00	000849
7/29/26	00007	7/28/26	39818A	202607	320-53800-46700		*	250.00		
			QTRLY FOUNTAIN CLEANING							
						FOUNTAIN DESIGN GROUP INC			250.00	000850

*** CHECK DATES 07/01/2026 - 07/31/2026 *** GRIFFIN LAKES GENERAL FUND
BANK A GENERAL FUND-TRUIST

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/29/26	00025	7/21/26	2390	202607	320-53800-60000		*	7,486.00		
			SHORELINE RESTOR LAKE 1&2							
						LANDSHORE ENTERPRISES, LLC			7,486.00	000851

TOTAL FOR BANK A	26,463.27
TOTAL FOR REGISTER	26,463.27

Griffin Lakes

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Griffin Lakes

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 37,031	$ -	$ 37,031
Investments:			
State Board of Administration (SBA)	568,587	-	568,587
Bank United (Money Market)	266,037	-	266,037
Series 2020			-
Reserve	-	26,754	26,754
Revenue	-	73,072	73,072
Total Assets	**$ 871,655**	**$ 99,826**	**$ 971,481**
Liabilities:			
Accounts Payable	$ -	$ -	$ -
Total Liabilites	**$ -**	**$ -**	**$ -**
Fund Balance:			
Restricted for:			
Debt Service	$ -	$ 99,826	$ 99,826
Assigned for:			
General Fund Reserves	95,000	-	95,000
Lake Projects	387,749	-	387,749
Unassigned	388,907	-	388,907
Total Fund Balances	**$ 871,655**	**$ 99,826**	**$ 971,481**
Total Liabilities & Fund Balance	$ 871,655	$ 99,826	$ 971,481

Griffin Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 627,571	$ 627,571	$ 639,703	$ 12,132
Special Assessments - Delinquent	-	-	1,929	1,929
Interest	10,000	8,333	20,462	12,128
Miscellaneous Revenue	-	-	-	-
Total Revenues	**$ 637,571**	**$ 635,904**	**$ 662,094**	**$ 26,189**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 6,600	$ 3,400
PR-FICA	918	765	505	260
Engineering	10,000	8,333	-	8,333
Attorney	13,000	10,833	10,018	816
Annual Audit	4,800	4,800	4,800	-
Assessment Administration	4,200	4,200	4,200	-
Dissemination Agent	1,113	928	928	-
Trustee Fees	4,100	4,100	4,041	59
Management Fees	25,071	20,893	20,893	0
Property Appraiser	854	854	854	-
Information Technology	557	464	464	(0)
Website Maintenance	1,224	1,020	1,020	0
Telephone	50	42	-	42
Postage & Delivery	175	146	123	23
Insurance General Liability	9,424	9,424	8,410	1,014
Printing & Binding	400	333	49	285
Legal Advertising	500	417	483	(66)
Contingency	1,530	1,530	1,417	113
Office Supplies	50	42	-	42
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 90,141**	**$ 79,298**	**$ 64,978**	**$ 14,320**

Griffin Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 20,034	$ 16,695	$ 16,695	$ -
Lake and Wetland Maintenance	5,414	4,511	4,631	(120)
Fountain Maintenance	2,030	1,620	1,620	-
Landscape Maintenance	7,285	6,071	5,894	177
Plant Replacement	25,000	20,833	6,603	14,230
Mulch & Palm pruning	9,620	4,949	4,949	-
Tree Pruning/Trimming	8,755	7,296	-	7,296
Irrigation Repair & Maintenance	6,604	5,503	1,845	3,658
Pest Control	6,890	5,742	5,575	167
Utility - Stormwater	420	420	415	5
Repairs & Maintenance	4,000	3,333	-	3,333
Stormwater Drain System	10,000	8,333	-	8,333
Contingency	10,000	8,333	-	8,333
Reserve	30,000	25,000	-	25,000
Subtotal Field Expenditures	**$ 146,052**	**$ 118,640**	**$ 48,227**	**$ 70,414**
Projects				
Fence Repair	$ 100,000	$ 83,333	$ -	$ 83,333
Lake Restoration	301,378	251,148	13,630	237,519
Subtotal Projects Expenditures	**$ 401,378**	**$ 334,482**	**$ 13,630**	**$ 320,852**
Total Operations & Maintenance	**$ 547,430**	**$ 453,122**	**$ 61,856**	**$ 391,266**
Total Expenditures	**$ 637,571**	**$ 532,420**	**$ 126,834**	**$ 405,586**
Excess (Deficiency) of Revenues over Expenditure	$ -	$ 103,484	$ 535,260	$ 431,776
Net Change in Fund Balance	**$ -**	**$ 103,484**	**$ 535,260**	**$ 431,776**
Fund Balance - Beginning	$ -		$ 336,395	
Fund Balance - Ending	**$ -**		**$ 871,655**	

Griffin Lakes

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 267,544	$ 267,544	$ 272,211	$ 4,667
Assessments - Delinquent	-	-	822	822
Interest	1,200	1,000	1,873	873
Total Revenues	**$ 268,744**	**$ 268,544**	**$ 274,906**	**$ 6,362**
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)	$ (224)	$ 6,138	$ 6,362
Net Change in Fund Balance	**$ (24)**	**$ (224)**	**$ 6,138**	**$ 6,362**
Fund Balance - Beginning	$ 89,014		$ 93,688	
Fund Balance - Ending	**$ 88,989**		**$ 99,826**	

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	$ 23,900	$ -	$ -	$ 639,703
Special Assessments - Delinquent	-	-	-	-	-	-	-	-	-	1,929	-	-	1,929
Interest	993	916	1,109	2,349	2,323	2,575	2,505	2,578	2,509	2,604	-	-	20,462
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 1,070**	**$ 85,144**	**$ 459,319**	**$ 20,199**	**$ 9,607**	**$ 16,366**	**$ 29,568**	**$ 2,578**	**$ 9,809**	**$ 28,433**	**$ -**	**$ -**	**$ 662,094**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ -	$ 800	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	$ 800	$ -	$ -	$ 6,600
PR-FICA	77	77	-	61	-	77	77	77	-	61	-	-	505
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,228	853	578	605	880	1,843	1,430	1,100	-	503	-	-	10,018
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	93	-	-	928
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	2,089	-	-	20,893
Property Appraiser	-	-	854	-	-	-	-	-	-	-	-	-	854
Information Technology	46	46	46	46	46	46	46	46	46	46	-	-	464
Website Maintenance	102	102	102	102	102	102	102	102	102	102	-	-	1,020
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	13	5	13	45	4	17	11	4	5	-	-	123
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	166	-	-	1,417
Total General & Administrative	**$ 22,464**	**$ 5,425**	**$ 7,764**	**$ 3,929**	**$ 3,416**	**$ 5,413**	**$ 5,035**	**$ 4,686**	**$ 2,981**	**$ 3,865**	**$ -**	**$ -**	**$ 64,978**

Griffin Lakes

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,670	$ 1,670	$ 1,670	$ 1,670	$ 1,670	$ 1,670	$ 1,670	$ 1,670	$ 1,670	$ 1,670	$ -	$ -	$ 16,695
Lake and Wetland Maintenance	451	451	451	451	451	451	400	400	400	725	-	-	4,631
Fountain Maintenance	310	250	-	250	-	-	250	310	-	250	-	-	1,620
Landscape Maintenance	589	589	589	589	589	589	589	589	589	589	-	-	5,894
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	130	-	-	1,845
Pest Control	557	557	557	557	557	557	557	557	557	557	-	-	5,575
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**	**$ 3,921**	**$ -**	**$ -**	**$ 48,227**
Projects													
Fence Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Restoration	390	306	-	553	390	1,651	1,503	1,352	-	7,486	-	-	13,630
Subtotal Projects Expenditures	**$ 390**	**$ 306**	**$ -**	**$ 553**	**$ 390**	**$ 1,651**	**$ 1,503**	**$ 1,352**	**$ -**	**$ 7,486**	**$ -**	**$ -**	**$ 13,630**
Total Operations & Maintenance	**$ 5,367**	**$ 5,848**	**$ 8,893**	**$ 5,978**	**$ 3,787**	**$ 5,048**	**$ 7,174**	**$ 5,008**	**$ 3,346**	**$ 11,407**	**$ -**	**$ -**	**$ 61,856**
Total Expenditures	**$ 27,832**	**$ 11,273**	**$ 16,657**	**$ 9,907**	**$ 7,203**	**$ 10,461**	**$ 12,209**	**$ 9,694**	**$ 6,327**	**$ 15,272**	**$ -**	**$ -**	**$ 126,834**
Excess (Deficiency) of Revenues over Exper	$ (26,762)	$ 73,870	$ 442,662	$ 10,293	$ 2,404	$ 5,906	$ 17,359	$ (7,115)	$ 3,483	$ 13,161	$ -	$ -	$ 535,260
Net Change in Fund Balance	**$ (26,762)**	**$ 73,870**	**$ 442,662**	**$ 10,293**	**$ 2,404**	**$ 5,906**	**$ 17,359**	**$ (7,115)**	**$ 3,483**	**$ 13,161**	**$ -**	**$ -**	**$ 535,260**

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

	O&M	Series 2020 Debt Service	Total
Gross Assessments	$ 667,627.31	$ 284,621.12	$ 952,248.43
Net Assessments	$ 627,569.67	$ 267,543.85	$ 895,113.52
allocation in %	70.11%	29.89%	100.00%

ON ROLL ASSESSMENTS

Date	*Distribution*	*Gross Amount*	*Discoumt/ (Penalty)*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*Series 2020 Debt Service*	*Total*
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	486.81	-	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
07/10/26	06/01-06/30/26	35,661.32	(1,342.93)	398.12	-	36,606.13	25,664.79	10,941.34	36,606.13
07/24/26	interest	-	-	-	164.03	164.03	164.03	-	164.03
		$ 954,708.61	**$ 31,974.61**	**$ 9,255.42**	**$ 1,186.47**	**$ 914,665.05**	**$ 641,632.00**	**$ 273,033.05**	**$ 914,665.05**

100.26%	**Percent Collected**
$ (2,460.18)	**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
Landshore Enterprises	*2390*	$7,486.00	$7,486.00		
TOTAL FY 2026		$13,629.50	$7,486.00	$0.00	$6,143.50
TOTAL PAID		**$47,681.15**	**$16,788.00**	**$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	**$413,348.85**	**$415,642.00**	**$0.00**	**($2,293.15)**