
PRELIMINARY SECOND SUPPLEMENTAL

ASSESSMENT METHODOLOGY

FOR THE SPECIAL ASSESSMENT REFUNDING AND

IMPROVEMENT BONDS, SERIES 2017

ENCLAVE AT BLACK POINT MARINA

COMMUNITY DEVELOPMENT DISTRICT

April 17, 2017

Prepared by

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

1.0 Introduction

The Enclave at Black Point Marina Community Development District (the “District”) is a local unit of special-purpose government organized and existing under chapter 190, Florida Statutes as amended.

In March 2007, the District issued its Special Assessment Bonds, Series 2007A in the amount of \$3,380,000 (the “Series 2007A Bonds”) and Special Assessment Bonds, Series 2007B in the amount of \$7,790,000 (the “Series 2007B Bonds” and combined the “Series 2007 Bonds”). The Series 2007B Bonds have been paid off completely and accordingly, there is no allocated debt associated with the Series 2007B Bonds. The District allocated the debt associated with the Series 2007A Bonds to the benefitted properties as described in the Master Assessment Methodology dated November 21, 2006 (the “Master Methodology”), which was revised on February 22, 2007, by the Supplemental Assessment Methodology Report (the “Supplemental Methodology”) that limited the allocation per unit to the Series 2007 Bonds (collectively the “Original Methodology”).

1.1 Purpose

This report (the “Report”) supplements the Original Methodology taking into consideration the reduction in assessment principal and interest and annual assessments per unit as a result of the issuance of the Special Assessment Refunding and Improvement Bonds, Series 2017 (the “Series 2017 Bonds”) for the principal purpose of refinancing the Series 2007A Bonds and funding a new capital improvement project consisting of security improvements (the “Project”), more particularly described in the District First Supplemental Engineer Report for the Security Systems dated April 17, 2017 (the “Supplemental Engineer Report”). The debt associated with the Series 2017 Bonds will be allocated to each of the developed units which benefit from the improvements in accordance with the Original Methodology.

The District has previously imposed a non-ad valorem special assessment on the benefitted lands within the District. Upon completion of the refinancing, all of such special assessments will continue to be collected through the Uniform Method of Collection described in section 197.3632, F.S., or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a property owner’s association, or any other unit of government.

1.2 Requirements of a Valid Assessment Methodology

There are two requirements under Florida Law for valid special assessment:

- 1.) The properties must receive a special benefit from the improvements being paid for, and
- 2.) The assessments must be fairly and reasonably allocated to the properties being assessed.

This Report does not change the allocation of benefits received from the improvements that were financed with the Series 2007A Bonds nor does the Report modify the process of allocating the debt to the properties within the District receiving such benefit from what was previously adopted in the Original Methodology. The Project provides a special benefit to the properties within the District, the improvements will be constructed as one system of improvements benefiting the properties within the District equally. This special benefit will be allocated using the same manner as the Original Methodology.

2.0 Assessment Methodology

2.1 Overview

The District will issue approximately \$3,170,000 in Series 2017 Bonds to refund the Series 2007A Bonds, pay for the Project, fund a debt service reserve account, and pay the costs of issuance. It is the purpose of this Report to allocate the \$3,170,000 in debt to the properties benefitting from the improvements based on the Original Methodology.

Table 1 shows the current development plan. As of the date of this Report, there are 240 assessable residential units. Table 2 displays the Bond sizing for the Series 2017 Bonds. It is estimated that the Series 2017 Bonds will have an approximate average coupon rate of 4.0% and a final maturity date of May 1, 2037. The debt is allocated to each residential unit based on the Original Methodology. The current per unit par and annual assessment amounts, and the par and annual assessment amounts based on the proposed issuance of the Series 2017 Bonds are shown in Table 3.

2.2 Assessment Roll

The District allocated the debt to the 240 residential units on a per unit basis in the amounts shown in Table 3. Table 4 shows the Summary of the Debt allocation and annual assessment after the issuance of the Series 2017 Bonds, while the current assessment roll is depicted in Table 5.

EBPMCDD PS2017SARB-041717v04

**TABLE 1
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM**

Development Program	Series 2007A Methodology Units ⁽¹⁾	Series 2007A Par Allocation	Series 2007A Par Per Unit*
Single Family	240	\$3,380,000.00	\$14,083.33
Total Residential Units	240		

⁽¹⁾ Unit mix has not changed, all units have been platted

* As of the date of this report no unit has prepaid its allocated Par Per Unit; therefore, there are no changes in the number of assessable units for the Series 2007 Bonds

TABLE 2 ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT BOND SIZING

Sources:

Bond Proceeds:	
Par Amount	\$3,170,000.00
Net Original Issue Discount	(\$10,809.15)
	\$3,159,190.85
Other Sources of Funds:	
Transfer 2007A Revenue Account	\$75,000.00
Transfer Series 2007A DSRF Acct.	\$216,667.00
Excess	\$25,000.00
	\$316,667.00
	\$3,486,667.00

Uses:

Project Fund Deposits:	
Project Fund	\$250,000.00
Refunding Escrow Deposits:	
Cash Deposit	\$2,815,543.25
Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	\$119,350.00
Capitalized Interest	\$43,952.08
	\$163,302.08
Delivery Date Expenses:	
Cost of Issuance	\$183,000.00
Underwriter's Discount	\$63,400.00
	\$246,400.00
Other Uses of Funds:	
Additonal Proceeds	\$612.52
	\$3,475,857.85

Bond Assumptions:

Interest Rate (average)	4.00%
Amortization (years), final payment 5/1/2037.	20

Information provided by FMS Bonds

**TABLE 3
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF DEBT**

Current Assessment Allocation

Land Use	Units*	Outstanding Series 2007A Par Allocation	Outstanding Par Allocation Per Unit*	Maximum Annual Debt Assessment Per Unit ⁽¹⁾	Annual Net ⁽²⁾ Revenue Available For Debt
Townhouses	240	\$ 2,865,000	\$ 11,938	\$ 956.00	\$ 229,440
Total Outstanding	240	\$ 2,865,000			

* All Units have same allocated Outstanding Par Amount Per Unit

⁽¹⁾ The Maximum Annual Debt Assessment is the Net amount it will be grossed up to include discounts allowed of 4% for early payment and 1% collections cost, when collected on Miami-Dade County Tax Bill

⁽²⁾ Net Annual Debt Assessment is amount available for payment of debt service.

Post Refinancing Assessment Allocation

Land Use	Revised Units	Series 2017 Par Allocation	Outstanding Par Allocation Per Unit*	Maximum Annual Debt Assessment Per Unit ⁽¹⁾	Annual Net ⁽²⁾ Revenue Available For Debt
Townhouses	240	\$3,170,000.00	\$ 13,208.33	\$ 956.00	\$ 229,440.00
Total	240	\$ 3,170,000.00		\$ 229,440	

* All Units have same allocated Outstanding Par Amount Per Unit

⁽¹⁾ The Maximum Annual Debt Assessment is the Net amount it will be grossed up to include discounts allowed of 4% for early payment and 1% collections cost, when collected on Miami-Dade County Tax Bill

⁽²⁾ Net Annual Debt Assessment is amount available for payment of debt service.

**TABLE 4
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF DEBT ALLOCATION AND ANNUAL ASSESSMENTS - POST REFINANCING**

Commercial Name	Folio from - to	Land Use	Units	Par Allocation Per Unit	Annual Net Debt Assessment Per Unit*	Annual Revenue Available For Debt
Enclave at Black Point Marina	30-6017-023-0010 to 2400	Single Family	240	\$ 13,208.33	\$ 956.00	\$229,439.90

240 **\$229,440**

* Net Assessment will be grossed to cover early payment discount and Miami-Dade County collection fees

Bond Assumptions:

Interest Rate (average)	4.00%
Amortization (years), final payment 5/1/2037.	20
Max Annual	\$ 229,440.00

**TABLE 5
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL**

Folio	Land Use	2017 Par Debt	Unit	Annual Net Assessment	Tax Roll Amount*
30-6017-023-0010	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0020	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0030	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0040	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0050	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0060	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0070	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0080	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0090	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0100	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0110	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0120	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0130	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0140	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0150	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0160	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0170	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0180	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0190	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0200	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0210	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0220	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0230	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0240	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0250	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0260	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0270	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0280	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0290	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0300	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0310	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0320	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0330	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0340	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0350	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0360	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0370	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0380	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0390	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0400	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0410	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0420	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0430	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0440	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0450	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0460	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0470	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32

**TABLE 5
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL**

Folio	Land Use	2017 Par Debt	Unit	Annual Net Assessment	Tax Roll Amount*
30-6017-023-0480	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0490	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0500	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0510	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0520	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0530	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0540	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0550	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0560	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0570	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0580	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0590	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0600	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0610	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0620	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0630	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0640	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0650	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0660	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0670	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0680	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0690	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0700	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0710	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0720	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0730	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0740	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0750	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0760	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0770	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0780	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0790	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0800	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0810	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0820	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0830	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0840	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0850	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0860	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0870	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0880	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0890	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0900	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0910	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0920	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0930	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0940	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32

TABLE 5
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL

Folio	Land Use	2017 Par Debt	Unit	Annual Net Assessment	Tax Roll Amount*
30-6017-023-0950	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0960	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0970	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0980	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-0990	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1000	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1010	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1020	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1030	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1040	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1050	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1060	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1070	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1080	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1090	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1100	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1110	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1120	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1130	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1140	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1150	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1160	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1170	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1180	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1190	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1200	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1210	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1220	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1230	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1240	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1250	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1260	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1270	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1280	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1290	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1300	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1310	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1320	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1330	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1340	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1350	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1360	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1370	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1380	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1390	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1400	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1410	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32

TABLE 5
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL

Folio	Land Use	2017 Par Debt	Unit	Annual Net Assessment	Tax Roll Amount*
30-6017-023-1420	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1430	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1440	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1450	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1460	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1470	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1480	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1490	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1500	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1510	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1520	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1530	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1540	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1550	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1560	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1570	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1580	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1590	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1600	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1610	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1620	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1630	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1640	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1650	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1660	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1670	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1680	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1690	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1700	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1710	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1720	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1730	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1740	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1750	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1760	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1770	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1780	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1790	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1800	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1810	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1820	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1830	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1840	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1850	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1860	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1870	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1880	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32

**TABLE 5
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL**

Folio	Land Use	2017 Par Debt	Unit	Annual Net Assessment	Tax Roll Amount*
30-6017-023-1890	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1900	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1910	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1920	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1930	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1940	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1950	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1960	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1970	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1980	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-1990	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2000	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2010	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2020	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2030	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2040	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2050	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2060	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2070	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2080	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2090	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2100	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2110	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2120	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2130	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2140	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2150	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2160	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2170	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2180	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2190	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2200	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2210	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2220	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2230	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2240	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2250	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2260	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2270	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2280	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2290	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2300	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2310	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2320	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2330	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2340	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2350	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32

**TABLE 5
ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL**

Folio	Land Use	2017 Par Debt	Unit	Annual Net Assessment	Tax Roll Amount*
30-6017-023-2360	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2370	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2380	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2390	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
30-6017-023-2400	Single Family	\$ 13,208.33	1	\$ 956.00	\$ 1,006.32
TOTAL		\$ 1,928,416		\$ 139,575.90	