

***Hemingway Point
Community Development District***

<http://www.hemingwaycdd.com>

Anthony Pellicano, Chair

Russell Brick, Vice Chair

Cheryll Angell, Assistant Secretary

Carlos Suarez, Assistant Secretary

Roy Spallone, Assistant Secretary

April 28, 2021



Hemingway Point

Community Development District

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Phone: 954-721-8681 - Fax: 954-721-9202

April 21, 2021

**Board of Supervisors
Hemingway Point
Community Development District**

Dear Board Members:

The **Hemingway Point** Community Development District regular meeting to be held on Wednesday, **April 28, 2021** at **2:00 p.m.** at the **Waterstone Bay Clubhouse 1355 Waterstone Way, Homestead, FL 33033**

Please Note: In order to mitigate the transmission of the virus and reduce risk of COVID-19 illness, Staff Members, Board Members that are not required for quorum, and Members of the Public are encouraged to participate from your computer, tablet, or smartphone by going to:

<https://global.gotomeeting.com/join/682291621> or you may also participate using a phone by dialing: **+1 (786) 535-3211** and Access Code **682-291-621**

1. Roll Call
2. Approval of the Minutes of the March 24, 2021 Meeting
3. Consideration of **Resolution #2021-06** Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. CDD Manager
 - D. Property Manager
5. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

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

**MINUTES OF MEETING
HEMINGWAY POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, March 24, 2021 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Russell Brick
Cheryll Angell
Roy Spallone
Carlos Suarez

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn
Scott Cochran
Ben Quesada
Wendy Lopez

District Manager
District Counsel
Waterstone Clubhouse Director
HOA representative

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
January 27, 2021 Meeting**

Mr. Winkeljohn: The minutes from your January 27th meeting have been circulated, if those are ok, a motion to approve would be appreciated.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Minutes of the January 27, 2021 Meeting were approved.
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THIRD ORDER OF BUSINESS

Ratification of Enrolling into the E-Verify System and Signing of the MOU by the District Manager

Mr. Winkeljohn: We have two items No. 3 & 4, which are items related to a statutory change in the State of Florida, that created a requirement for District's and their vendors to participate in the E-Verify System. Basically, it's a vetting software that basically makes them register and documents whether they're compliant with a variety of State and Federal laws. We're required to do it, so the District already approved the Memorandum of Understanding and item No. 3 is to ratify the actions of District manager signing that document.

Mr. Brick: Was that you?

Mr. Winkeljohn: Yes, I signed it.

Mr. Brick: Ok.

Mr. Winkeljohn: It was due January 1st.

Mr. Brick: Ok, so you signed it.

Mr. Winkeljohn: Yes, I did sign it, so is there a motion to ratify the MOU, the Memorandum of Understanding with the E-Verify System?

On MOTION by Mr. Brick seconded by Mr. Spallone with all in favor, ratifying enrolling into the E-Verify System and signing of the Memorandum of Understanding (MOU) by the District Manager was approved.

FOURTH ORDER OF BUSINESS

Authorizing the Chairman to Sign the Blank MOU for the District's Records

Mr. Winkeljohn: And item No. 4, similar to that, and if you have any legal questions or you really want to hear about it, Scott is an expert. So, we also have a blank one for the chairman to sign should that be required and should any vendor come out, or anything comes out that we need to verify, and the form is signed by the chairman, but we don't know who would be put on the form until we hire a new electrician or something like that, we have to sign the agreement with them. So, you're preauthorizing basically any new vendor for the District's record, is there a motion?

On MOTION by Mr. Spallone seconded by Mr. Brick with all in favor, authorizing the Chairman to sign the blank Memorandum of Understanding (MOU) for the District's records was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2020

Mr. Winkeljohn: Item No. 5 is one of the main reasons we went ahead with today's meeting because your annual audit has to be accepted by the Board in order to meet the state guidelines. The audit itself is actually in a good way not very interesting, it basically identifies all the statutory requirements that have to be tested by the auditor. The auditor reports back the results of that in essence and if they have findings, we would address those findings today. There are no findings, the audit basically identified that management's practices meet all the requirements with state law and that your account procedures were acceptable, or above acceptable by state standards. Your job is not to interpret the audit necessary beyond that, it is to accept it as a record of the District by motion, and if you have any questions, I can talk about it.

Mr. Spallone: Where is it?

Mr. Winkeljohn: It's in your book, it would be in section 5, and it usually corresponds with the number on the agenda.

Mr. Brick: Yes, it's the same as last year.

Mr. Winkeljohn: Yes, and ideally Districts should not have anything happen in their audit, a big chunk of what they're doing is verifying that we're complying with everything in the trust indenture which is the governing document for your debt, and that's been in place for quite a few years, almost 10 years now. So, that would have been found if there were any problems. One of the things they do find, if the state law changes, they will identify that we're not doing it, like this MOU, well if we hadn't done those things, it might show up as an audit report. The other thing that they look at, and we've already addressed it is, if you have consecutive years where you basically spend all of your money, they will recommend that you increase your assessments because you're not building a reserve. We've already talked about that, that we've been using our reserves basically to do projects and we're proposing next month the budget which the Board has already asked that I bring back \$150

increase to the assessment. You can lower that, and I already went through all that, and we can talk about that later, but the auditors in many Districts will identify that type of a pattern, and you're in that vicinity, you didn't have the requirement for it to be mentioned in this audit but you're pretty close to it. With that, if there are no questions, a motion to accept the audit is appreciated.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, accepting the audit for Fiscal Year ending September 30, 2020 was approved.

Mr. Brick: So, we are not accruing any reserves at all right now?

Mr. Winkeljohn: Not a lot, I mean if you have, the last 2 or 3 years we put it back in front of you because you had deferred maintenance that you wanted to jump ahead of. We have that list, we bought the furniture, and we went off that list and we'll update you with this budget cycle with a few other projects, not really projects, but maintenance items you want to start looking at. A lot of it was the cloud of the developer wrap up and departure.

Mr. Brick: So, the extra assessment, that would be an accrued surplus for us every year?

Mr. Winkeljohn: It will do two things, it will fix that, the missing surplus that you should have, but it will also give you things you know you're going to spend every year, and the things that have evolved that we've used reserves for are a more robust pressure cleaning project, and the tree trimming, remember that was a big expense that was never really budgeted for, and there are things you're going to want, and the community is going to want, and you've heard me say this 100 times that whoever is doing it, as long as somebody has it in their budget. Once our budget is set, it shouldn't move around very much.

Mr. Brick: Well, \$150 a house should give us about \$48,000 so that should be a forwarding number forever, and there's no way we would spend \$50,000 a year.

Mr. Winkeljohn: Right, about half of that would be for projects, the other half should be accumulating a reserve.

Mr. Brick: Good.

Mr. Spallone: But it's needed.

Mr. Winkeljohn: Definitely.

Mr. Spallone: So, the \$150 is annual.

Mr. Winkeljohn: Yes, that's the assessment level you kind of gave me the nod on at the last meeting, and I thought it was sufficient, but I think, just to keep things in perspective that's reasonable and not unexpected.

Mr. Brick: Absolutely.

Mr. Winkeljohn: And I just want you to remember that next month we will pick a hearing date to adopt that increase, we will mail a letter to all of your residents telling them we're going to increase their assessment, and I can tell them why in the letter but they never read it, and we'll get say 50 phone calls, maybe 10 or 15 emails, and we'll get I'm going to guess maybe about 15 or 20 people who want to come to that meeting, and it's still up to your vote.

Mr. Brick: Right.

Mr. Winkeljohn: Alright, are there any other questions? Not hearing any we can move on to the next item.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: We can go to staff reports, Scott, how are you?

A. Attorney

Mr. Cochran: I'm doing well, it's good to be back in person to see everybody. I don't have anything specific to report right now, it was kind of covered on the E-Verify System, so nothing specific to report.

Mr. Winkeljohn: Very good.

B. Engineer

Mr. Winkeljohn: I had no other items under engineer.

C. CDD Manager

Mr. Winkeljohn: Under District manager, I sort of covered what we're going to do at our next meeting, which is I'll have the proposed budget, and I already mentioned what types of line items I'll use that money with and as we just described, you'll have a reserve that will carry. One of the big things I'll put in there is a note about hurricane recovery, and

how difficult the reimbursement process was, and anything you do is very difficult to get reimbursed for anymore. It used to be kind of automatic and then about 10 years after Hurricane Wilma, the audits came out, we had several Districts that had received funds, gone through an entire process and then the audit came in and they changed their minds basically. They reinterpreted the original guidelines and said they wanted the money back, and so that's the kind of thing that Districts are not built to react to. This community had close to \$250,000 worth of damage and it had maybe 70% of it is probably going to be reimbursed, and we're still appealing. So, we have that many budget cycles with that money out of our budget.

Mr. Spallone: Just so I understand, so we're saying \$150 per house, so Russ said it was about \$48,000, how much besides the projects, how much do you think will go forward each year?

Mr. Winkeljohn: I would say, I wouldn't budget more than half of that new money on a recurring expense, meaning a line item where you plan for it. The other half, I would say a little over \$25,000 or \$30,000 should grow every year, you should have one full year assessment in your books at all times, that's a good thing to point to feel like you're doing a good job at building reserves. Now, if you had a lot of infrastructure, which you have a pool, you have fencing, you have landscaping, you want to work at being able to pick all that up, throw it in the garbage and replant it, that would be how I would define a hurricane fund. Now, could you get somebody to do it for you and be reimbursed like a county, and you can imagine what I'm thinking, you're not going to be first on their list, they're going to do main roads, and you're not going to want your roads and your parks, or your linear spaces sitting there unkept.

Mr. Spallone: How many years will it take us to be comfortable?

Mr. Winkeljohn: Well, again with no new expenses hitting us, you should be within 2 years, I think that would generate enough money, and what I'm saying, don't spend and in about 2 years you'd have that \$50,000 or \$60,000, that's about enough for you guys to do a pickup and then the next year you'd have that \$30,000 or \$40,000 to do the replanting. This is a good example, where you're sitting, the hurricane that was in 2017, we're in basically year 2, or 2 ½ of the replanting schedule, so we've used the same exact concept. We've taken our savings, we increase \$100 per property, and there's 2,200 units here, so it was a bigger expense to replenish the reserves and to start to replant, and we

got reimbursed and it still took that big of a chunk, so it's reality. That's something you can look at all your neighbors in the face and say, you're going to be asking where's the help in a hurricane, this is how we do it. You look at these fences here, nobody wants to look at the road, they didn't buy a house with a road out their back window, they bought a house with a hedge, well we had to replace it, and it has to grow, and so that's reality.

Ms. Angell: I have a question, are you sending out the letter before the next meeting?

Mr. Winkeljohn: No, so what will happen at the next meeting you'll look at the budget, you'll approve the choices or amend the choices that I make on how that money is allocated, if you approve the budget, I will send out a letter within 30 days of the hearing date and then whenever we pick that hearing date, so look at your calendars and see when you want to do that, the middle of August is kind of a good time for that type of a hearing, with travel schedules and things like that, maybe even early September isn't too bad. There's a couple of dates we're not allowed to use as courtesy to other governments, so we're not having the same meeting at the same time, it will be a hybrid meeting no matter what, we'll have a ZOOM capability for people to participate.

Mr. Spallone: So, the assessment will start January what?

Mr. Winkeljohn: It starts October 1st.

Mr. Spallone: Ok.

Mr. Brick: Right, we have a fiscal year.

Mr. Winkeljohn: Yes.

D. Property Manager

Mr. Winkeljohn: Alright, anything else out in the field, Ben, you have anything to report?

Mr. Quesada: I had a few repairs and the health inspection went through, overall it was good, one or two code changes that we had to comply with, so you guys are good. We made some progress here, one of your pumps had a little minor issue that they sealed up that should give a few more years. Outside of that I am, just so you're aware of the lights at the entrance that are not lighting on the columns, I have been in constant communication with Wendy Lopez I believe her name is, the property manager from your HOA.

Mr. Winkeljohn: Yes, she's on the call, she's here.

Mr. Quesada: Ok, and so we're working on getting in touch with a homeowner, they have a transformer, or an electrical panel that the developer put on the inside of the wall, right along the entrance, the corner unit on the entrance side, and so we're just waiting because you have these builtin light fixtures as opposed to incandescent bulbs which we're going to swap out to make it easier for maintenance for you guys down the road.

Mr. Brick: Wait a minute, we just replaced all those fixtures.

Mr. Quesada: Ok, just to go back, I know you guys did some work around the mailboxes and around the pool.

Mr. Brick: No, we replaced all the fixtures at the front wall.

Mr. Quesada: Ok, well on the front wall there's some of those that still have built in LED as opposed to an incandescent bulb, they're not turning on. I had an electrician that was out there to go do some work, but in order to get access and to be able to play with these lights during the daytime, you need to access that electrical panel which is behind the corner unit on the entrance side.

Mr. Winkeljohn: Do you know whose house that is?

Mr. Quesada: I can use your help, I reached out to Tony and we talked to Wendy, and it's been a few weeks, I'm just waiting on an answer.

Mr. Brick: Which side, east or west?

Mr. Quesada: At the entrance side, so I believe that's the west side.

Mr. Brick: The west side, no, we don't know that guy.

Mr. Quesada: Hold on, I'm trying to get my bearings over there, but yes, it's on the entrance, the corner house.

Mr. Brick: Ok, we replaced those fixtures and those fixtures were replaced specifically with LEDs.

Mr. Winkeljohn: Yes, we upgraded them, we may have to ask that electrician.

Mr. Quesada: I will find out for you, but my rule is whenever you guys have a light fixture, I'm just telling you from a property management standpoint, incandescent is the way to go because I can tell your janitor who's doing the pool, I already got him a box of bulbs, so he can go out there and just change the bulb and then you guys don't have to worry about maintenance or we'll be in a holding pattern for an electrician.

Mr. Brick: Well, as far as I'm concerned, everything that happens with that wall needs to be billed to that house, no way are we going to pay for any of that, he did that stuff all without our permission, and without the HOAs permission. Every single light on that fence on that wall is out, both sides.

Mr. Winkeljohn: Right, and it's new.

Mr. Quesada: So, I will get to the bottom of it as soon as we're allowed access to that private property and being able to look at the electric and I can give you a better idea what the issue is, but we want to fix it as quickly as possible.

Mr. Brick: Ok, you know what, on the way home and I'll knock on the guy's door, let me have your business card.

Mr. Quesada: Ok, I will and my electrician already did that, he left his business card and I still haven't heard back.

Mr. Brick: Ok.

Mr. Quesada: So, I'll give you my information.

Mr. Brick: Ok.

Mr. Winkeljohn: Very good.

Mr. Quesada: That's all I have.

Mr. Winkeljohn: Alright.

Mr. Brick: Where are we at with getting anything done about the streets and the curbs and specifically with Danny Gonzales house?

Mr. Winkeljohn: I haven't had any new information, it's all with the county, we know that. It's been reported to the county, they approved it without it being actually repaired, and it's between him and the county.

Mr. Brick: Him who?

Mr. Winkeljohn: The property owner, the adjacent property owner and the county. County roads, or traffic, or public works department, it's not our jurisdiction, otherwise we would have fixed it ourselves obviously, but we don't own it.

Mr. Brick: It just seems wrong to me that there's no pressure that we can apply somewhere to make this happen. I mean there's kids out there playing in the street, they're falling down because of holes in the street.

Mr. Winkeljohn: Right, and path to pressure would be through your local elected official, your county commissioners, and we tried a little of that, and I can't remember exactly which commissioner you have.

Mr. Brick: Somebody brand new right?

Mr. Winkeljohn: They just got re-elected.

Mr. Quesada: It's either Moss or Claudius, I know he's south also, but I don't know your District so well, what are you District 9?

Mr. Spallone: I have no idea.

Mr. Quesada: Ok.

Mr. Winkeljohn: We could look it up, but the point is if you want to make the county do something, you have to go through the best pressure point.

Ms. Angell: Maybe the homeowner herself, she may have to draw a petition, and walk around the neighborhood, and knock on doors and have people sign it with their name and address and then send it off, or bring it to whoever, and maybe things will get done. She's not going to be able to just call and they're going to come tomorrow, it's not going to happen.

Mr. Brick: This is over 2 years now.

Ms. Angell: And she's at the bottom of the list, so she needs to get out, get a petition going, go door to door, get the whole neighborhood to sign it.

Mr. Winkeljohn: And arguably petitions don't have any weight to them, but they have the weight of numbers, like a HOA association being on the letterhead, the District can certainly say, we acknowledge this repair wasn't done, so we can participate at that level, but that's the process, it has to go through a political process. I mean the county is the one who signed off on it, the head of public works, Paul Blackburn is the one who said, it was fine when I looked at it and signed the paperwork, so he's not going to help us clearly. I think he retired anyway this summer.

Mr. Suarez: Paul, did you guys see Wendy's note she said in the chat?

Mr. Winkeljohn: No, what did she say?

Mr. Suarez: She said yes, the member on file is not correct. I've tried to get a hold of the owner.

Mr. Winkeljohn: What does that mean? Yes, I see it now, oh you mean the property file?

Mr. Suarez: I think so.

Mr. Winkeljohn: Ok, yes, I understand, so she's been trying to help.

Mr. Suarez: She said yes, she responded yes to you.

Mr. Winkeljohn: Ok, thank you. So, back to your story, yes, it's absolutely the only way to really get an affective reaction from county staff is from the top down, because at staff level is where we found out they weren't helpful.

Mr. Brick: Right, I know I spent 45 minutes on the phone with that guy, Paul Blackburn and got nothing but lies.

Mr. Winkeljohn: Right. Moving on, I did want to mention the phone credentials have been working pretty well, we've got just under 200 credentials have been issued. With over 300 properties I thought we probably would have gotten more, so it's going to just continue to trickle in, but we put the application on the website, so we can just direct people to the website, so if anybody asks you, I have linked it to my phone, go to the application link on the website, and it's right next to the pool, and that will generate the same responses if I do it, or they call or whatever. It's taking a lot of my time to be honest, I mean I spent almost the better part of 2 hours every day for an entire week on one person, and it's not really the way to do business. So, if they can go to the website, fill out the application and this one individual that I tried to help them, but they just don't understand phones, and they don't want to use their phone that way, it's just not comfortable for them. We can, for people where the technology is too hard for them, which I can't imagine, but it is possible, I do recommend a FOB be issued to that person.

Mr. Brick: Well, didn't we buy any, we bought "X" amount for those circumstances.

Mr. Winkeljohn: Right, so the ones that I can't satisfy at some point, we're going to sign them off as a hardship in essence, and I'll come up with a better term than that, but a "needs" based exception type of thing, and we'll issue a FOB, but the big picture is, there is a percentage of the community who hasn't applied. They probably don't use the pool, they probably don't care, or for whatever reason, but I thought you'd be a little bit further, and the numbers would be a little further, but I want to transition away from all the hours every day working on this to something that happens more spread out. So, I guess what I'm saying is the first wave through it.

Mr. Brick: The system is stable now?

Mr. Winkeljohn: It's working fine.

Mr. Brick: Ok, because I had to have mine reissued because it didn't work, and I've seen some isolated complaints on Facebook.

Mr. Winkeljohn: There's been a couple, I'm happy to deal with the issues, I'm just saying, sending out a mailing and ask everybody to join, that's done, and it went pretty well I thought. So, if Wendy could sort of help the communication part through the HOA side, that the District website, right next to the pool rules is the application, and anytime anyone wants one, and once they get into that application, it forces the process to be done accordingly, and it's worked well. The ones that are renters, that need to go get their landlord, the owner of the property to sign the affidavit, we've only had one or two that were willing to do that, and frankly that's who owns the pool, like you guys, and that's who should be using it are the property owners. Who they rent it to is up to them and their rental agreement and signing that affidavit, so one of the goals of this credentialing was to separate out the handing off of the key, to bring the use of the pool to what it's designed for, and how it's funded, and I think we've accomplished a lot of that, so that's good, and now that it's open, there's really no restrictions on access to the pool anymore, all those were lifted a few weeks ago, so we're up and running.

Mr. Spallone: Have people been going?

Mr. Winkeljohn: Yes, and it's been a little bit cool over the last 6 or weeks.

Mr. Quesada: Oh, this weekend you'll have some people because it's going to warm up.

Mr. Brick: Did we incur some extra landscape costs?

Mr. Winkeljohn: Extra, we had them do the mulch.

Mr. Brick: That's part of his contract though.

Mr. Winkeljohn: Mulch was extra.

Mr. Brick: It was?

Mr. Winkeljohn: Yes.

Mr. Brick: Ok. Did we pay him \$2,275 or \$3,596, I see two totals here?

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Are you on the financials now? I guess we've moved on to financials.

Mr. Brick: Yes, I'm sorry,

Mr. Winkeljohn: That's ok.

Mr. Brick: Were you done?

Mr. Quesada: I was definitely done, yes.

Mr. Winkeljohn: Alright, let me look.

Mr. Brick: Or is that the cumulative total?

Mr. Winkeljohn: It could be, where are you?

Mr. Brick: I'm on page 1 and page 2 of the check run.

Mr. Winkeljohn: Ok.

Mr. Brick: Landscape maintenance \$800, \$521, \$800, \$1,475, \$225, \$212, and \$212.

Mr. Winkeljohn: Let me see if I have the invoice and I will let you know. If I don't have the invoice, I'll look it up and get back to you.

Mr. Brick: Ok.

Mr. Winkeljohn: Usually I keep them in here.

Mr. Brick: Wait a second, I apologize.

Mr. Winkeljohn: Right, I think that's all it is, it's the mulch, it's all built into one check.

Mr. Brick: This must have been our water bill, \$1,321.

Ms. Angell: Yes, that's the water bill.

Mr. Winkeljohn: Yes.

Mr. Brick: I just saw the landscape maintenance and went blank, sorry.

Mr. Winkeljohn: That's alright, no problem.

Mr. Brick: Alright, we're good.

Mr. Winkeljohn: Are there any other comments or questions on the financials? If none, can I have a motion to accept those?

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Check Register and the Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Any other questions, comments or Supervisor requests?

Mr. Brick: No. What are we doing with the fountain?

Mr. Winkeljohn: Like what, besides we had it repaired.

Mr. Brick: But it's not working.

Ms. Angell: I didn't hear what you said, what are we doing with what?

Mr. Winkeljohn: He asked what the status with the fountain was.

Mr. Brick: I don't ever see water coming out of the fountain.

Mr. Winkeljohn: And Ben might know the latest on that. I got pictures of all the repairs and I can send him down to supervise it now, he's willing to do that for you guys. I think our new pool vendor, I know he's been really busy with this inspection because all the pools are shut down and I think basically those are all his and he's never heard of any of these items. Do you know what the status is of the fountain Ben?

Mr. Quesada: Yes, so we've done several repairs there but, one of your jets was broken and I got it replaced. There's another jet now, and again this goes back to your developer. Where the PVC is, the break is right where the joint, the sleeve meets the wall, so my guy is really good and he's trying to save you guys money because I already told him we're topped out on the expenses right now, so he's basically having a special sleeve just made where he doesn't have to break your cement, your concrete, and it's going to address that leak. Once that's done, your fountain is going to be running because all the other issues have been resolved.

Mr. Brick: Ok.

Mr. Quesada: So, it's a finesse job where he's being very delicate because he doesn't want to break your cement.

Mr. Brick: Whose idea was it to put the extension pipe on the drain on top of the building?

Mr. Winkeljohn: That was mine.

Mr. Brick: That was a good idea Paul.

Mr. Winkeljohn: Thank you, it solved it. They were painting it so you couldn't see it.

Mr. Brick: The paint job is good.

Mr. Winkeljohn: Yes, it looks good. Any other items? Carlos you have anything?

Mr. Suarez: Nothing here.

Mr. Winkeljohn: Alright. Roy?

Mr. Spallone: Nothing.

Mr. Winkeljohn: Cheryll anything else?

Ms. Angell: Well, we talked a few months back about getting possibly a Christmas tree for Christmas and so I didn't know if we could think about it, or you can take a picture of something and then we can come to the meetings and we can see if we like it.

Mr. Winkeljohn: I'll put a line item in the budget.

Ms. Angell: I was thinking at Christmas time we could have maybe some homemade ornaments or something, and then the kids come around with Santa or something.

Mr. Winkeljohn: And Ben just mentioned to me, we talked to the landscaper that we use here since they have a lot more, big, buying nursery type background, and they have a couple ideas for us so we'll bring that up at the next meeting.

Mr. Quesada: I'll bring you some renderings because we're actually talking about a great bed that involves some trees that I think you may be interested in.

Ms. Angell: Some place around the pool area maybe.

Mr. Winkeljohn: Right, we only own so much land, so by the pool is best.

Ms. Angell: Yes, I was just thinking about that, it would be nice to have something at Christmas time for the kids maybe to decorate.

Mr. Winkeljohn: I did confirm that the Florida magnolia will work, that one looks like it, it grows, it looks like one, and there's a South Florida variety that might check the box. If that one doesn't work, we've been experimenting with one called the Japanese blueberry that literally grows on its own like a Christmas tree, like you can't even make it not look like a Christmas tree if you wanted to.

Mr. Brick: So, the other seed I just want to keep alive is, I know we've talked about it before but I'd also like to entertain some estimates and some ideas to professionally decorate the front entrance and the pool at Christmas.

Ms. Angell: And I agree with you, we need to have something professional done.

Mr. Winkeljohn: Yes, and the electrical will have to be tuned up, so we know how to do that.

Mr. Brick: It doesn't have to be blown out over the top, but it's got to be better than, I'm sorry to Colleen, I mean she does the best she can.

Mr. Winkeljohn: Right, it's absolutely the way to do it, this community you're sitting in is known for its holiday decorations. It spends an enormous amount of money by comparison to what you should spend, you can afford whatever you're willing to assess, but in scale your entrances and your pool, cabana, could be properly decorated within a reasonable annual budget, that makes perfect sense, so we'll put it in the draft budget.

Mr. Brick: Excellent.

Mr. Winkeljohn: And we'll get some prices. Very good, anything else?

NINTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: If nothing else, then a motion to adjourn would be welcomed.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2021-06

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2022**; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for **Fiscal Year 2022** is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
 Hour: _____
 Place: _____

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

Adopted this ____ day of _____, 2021

Chairman/Vice Chairman

Secretary/Assistant Secretary

***Proposed Budget
Fiscal Year 2022***

***Hemingway Point
Community Development District***

April 28, 2021



Hemingway Point

Community Development District

General Fund

					OPTION 1	OPTION 2
Description	Adopted Budget FY 2021	Actual thru 3/31/21	Projected Next 6 Months	Total Projected at 9/30/21	Proposed Budget FY 2022	Proposed Budget FY 2022
Revenues						
Maintenance Assessments	\$144,839	\$137,886	\$6,953	\$144,839	\$190,594	\$223,250
Misc. Income	\$0	\$94	\$0	\$94	\$0	\$0
Carry Forward Surplus	\$51,406	\$48,414	\$0	\$48,414	\$12,228	\$12,228
Total Revenues	\$196,245	\$186,394	\$6,953	\$193,347	\$202,821	\$235,478
Expenditures						
<u>Administrative</u>						
Supervisor Fees/FICA Taxes	\$10,334	\$3,660	\$6,459	\$10,119	\$10,334	\$10,334
Engineering Fees	\$1,500	\$315	\$1,500	\$1,815	\$1,500	\$1,500
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$2,500	\$2,500	\$2,500
Assessment Roll	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Attorney Fees	\$15,000	\$6,000	\$8,400	\$14,400	\$15,000	\$15,000
Annual Audit	\$4,200	\$4,200	\$0	\$4,200	\$4,200	\$4,200
Trustee Fees	\$8,000	\$8,000	\$0	\$8,000	\$8,000	\$8,000
Management Fees	\$37,080	\$18,540	\$18,540	\$37,080	\$37,080	\$37,080
Computer Time	\$250	\$125	\$125	\$250	\$250	\$250
Telephone	\$50	\$0	\$0	\$0	\$50	\$50
Postage	\$1,000	\$1,167	\$1,167	\$2,334	\$1,000	\$1,000
Insurance	\$6,484	\$6,188	\$0	\$6,188	\$6,807	\$6,807
Printing & Binding	\$750	\$228	\$228	\$456	\$750	\$750
Legal Advertising	\$600	\$179	\$179	\$357	\$600	\$600
Other Current Charges	\$850	\$260	\$260	\$519	\$850	\$850
Website Compliance	\$1,000	\$1,022	\$500	\$1,522	\$1,000	\$1,000
Office Supplies	\$200	\$218	\$218	\$436	\$200	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$175
Total Administrative	\$90,973	\$52,527	\$32,367	\$81,234	\$91,296	\$91,296
<u>Maintenance</u>						
Field Management	\$0	\$0	\$0	\$0	\$0	\$12,000
Security/Pool Attendants	\$30,000	\$0	\$20,000	\$20,000	\$20,000	\$30,000
Phone/Internet	\$1,800	\$815	\$815	\$1,629	\$1,800	\$1,800
Electric	\$6,000	\$1,777	\$1,777	\$3,554	\$5,000	\$5,000
Water	\$2,500	\$579	\$579	\$1,159	\$2,500	\$2,500
Property Insurance	\$3,688	\$3,688	\$0	\$3,688	\$4,057	\$4,057
Repairs & Maintenance	\$5,000	\$12,678	\$12,678	\$25,355	\$22,500	\$22,500
Landscape Maintenance	\$19,200	\$11,875	\$11,875	\$23,750	\$22,500	\$22,500
Tree Trimming	\$3,000	\$0	\$3,000	\$3,000	\$3,000	\$3,000
Janitorial Service & Supplies	\$5,000	\$1,943	\$1,943	\$3,885	\$5,000	\$5,000
Pool Maintenance	\$7,200	\$3,445	\$3,445	\$6,890	\$7,200	\$7,200
Operating Supplies	\$5,000	\$1,725	\$2,500	\$4,225	\$4,500	\$4,500
Pressure Washing/Painting	\$4,500	\$0	\$2,500	\$2,500	\$4,000	\$4,000
Holiday Lighting	\$0	\$0	\$0	\$0	\$0	\$10,000
Contingencies	\$12,383	\$250	\$0	\$250	\$9,468	\$10,125
Total Maintenance	\$105,271	\$38,774	\$61,111	\$99,886	\$111,525	\$144,182
Total Expenditures	\$196,244	\$91,302	\$93,478	\$181,119	\$202,821	\$235,478
Assigned Fund Balance	\$1	\$95,092	(\$86,525)	\$12,228	(\$0)	(\$0)

OPTION 1

OPTION 2

Assessment Table

	FY2020	FY2021 OPTION 1	FY2021 OPTION 2
Maintenance Assessments:			
Gross Assessment	\$152,475.00	\$200,625.00	\$235,000.00
Less: Disc & Col (5%)	(\$7,623.75)	(\$10,031.25)	(\$11,750.00)
Net Assessment	\$144,851.25	\$190,593.75	\$223,250.00
# Units	321	321	321
Per Unit Gross Assessment	\$475.00	\$625.00	\$732.09

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all the operating & maintenance expenses for the Fiscal Year in accordance with the adopted budget.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 4 supervisors attending the estimated 12 meetings. Also included is 7.65% FICA taxes.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Assessment Roll

The costs associated with preparing, processing and administering the annual assessment place on the County's tax roll.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District bonds are held and administered by a Trustee at Wells Fargo Bank. This represents the bank's annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Administrative: (continued)

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Maintenance:

Security/Pool Attendant

Security will be determined by the Board of Supervisors.

Phone/Internet

The District has an account with **Comcast** for phone and internet service to the Clubhouse.

Electric

The District has the following accounts with **Florida Power & Light:**

Acct 04890-39180	11850 SW 252 nd Terrace – Clubhouse
Acct 16670-96067	11880 SW 248 th Street – Guard House

Water

The District has the following account with **Miami-Dade Water & Sewer Department:**

Acct 2198944399	11850 SW 252 nd Terrace – Clubhouse
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Property Insurance

The District has a policy with Egis Insurance & Risk Advisors to cover the Clubhouse and contents.

Repair and Maintenance

Repairs and maintenance within the district.

Janitorial Service & Supplies

The District will enter into an agreement for the cleaning of the Clubhouse.

Pool Maintenance

The District has an agreement with **Florida's Bright & Blue Pools** for the maintenance of the pool and fountains (2). The currently contract is \$520.00 per month which includes complete pool and fountain services with chemical, 3 visits per week.

Landscape Maintenance

The District has an agreement with **Nicoya Landscaping, Inc.**

Tree Trimming

The District has an agreement with **Nicoya Landscaping, Inc.**

Operating Supplies

Represents any additional supplies needed for the maintenance of the Clubhouse and Guardhouse.

Contingencies

Represents any unforeseen expenditures.

Hemingway Point

Community Development District

Debt Service Fund
Series 2013

Description	Adopted Budget FY 2021	Actual thru 3/31/21	Projected Next 6 Months	Total Projected at 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments	\$165,900	\$160,070	\$5,830	\$165,900	\$165,900
Interest Income	\$0	\$12	\$0	\$12	\$0
Carry Forward Surplus ⁽¹⁾	\$151,471	\$151,380	\$0	\$151,380	\$154,705
Total Revenues	\$317,371	\$311,462	\$5,830	\$317,292	\$320,605
Expenditures					
Series 2013					
Maturity 2022					
Interest 11/1	\$3,281	\$3,281	\$0	\$3,281	\$2,231
Principal 11/1	\$40,000	\$40,000	\$0	\$40,000	\$45,000
Interest 5/1	\$2,231	\$0	\$2,231	\$2,231	\$1,181
Maturity 2032					
Interest 11/1	\$19,219	\$19,219	\$0	\$19,219	\$19,219
Interest 5/1	\$19,219	\$0	\$19,219	\$19,219	\$19,219
Maturity 2042					
Interest 11/1	\$39,319	\$39,319	\$0	\$39,319	\$39,319
Interest 5/1	\$39,319	\$0	\$39,319	\$39,319	\$39,319
Total Expenditures	\$162,588	\$101,819	\$60,769	\$162,587	\$165,488
EXCESS REVENUES	\$154,784	\$209,643	(\$54,939)	\$154,705	\$155,117

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

11/1/22 Interest \$59,718.75
11/1/22 Principal \$45,000.00
\$ 104,718.75

Gross Assessment	\$174,632.00
Less: Disc & Col (5%)	(\$8,731.60)
Net Assessment	\$165,900.40
# Units (Phase One Project)	167
Per Unit Net Assessment	\$993.42
Per Unit Gross Assessment	\$1,045.70

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2022 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-13	\$355,000.00	5.250%	\$12,425.00	\$30,000.00	
1-May-14	\$325,000.00	5.250%	\$8,531.25	\$0.00	\$50,956.25
1-Nov-14	\$325,000.00	5.250%	\$8,531.25	\$30,000.00	
1-May-15	\$295,000.00	5.250%	\$7,743.75	\$0.00	\$46,275.00
1-Nov-15	\$295,000.00	5.250%	\$7,743.75	\$30,000.00	
1-May-16	\$265,000.00	5.250%	\$6,956.25	\$0.00	\$44,700.00
1-Nov-16	\$265,000.00	5.250%	\$6,956.25	\$30,000.00	
1-May-17	\$235,000.00	5.250%	\$6,168.75	\$0.00	\$43,125.00
1-Nov-17	\$235,000.00	5.250%	\$6,168.75	\$35,000.00	
1-May-18	\$200,000.00	5.250%	\$5,250.00	\$0.00	\$46,418.75
1-Nov-18	\$200,000.00	5.250%	\$5,250.00	\$35,000.00	
1-May-19	\$165,000.00	5.250%	\$4,331.25	\$0.00	\$44,581.25
1-Nov-19	\$165,000.00	5.250%	\$4,331.25	\$40,000.00	
1-May-20	\$125,000.00	5.250%	\$3,281.25	\$0.00	\$47,612.50
1-Nov-20	\$125,000.00	5.250%	\$3,281.25	\$40,000.00	
1-May-21	\$85,000.00	5.250%	\$2,231.25	\$0.00	\$45,512.50
1-Nov-21	\$85,000.00	5.250%	\$2,231.25	\$40,000.00	
1-May-22	\$45,000.00	5.250%	\$1,181.25	\$0.00	\$43,412.50
1-Nov-22	\$45,000.00	5.250%	\$1,181.25	\$45,000.00	
		Total	\$103,775.00	\$355,000.00	\$412,593.75

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2032 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-13	\$615,000.00	6.250%	\$25,625.00	\$0.00	
1-May-14	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$44,843.75
1-Nov-14	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-15	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-15	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-16	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-16	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-17	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-17	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-18	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-18	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-19	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-19	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-20	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-20	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-21	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-21	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-22	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-22	\$615,000.00	6.250%	\$19,218.75	\$0.00	
1-May-23	\$615,000.00	6.250%	\$19,218.75	\$0.00	\$38,437.50
1-Nov-23	\$615,000.00	6.250%	\$19,218.75	\$45,000.00	
1-May-24	\$570,000.00	6.250%	\$17,812.50	\$0.00	\$82,031.25
1-Nov-24	\$570,000.00	6.250%	\$17,812.50	\$50,000.00	
1-May-25	\$520,000.00	6.250%	\$16,250.00	\$0.00	\$84,062.50
1-Nov-25	\$520,000.00	6.250%	\$16,250.00	\$50,000.00	
1-May-26	\$470,000.00	6.250%	\$14,687.50	\$0.00	\$80,937.50
1-Nov-26	\$470,000.00	6.250%	\$14,687.50	\$55,000.00	
1-May-27	\$415,000.00	6.250%	\$12,968.75	\$0.00	\$82,656.25
1-Nov-27	\$415,000.00	6.250%	\$12,968.75	\$60,000.00	
1-May-28	\$355,000.00	6.250%	\$11,093.75	\$0.00	\$84,062.50
1-Nov-28	\$355,000.00	6.250%	\$11,093.75	\$65,000.00	
1-May-29	\$290,000.00	6.250%	\$9,062.50	\$0.00	\$85,156.25
1-Nov-29	\$290,000.00	6.250%	\$9,062.50	\$65,000.00	
1-May-30	\$225,000.00	6.250%	\$7,031.25	\$0.00	\$81,093.75
1-Nov-30	\$225,000.00	6.250%	\$7,031.25	\$70,000.00	
1-May-31	\$155,000.00	6.250%	\$4,843.75	\$0.00	\$81,875.00
1-Nov-31	\$155,000.00	6.250%	\$4,843.75	\$75,000.00	
1-May-32	\$80,000.00	6.250%	\$2,500.00	\$0.00	\$82,343.75
1-Nov-32	\$80,000.00	6.250%	\$2,500.00	\$80,000.00	
					\$82,500.00
		Total	\$211,718.75	\$615,000.00	\$826,718.75

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-13	\$1,165,000.00	6.750%	\$52,425.00	\$0.00	
1-May-14	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$91,743.75
1-Nov-14	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-15	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-15	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-16	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-16	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-17	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-17	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-18	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-18	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-19	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-19	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-20	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-20	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-21	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-21	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-22	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-22	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-23	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-23	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-24	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-24	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-25	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-25	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-26	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-26	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-27	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-27	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-28	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-28	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-29	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-29	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-30	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-30	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-31	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-31	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-32	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-32	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-May-33	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-Nov-33	\$1,165,000.00	6.750%	\$39,318.75	\$85,000.00	
1-May-34	\$1,080,000.00	6.750%	\$36,450.00	\$0.00	\$160,768.75
1-Nov-34	\$1,080,000.00	6.750%	\$36,450.00	\$90,000.00	
1-May-35	\$990,000.00	6.750%	\$33,412.50	\$0.00	\$159,862.50
1-Nov-35	\$990,000.00	6.750%	\$33,412.50	\$95,000.00	
1-May-36	\$895,000.00	6.750%	\$30,206.25	\$0.00	\$158,618.75
1-Nov-36	\$895,000.00	6.750%	\$30,206.25	\$105,000.00	
1-May-37	\$790,000.00	6.750%	\$26,662.50	\$0.00	\$161,868.75
1-Nov-37	\$790,000.00	6.750%	\$26,662.50	\$110,000.00	
1-May-38	\$680,000.00	6.750%	\$22,950.00	\$0.00	\$159,612.50
1-Nov-38	\$680,000.00	6.750%	\$22,950.00	\$120,000.00	
1-May-39	\$560,000.00	6.750%	\$18,900.00	\$0.00	\$161,850.00
1-Nov-39	\$560,000.00	6.750%	\$18,900.00	\$125,000.00	
1-May-40	\$435,000.00	6.750%	\$14,681.25	\$0.00	\$158,581.25
1-Nov-40	\$435,000.00	6.750%	\$14,681.25	\$135,000.00	
1-May-41	\$300,000.00	6.750%	\$10,125.00	\$0.00	\$159,806.25
1-Nov-41	\$300,000.00	6.750%	\$10,125.00	\$145,000.00	
1-May-42	\$155,000.00	6.750%	\$5,231.25	\$0.00	\$160,356.25
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00	
					\$160,231.25
			<u>Total</u>	<u>\$1,222,931.25</u>	<u>\$1,165,000.00</u>
					<u>\$2,387,931.25</u>

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-13	\$2,135,000.00	6.750%	\$81,050.52	\$30,000.00	
1-May-14	\$2,105,000.00	6.750%	\$67,068.75	\$0.00	\$178,119.27
1-Nov-14	\$2,105,000.00	6.750%	\$67,068.75	\$30,000.00	
1-May-15	\$2,075,000.00	6.750%	\$66,281.25	\$0.00	\$163,350.00
1-Nov-15	\$2,075,000.00	6.750%	\$66,281.25	\$30,000.00	
1-May-16	\$2,045,000.00	6.750%	\$65,493.75	\$0.00	\$161,775.00
1-Nov-16	\$2,045,000.00	6.750%	\$65,493.75	\$30,000.00	
1-May-17	\$2,015,000.00	6.750%	\$64,706.25	\$0.00	\$160,200.00
1-Nov-17	\$2,015,000.00	6.750%	\$64,706.25	\$35,000.00	
1-May-18	\$1,980,000.00	6.750%	\$63,787.50	\$0.00	\$163,493.75
1-Nov-18	\$1,980,000.00	6.750%	\$63,787.50	\$35,000.00	
1-May-19	\$1,945,000.00	6.750%	\$62,868.75	\$0.00	\$161,656.25
1-Nov-19	\$1,945,000.00	6.750%	\$62,868.75	\$40,000.00	
1-May-20	\$1,905,000.00	6.750%	\$61,818.75	\$0.00	\$164,687.50
1-Nov-20	\$1,905,000.00	6.750%	\$61,818.75	\$40,000.00	
1-May-21	\$1,865,000.00	6.750%	\$60,768.75	\$0.00	\$162,587.50
1-Nov-21	\$1,865,000.00	6.750%	\$60,768.75	\$40,000.00	
1-May-22	\$1,825,000.00	6.750%	\$59,718.75	\$0.00	\$160,487.50
1-Nov-22	\$1,825,000.00	6.750%	\$59,718.75	\$45,000.00	
1-May-23	\$1,780,000.00	6.750%	\$58,537.50	\$0.00	\$163,256.25
1-Nov-23	\$1,780,000.00	6.750%	\$58,537.50	\$45,000.00	
1-May-24	\$1,735,000.00	6.750%	\$57,131.25	\$0.00	\$160,668.75
1-Nov-24	\$1,735,000.00	6.750%	\$57,131.25	\$50,000.00	
1-May-25	\$1,685,000.00	6.750%	\$55,568.75	\$0.00	\$162,700.00
1-Nov-25	\$1,685,000.00	6.750%	\$55,568.75	\$50,000.00	
1-May-26	\$1,635,000.00	6.750%	\$54,006.25	\$0.00	\$159,575.00
1-Nov-26	\$1,635,000.00	6.750%	\$54,006.25	\$55,000.00	
1-May-27	\$1,580,000.00	6.750%	\$52,287.50	\$0.00	\$161,293.75
1-Nov-27	\$1,580,000.00	6.750%	\$52,287.50	\$60,000.00	
1-May-28	\$1,520,000.00	6.750%	\$50,412.50	\$0.00	\$162,700.00
1-Nov-28	\$1,520,000.00	6.750%	\$50,412.50	\$65,000.00	
1-May-29	\$1,455,000.00	6.750%	\$48,381.25	\$0.00	\$163,793.75
1-Nov-29	\$1,455,000.00	6.750%	\$48,381.25	\$65,000.00	
1-May-30	\$1,390,000.00	6.750%	\$46,350.00	\$0.00	\$159,731.25
1-Nov-30	\$1,390,000.00	6.750%	\$46,350.00	\$70,000.00	
1-May-31	\$1,320,000.00	6.750%	\$44,162.50	\$0.00	\$160,512.50
1-Nov-31	\$1,320,000.00	6.750%	\$44,162.50	\$75,000.00	
1-May-32	\$1,245,000.00	6.750%	\$41,818.75	\$0.00	\$160,981.25
1-Nov-32	\$1,245,000.00	6.750%	\$41,818.75	\$80,000.00	
1-May-33	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$161,137.50
1-Nov-33	\$1,165,000.00	6.750%	\$39,318.75	\$85,000.00	
1-May-34	\$1,080,000.00	6.750%	\$36,450.00	\$0.00	\$160,768.75
1-Nov-34	\$1,080,000.00	6.750%	\$36,450.00	\$90,000.00	
1-May-35	\$990,000.00	6.750%	\$33,412.50	\$0.00	\$159,862.50
1-Nov-35	\$990,000.00	6.750%	\$33,412.50	\$95,000.00	
1-May-36	\$895,000.00	6.750%	\$30,206.25	\$0.00	\$158,618.75
1-Nov-36	\$895,000.00	6.750%	\$30,206.25	\$105,000.00	
1-May-37	\$790,000.00	6.750%	\$26,662.50	\$0.00	\$161,868.75
1-Nov-37	\$790,000.00	6.750%	\$26,662.50	\$110,000.00	
1-May-38	\$680,000.00	6.750%	\$22,950.00	\$0.00	\$159,612.50
1-Nov-38	\$680,000.00	6.750%	\$22,950.00	\$120,000.00	
1-May-39	\$560,000.00	6.750%	\$18,900.00	\$0.00	\$161,850.00
1-Nov-39	\$560,000.00	6.750%	\$18,900.00	\$125,000.00	
1-May-40	\$435,000.00	6.750%	\$14,681.25	\$0.00	\$158,581.25
1-Nov-40	\$435,000.00	6.750%	\$14,681.25	\$135,000.00	
1-May-41	\$300,000.00	6.750%	\$10,125.00	\$0.00	\$159,806.25
1-Nov-41	\$300,000.00	6.750%	\$10,125.00	\$145,000.00	
1-May-42	\$155,000.00	6.750%	\$5,231.25	\$0.00	\$160,356.25
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00	
					\$160,231.25
		Total	\$2,719,263.02	\$2,135,000.00	\$4,854,263.02

Hemingway Point

Community Development District

Debt Service Fund

Series 2014

Description	Adopted Budget FY 2021	Actual thru 3/31/21	Projected Next 6 Months	Total Projected at 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments	\$170,480	\$159,835	\$10,645	\$170,480	\$170,480
Interest Income	\$0	\$11	\$0	\$11	\$0
Carry Forward Surplus ⁽¹⁾	\$130,260	\$130,162	\$0	\$130,162	\$131,703
Total Revenues	\$300,740	\$290,008	\$10,645	\$300,653	\$302,183
Expenditures					
Series 2014					
Interest 11/1	\$60,053	\$60,053	\$0	\$60,053	\$58,897
Principal 11/1	\$50,000	\$50,000	\$0	\$50,000	\$50,000
Interest 5/1	\$58,897	\$0	\$58,897	\$58,897	\$57,741
Total Expenditures	\$168,950	\$110,053	\$58,897	\$168,950	\$166,638
EXCESS REVENUES	\$131,790	\$179,955	(\$48,252)	\$131,703	\$135,546

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

11/1/22 Interest	\$ 57,740.50
11/1/22 Principal	\$ 55,000.00
	\$ 112,740.50

Gross Assessment	\$179,453.12
Less: Disc & Col (5%)	(\$8,972.66)
Net Assessment	\$170,480.46
# Units (Phase One Project)	154
Per Unit Net Assessment	\$1,107.02
Per Unit Gross Assessment	\$1,165.28

Hemingway Point

Community Development District

Series 2014 (Phase Two Project)

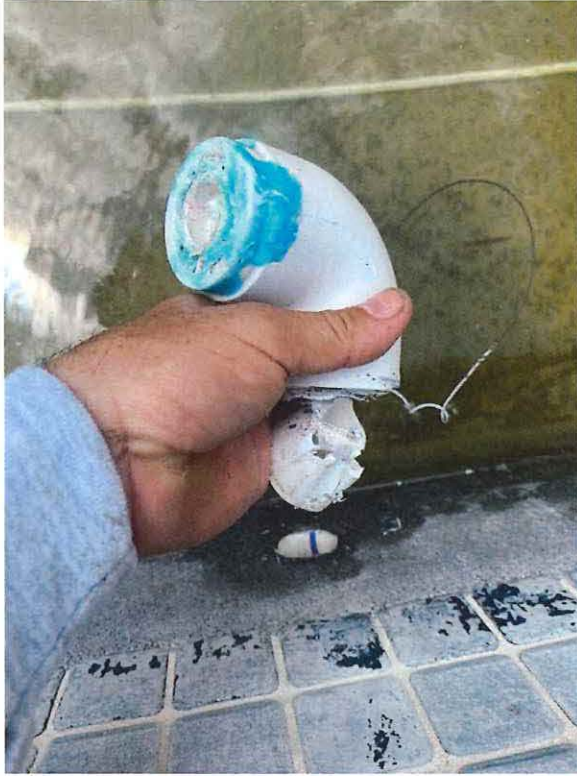
Amortization Schedule
2044 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-15	\$2,500,000.00	4.625%	\$75,374.50	\$0.00	\$75,374.50
1-Nov-15	\$2,500,000.00	4.625%	\$57,812.50	\$35,000.00	
1-May-16	\$2,465,000.00	5.250%	\$63,984.50	\$0.00	\$156,797.00
1-Nov-16	\$2,465,000.00	5.250%	\$63,984.50	\$40,000.00	
1-May-17	\$2,425,000.00	4.625%	\$63,059.50	\$0.00	\$167,044.00
1-Nov-17	\$2,425,000.00	4.625%	\$63,059.50	\$40,000.00	
1-May-18	\$2,385,000.00	4.625%	\$62,134.50	\$0.00	\$165,194.00
1-Nov-18	\$2,385,000.00	4.625%	\$62,134.50	\$45,000.00	
1-May-19	\$2,340,000.00	4.625%	\$61,094.00	\$0.00	\$168,228.50
1-Nov-19	\$2,340,000.00	4.625%	\$61,094.00	\$45,000.00	
1-May-20	\$2,295,000.00	4.625%	\$60,053.00	\$0.00	\$166,147.00
1-Nov-20	\$2,295,000.00	4.625%	\$60,053.00	\$50,000.00	
1-May-21	\$2,245,000.00	4.625%	\$58,897.00	\$0.00	\$168,950.00
1-Nov-21	\$2,245,000.00	4.625%	\$58,897.00	\$50,000.00	
1-May-22	\$2,195,000.00	4.625%	\$57,740.50	\$0.00	\$166,637.50
1-Nov-22	\$2,195,000.00	4.625%	\$57,740.50	\$55,000.00	
1-May-23	\$2,140,000.00	4.625%	\$56,469.00	\$0.00	\$169,209.50
1-Nov-23	\$2,140,000.00	4.625%	\$56,469.00	\$55,000.00	
1-May-24	\$2,085,000.00	4.625%	\$55,197.00	\$0.00	\$166,666.00
1-Nov-24	\$2,085,000.00	4.625%	\$55,197.00	\$55,000.00	
1-May-25	\$2,030,000.00	4.625%	\$53,925.00	\$0.00	\$164,122.00
1-Nov-25	\$2,030,000.00	4.625%	\$53,925.00	\$60,000.00	
1-May-26	\$1,970,000.00	4.625%	\$52,425.00	\$0.00	\$166,350.00
1-Nov-26	\$1,970,000.00	4.625%	\$52,425.00	\$65,000.00	
1-May-27	\$1,905,000.00	4.625%	\$50,800.00	\$0.00	\$168,225.00
1-Nov-27	\$1,905,000.00	4.625%	\$50,800.00	\$65,000.00	
1-May-28	\$1,840,000.00	4.625%	\$49,175.00	\$0.00	\$164,975.00
1-Nov-28	\$1,840,000.00	4.625%	\$49,175.00	\$70,000.00	
1-May-29	\$1,770,000.00	4.625%	\$47,425.00	\$0.00	\$166,600.00
1-Nov-29	\$1,770,000.00	4.625%	\$47,425.00	\$75,000.00	
1-May-30	\$1,695,000.00	4.625%	\$45,550.00	\$0.00	\$167,975.00
1-Nov-30	\$1,695,000.00	4.625%	\$45,550.00	\$75,000.00	
1-May-31	\$1,620,000.00	4.625%	\$43,675.00	\$0.00	\$164,225.00
1-Nov-31	\$1,620,000.00	4.625%	\$43,675.00	\$80,000.00	
1-May-32	\$1,540,000.00	4.625%	\$41,675.00	\$0.00	\$165,350.00
1-Nov-32	\$1,540,000.00	4.625%	\$41,675.00	\$85,000.00	
1-May-33	\$1,455,000.00	4.625%	\$39,550.00	\$0.00	\$166,225.00
1-Nov-33	\$1,455,000.00	4.625%	\$39,550.00	\$90,000.00	
1-May-34	\$1,365,000.00	5.400%	\$37,300.00	\$0.00	\$166,850.00
1-Nov-34	\$1,365,000.00	5.500%	\$37,300.00	\$95,000.00	
1-May-35	\$1,270,000.00	5.500%	\$34,925.00	\$0.00	\$167,225.00
1-Nov-35	\$1,270,000.00	5.500%	\$34,925.00	\$100,000.00	
1-May-36	\$1,170,000.00	5.500%	\$32,175.00	\$0.00	\$167,100.00
1-Nov-36	\$1,170,000.00	5.500%	\$32,175.00	\$105,000.00	
1-May-37	\$1,065,000.00	5.500%	\$29,287.50	\$0.00	\$166,462.50
1-Nov-37	\$1,065,000.00	5.500%	\$29,287.50	\$110,000.00	
1-May-38	\$955,000.00	5.500%	\$26,262.50	\$0.00	\$165,550.00
1-Nov-38	\$955,000.00	5.500%	\$26,262.50	\$115,000.00	
1-May-39	\$840,000.00	5.500%	\$23,100.00	\$0.00	\$164,362.50
1-Nov-39	\$840,000.00	5.500%	\$23,100.00	\$120,000.00	
1-May-40	\$720,000.00	5.500%	\$19,800.00	\$0.00	\$162,900.00
1-Nov-40	\$720,000.00	5.500%	\$19,800.00	\$130,000.00	
1-May-41	\$590,000.00	5.500%	\$16,225.00	\$0.00	\$166,025.00
1-Nov-41	\$590,000.00	5.500%	\$16,225.00	\$135,000.00	
1-May-42	\$455,000.00	5.500%	\$12,512.50	\$0.00	\$163,737.50
1-Nov-42	\$455,000.00	5.500%	\$12,512.50	\$145,000.00	
1-May-43	\$310,000.00	5.500%	\$8,525.00	\$0.00	\$166,037.50
1-Nov-43	\$310,000.00	5.500%	\$8,525.00	\$150,000.00	
1-May-44	\$160,000.00	5.500%	\$4,400.00		\$162,925.00
1-Nov-44	\$160,000.00	5.500%	\$4,400.00	\$160,000.00	\$164,400.00
Total			\$2,547,870.00	\$2,500,000.00	\$5,047,870.00

FIELD REPORT

- **Pool** – Flowmeter and toro valve replaced jandy mechanical seal, O-ring, and gasket seals replaced 3.17.21; cartridge filters, eyeball covers for circulation jets, and filter head gasket replaced 4.6.21 (Bright and Blue Pools); rear pool gate repaired (DML Security).
- **Playground** – In satisfactory condition.
- **Landscaping** – Tree trimming proposal to be discussed at the April meeting.
- **Entrance area**– Fountain leak repairs conducted on 4.6.21; someone was playing with the valves on the fountain jets on the weekend of 4.17.21; issue was corrected and fountain was re-filled on 4.19.21 (Bright & Blue Pools); entrance lights were repaired on 3.30.21 (Ortiz Construcion).









Christmas Designers

Est. 1979

April 19, 2021

GMS
Ben Quesada

Phone: 786-650-2011
Email: bquesada@gmsf.com

Reference: **Holiday Program** – Hemingway Point
Princeton, FL 33032

Dear Ben:

Please find enclosed Christmas Designers proposal for the holiday program at Hemingway Point's 2021-2023 Holiday Season.

Contents

PROPOSAL	3
GENERAL TERMS	7
COST RECAP	8
ELECTRICAL SPECIFICATIONS	9

Should you have any questions after you review the enclosed, please contact us at (800) 432-5139.

If everything meets with your approval, please sign the Cost Recap sheet and e-mail or fax this back to us. A 50% deposit invoice will be generated and once receiving payment, Hemingway Point will be added to our installation schedule.

We look forward to being of service to you this upcoming Holiday Season.

Sincerely,

Joe Campbell
Together with the team of elves at Christmas Designers

www.ChristmasDesigners-FL.com

a. 3124 NW 16th Terrace, Pompano Beach FL 33064 p. (954) 973-4225 f. (954) 973-0914

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0807-213-1RG1 JC/SK 04.19.2021

LEGEND

Explanation of symbols
on General Terms page

HOLIDAY PROGRAM 2021-2023



HEMINGWAY POINT

www.ChristmasDesigners-FL.com

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PROPOSAL
HEMINGWAY POINT
Holiday Program 2021-2023
AREA 1 – ENTRANCE



For the Entrance Sign, we will outline with a total 60' of C7 12" spacing white cord light line with Warm White LED bulbs and install four (4) 44" LED lit Sprays decorated in Colors of the Holiday ball ornaments with an 18" Red Glitter Bow.

60	C7 12" spacing white cord light line w/WW LED bulbs	\$ 300.00
4	44" LED Sprays decorated in CO TH w/18" Red Glitter Bow	\$ 500.00

For each of the two (2) Triple Alexander Palms, located in front of the monument entrance sign, we will wrap the trunks up to the boot with four (4) Warm White Commercial connect LED 70 light 4" spacing light sets.

For the Hedges, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

24	LED 70 light 4" spacing light sets CC Warm White	\$ 720.00
20	LED Hedge Sets Warm White	\$ 360.00

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For each of the twelve (12) Alexander Palms, six located on each side of the monument entrance, we will wrap the trunks up to the boot with four (4) Warm White Commercial connect LED 70 light 4" spacing light sets.

48 LED 70 light 4" spacing light sets CC Warm White \$ 1,440.00



For each of four (4) Triple Alexander Palms, located behind the monument entrance sign, we will wrap the trunks up to the boot with four (4) Warm White Commercial connect LED 70 light 4" spacing light sets.

48 LED 70 light 4" spacing light sets CC Warm White \$ 1,440.00

TOTAL AREA 1 \$ 4,760.00

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AREA 2 – POOL



We will outline the entire fascia of the building with 275' of C7 12" spacing green cord light line with Warm White LED bulbs.

275' C7 12" spacing white cord light line w/WW LED bulbs \$ 1,375.00

For each of the six (6) Royal Palms, we will wrap the trunks up to the boot with nine (9) Warm White Commercial connect LED 70 light 4" spacing light sets.

54 LED 70 light 4" spacing light sets CC Warm White \$ 1,620.00
Equipment Charge \$ 96.00

For each of the two (2) Triple Alexander Palms, we will wrap the trunks up to the boot with three (3) Warm White Commercial connect LED 70 light 4" spacing light sets.

18 LED 70 light 4" spacing light sets CC Warm White \$ 540.00

TOTAL AREA 2 \$ 3,631.00

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AREA 3 – MAIL HOUSES



For each of the two (2) Mail Houses, we will outline the fascia with 80' of C7 12" spacing green cord light line with Warm White LED bulbs.

160' C7 12" spacing white cord light line w/WW LED bulbs	\$ 800.00
TOTAL AREA 3	\$ 800.00

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GENERAL TERMS

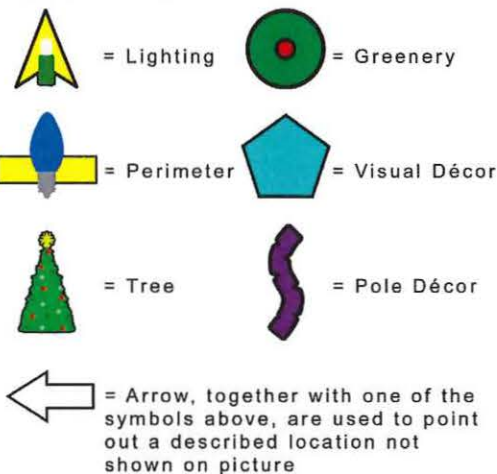
HEMINGWAY POINT

Holiday Program 2021-2023

- ▶ No power cords will be run on the ground where there is pedestrian access, Customer is responsible for providing outlets within twenty-five (25') of areas to be lit.
- ▶ All tree trimming to be completed by the 1st week in September and hedges by November 1st. *If not completed at time of installation, additional charge may incur.*
- ▶ If your proposal includes an exterior artificial Tree, Christmas Designers always recommends the usage of a fence around the tree to avoid unauthorized access. If your proposal does not include a fence, please talk to our sales team.
- ⓘ Lighting installation may begin the 2nd week of September with other jobs in the area.
- ⓘ All visual decorations will be installed when lighting is turned on or no later than December 1st of each season under contract unless other arrangements have been made.
- ⓘ All lighting will be serviced throughout the season from “turn on” through December 31st.
- ⓘ All lighting will be disconnected the 1st week of January of each season under contract (not actual removal of the lights). To keep the lights lit for an extended period, please talk to our sales team as it may incur additional charges.
- ⓘ Removal of holiday lighting will begin the 1st week of January and be completed by the 2nd week of February.
- ⓘ All visual decorations will be removed no later than January 15th of each season.

LEGEND

Explanation of symbols



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COST RECAP

HEMINGWAY POINT

Holiday Program 2021-2023

Area 1 – Entrance	\$ 4,760.00
Area 2 – Pool	\$ 3,631.00
Area 3 – Mail Houses	\$ 800.00
Service of Lights – Light up through December 31 st per season	<u>NO CHARGE</u>
TOTAL HEMINGWAY POINT PER SEASON	\$ 9,191.00

By signing the proposed Multi-Year Agreement, prices are guaranteed for the Term of the contract.

LEASE TERM: Contract Term is three (3) season commencing August 15, 2021 to December 31, 2023.

PAYMENTS: Multiyear agreement payments to be made as follows: First season's payment of 50% due with acceptance of contract, to be placed on installation schedule. Final 50% payment due upon completion of installation. Second and Third Seasons- payments of 50% due prior to September 1st. Final 50% payment due upon completion of installation of each season under contract.

Balances over 30 days will incur a 1.5% finance charge per month.

Early termination will incur a cancellation fee.

Use of Payment Services will incur related surcharges. Use of any Credit Card will incur 3.5% surcharge.

Sales Tax is calculated to the best of proposer's knowledge. Accurate Sales Tax and County Tax will be applied on Final Invoice, unless a Tax-Exempt Certificate is provided beforehand.

ACCEPTANCE: All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this contract. All agreements contingent upon strikes, accidents, any acts of God or delays beyond our control. Property Owner will carry fire, tornado, hurricane (wind) and other necessary insurance. Our workers are fully covered by Worker's Compensation.

The above prices, specifications, terms and conditions are satisfactory and hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

Once this Agreement is signed by both parties it becomes a contract.

This proposal may be withdrawn if not accepted in 20 days.

CUSTOMER:

By signing this agreement customer is acknowledging receipt of

[General Terms](#)

[Customer Awareness Information Sheet](#)

[Electrical Specifications – GFCI Responsibility](#)

Requested Light-Up Date*

** CDI will work to accommodate Requested Light-Up Date; it is however not guaranteed. Installation schedule will need to be determined by CDI in order to reach the date, and deposit invoiced must be paid in full.*

Authorized Signature	Printed Name - Title	Date
----------------------	----------------------	------

BILLING INFORMATION/E-MAIL: _____

CHRISTMAS DESIGNERS/FLORIDA CDI LLC:

Authorized Signature	Printed Name - Title	Date
----------------------	----------------------	------

The material contained herein is the property of Christmas Designers.
Reproduction, copying, or use without prior consent is strictly prohibited.
0807-213-1RG1 JC/SK 04.19.2021

ELECTRICAL SPECIFICATIONS

HEMINGWAY POINT Holiday Program 2021-2023

- ① 110-120 Constant voltage under load **REQUIRED**.
- ① All Amperage quoted at actual draw.
- ① **CUSTOMER** is responsible for providing 115 VAC power outlets within **twenty-five (25')** of lighting area and/or lighted décor.
- ① Reasonable hardware and power cords up to twenty-five (25') are **included**.
- ① Christmas Designers is **NOT RESPONSIBLE** for outages due to ground fault interrupters (GFCI) or INSUFFICIENT ELECTRICAL REQUIREMENTS.

AREA 1 – ENTRANCE

TOTAL AMPS AREA 1

8.61 amps

AREA 2 – POOL

TOTAL AMPS AREA 2

12.57 amps

AREA 3 – MAIL HOUSES

TOTAL AMPS AREA 3

5.57 amps





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BrightView Tree Care Services
 Branch Office #49300
 4155 E Mowry Drive
 Homestead, FL 33033
 Christopher DiFilippi
 christopher.difilippi@brightview.com
 tel:305-297-6168

Tree Care Service Address/Location
 Hemingway Point CDD
 11861 SW 248th Terr
 Homestead, Florida 33032
 Paul Winkeljohn
 pwinkeljohn@gmssf.com
 tel:786-271-9208

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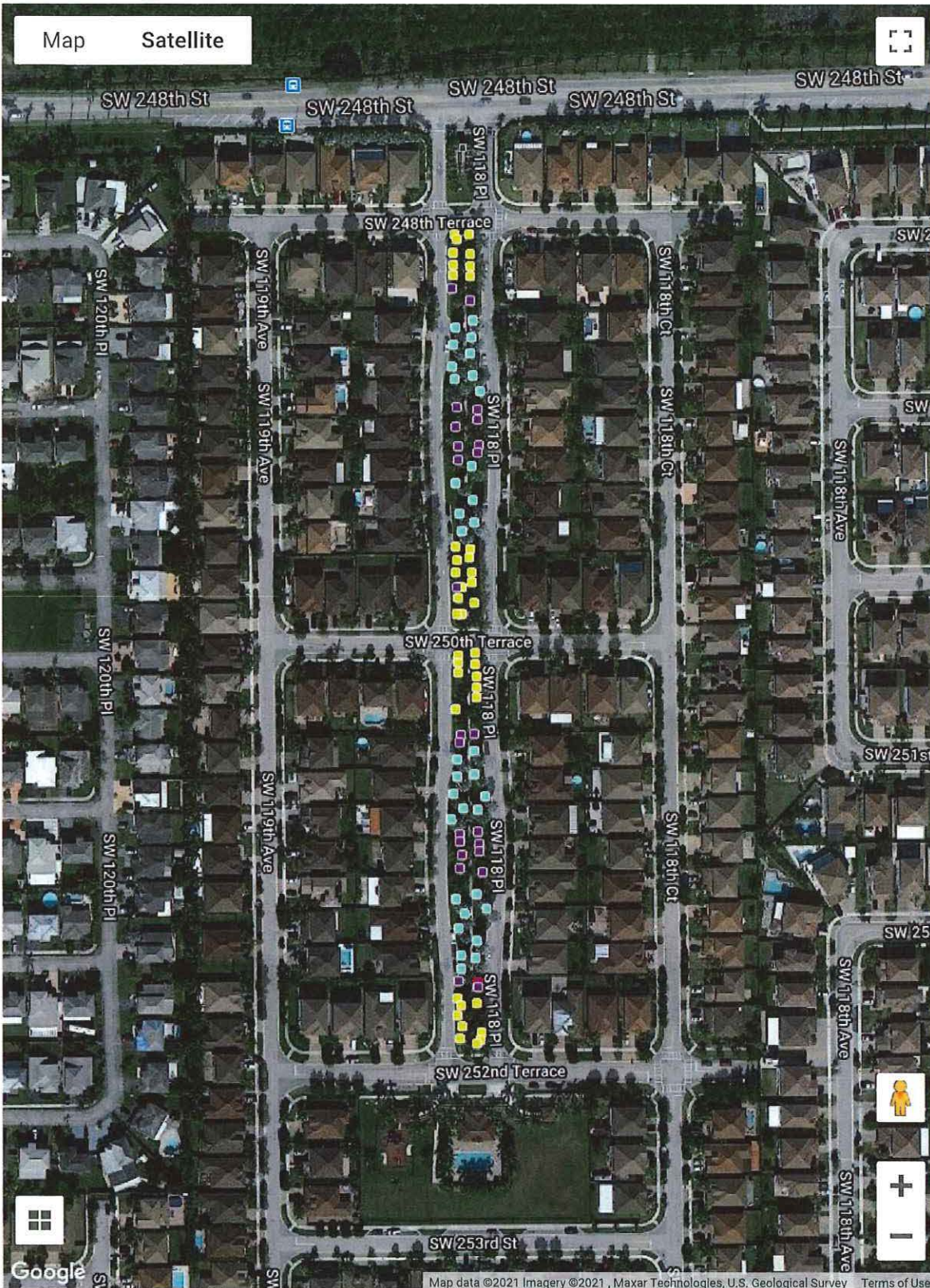
Proposed Tree Care Services

Species	Qty	Objective	Price
 Bismarck Palm <i>Bismarckia nobilis</i>	33	Palm Prune	-
 Coconut Palm <i>Cocos nucifera</i>	24	Palm Prune	-
 Coconut Palm <i>Cocos nucifera</i>	1	Removal / Grind	-
 Royal Palm <i>Roystonea regia</i>	39	Palm Prune	-
Total			\$4,525

Additional Information

Palm Pruning -Pruning of fronds and inflorescence. Only remove fronds that are brown/dead to allow uptake of nutrients from the fronds to occur. A general rule is to not prune fronds above a 90 degrees angle (9:00 to 3:00 Rule) to the palm trunk. ** All Vegetation / Coconuts / Seeds and Berries will be taken away.

Hemingway Point CDD



- Legend (97)
- Royal Palm (39)
 - Bismarck Palm (33)
 - Coconut Palm (25)



Hemingway Point CDD

Palm Trimming Two Entrance Medians

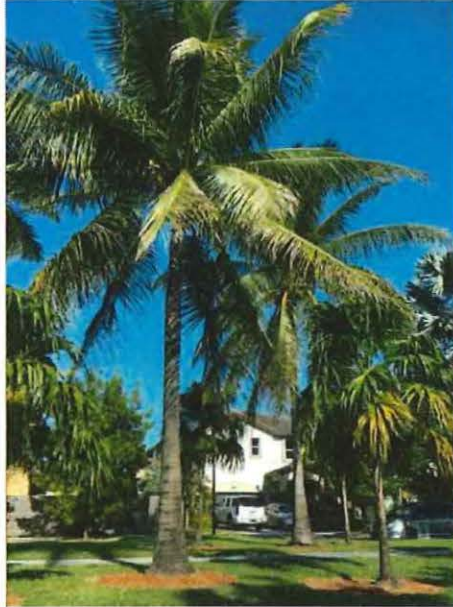


April 6, 2021

Roystonea regia ID# 1
Royal Palm
Height: 31'-45'
Health: 80% - Good

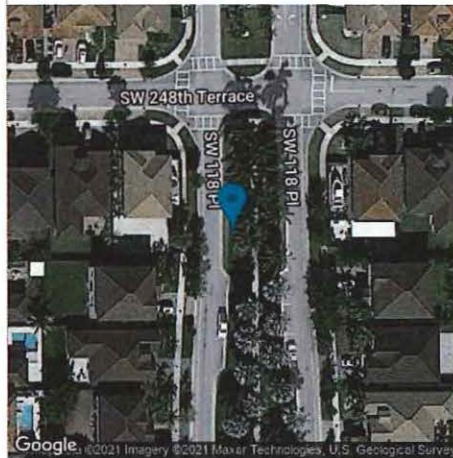


Palm Prune



April 6, 2021

Cocos nucifera ID# 10
Coconut Palm



Palm Prune



April 6, 2021

Bismarckia nobilis ID# 12
Bismarck Palm



Palm Prune

Hemingway Point CDD

Palm Trimming Two Entrance Medians



April 6, 2021

Cocos nucifera
Coconut Palm

ID# 87



Removal / Grind

BrightView Tree Care Services

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4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
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8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
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17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

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Customer

Signature

Paul Winkeljohn

April 7, 2021

Printed Name

Date

BrightView Tree Care Services

Christopher DiFilippi

April 7, 2021

Signature

Date

Christopher DiFilippi

April 7, 2021

Printed Name

Date



BrightView Tree Care Services
Branch Office #49300
4155 E Mowry Drive
Homestead, FL 33033
Christopher DiFilippi
christopher.difilippi@brightview.com
tel:305-297-6168

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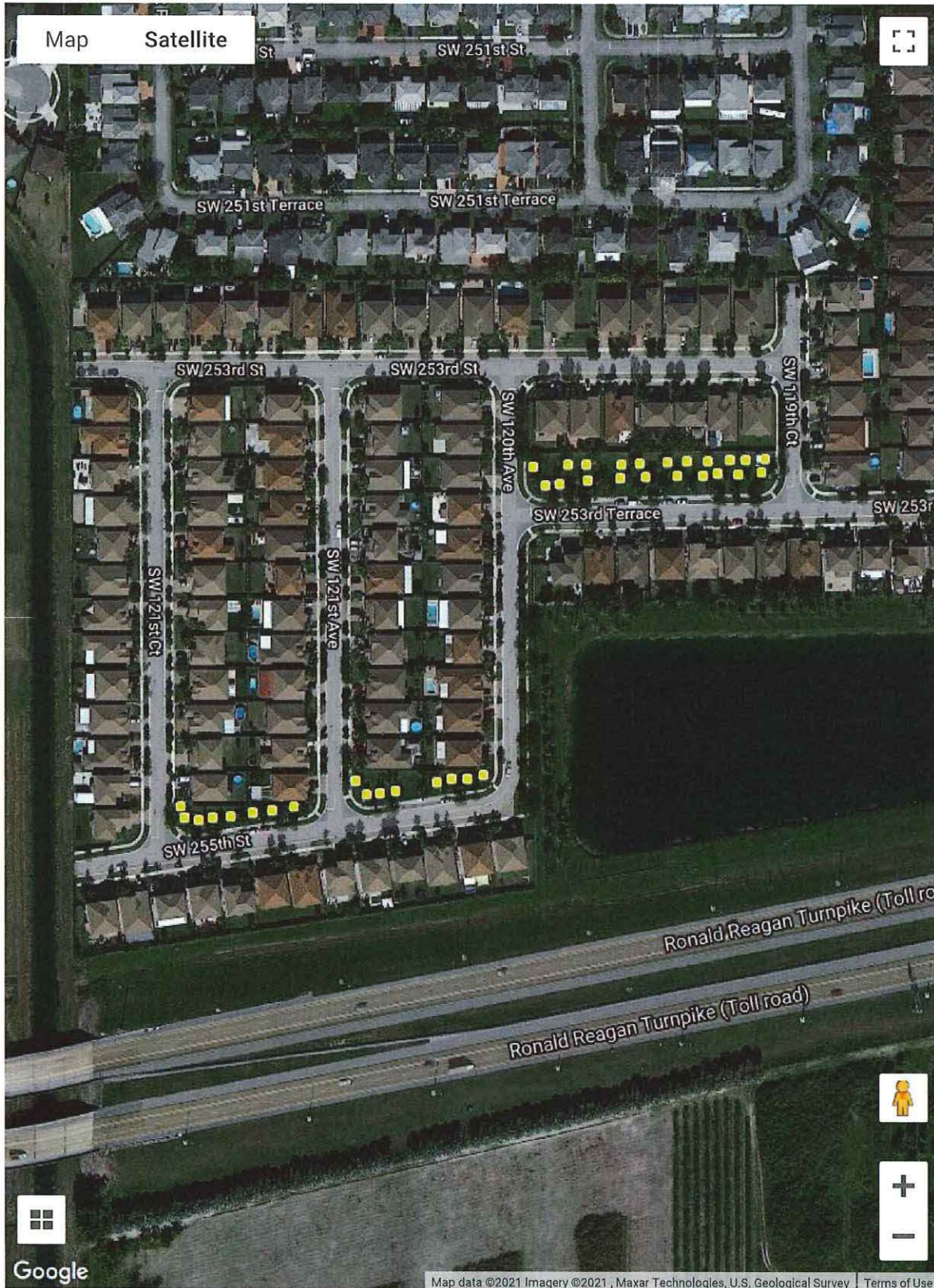
Proposed Tree Care Services

Species	Qty	Objective	Price
Queen Palm <i>Syagrus romanzoffiana</i>	37	Palm Prune	-
Total			\$1,800

Additional Information

Palm Pruning -Pruning of fronds and inflorescence. Only remove fronds that are brown/dead to allow uptake of nutrients from the fronds to occur. A general rule is to not prune fronds above a 90 degrees angle (9:00 to 3:00 Rule) to the palm trunk. ** All Vegetation and Seed Pods will be taken away.

Hemingway Point CDD



Legend (37)
Queen Palm (37)

Hemingway Point CDD

Palm Pruning Three Parks



April 6, 2021

Syagrus romanzoffiana ID# 116

Queen Palm

Height: 1'-15'

Health: 80% - Good



Palm Prune

BrightView Tree Care Services

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Paul Winkeljohn

April 7, 2021

Printed Name

Date

BrightView Tree Care Services

Christopher DiFilippi

April 7, 2021

Signature

Date

Christopher DiFilippi

April 7, 2021

Printed Name

Date



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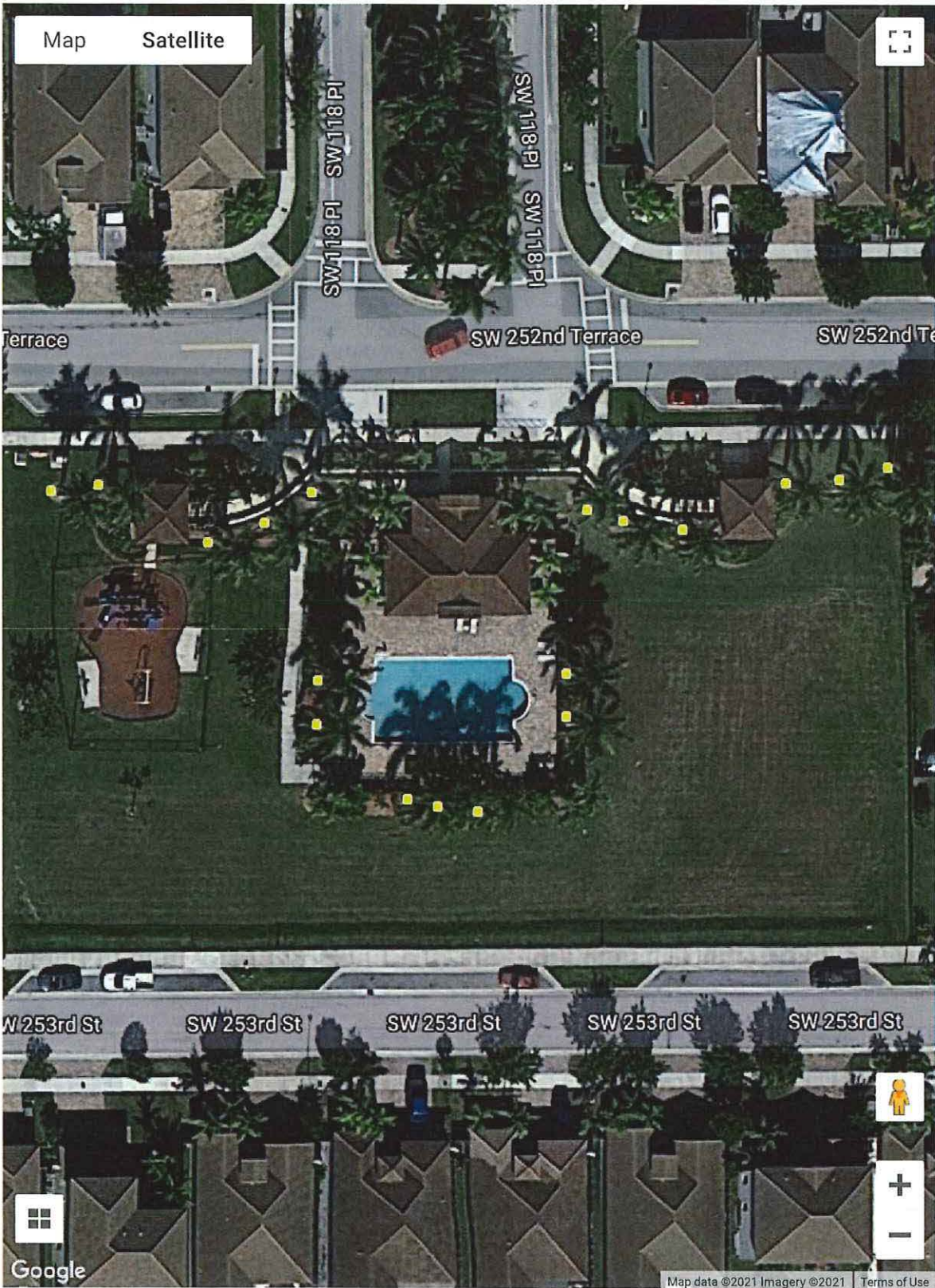
Proposed Tree Care Services

Species	Qty	Objective	Price
Royal Palm <i>Roystonea regia</i>	18	Palm Prune	-
Total			\$900

Additional Information

Palm Pruning -Pruning of fronds and inflorescence. Only remove fronds that are brown/dead to allow uptake of nutrients from the fronds to occur. A general rule is to not prune fronds above a 90 degrees angle (9:00 to 3:00 Rule) to the palm trunk. ** All Vegetation / Seeds and Debris will be taken away.

Hemingway Point CDD



Legend (18)
Royal Palm (18)



BrightView Tree Care Services

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17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature

Paul Winkeljohn

April 7, 2021

Printed Name

Date

BrightView Tree Care Services

Christopher DiFilippi

April 7, 2021

Signature

Date

Christopher DiFilippi

April 7, 2021

Printed Name

Date

HEMINGWAY POINT
Community Development District

Summary of Invoices

April 28, 2021

Fund	Date	Check No.s	Amount
General Fund	3/16/21	923-926	\$ 4,863.76
	4/6/21	927-930	\$ 5,786.54
	4/7/21	931-934	\$ 5,014.00
	4/21/21	935-943	\$ 5,617.89
Total			\$ 21,282.19

*** CHECK DATES 03/16/2021 - 04/21/2021 ***
 HEMINGWAY PT - GENERAL FUND
 BANK A HEMINGWAY POINT CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/21	00038	3/08/21	84956006	202103	320	53800	41000			*	144.25		
			MAR 21 - TEL/INTERNET						COMCAST			144.25	000923
3/16/21	00010	3/11/21	04890391	202103	320	53800	43000			*	391.91		
			11850 SW 252ND TER# CLUBH										
		3/11/21	16670960	202103	320	53800	43000			*	27.60		
			11880 SW 248TH ST# GRDHSE						FLORIDA POWER & LIGHT			419.51	000924
3/16/21	00040	3/12/21	1460	202103	320	53800	46200			*	800.00		
			MAR 21 - LANDSCAPE MAINT						NICOYA LAWNSCAPING, INC.			800.00	000925
3/16/21	00011	3/08/21	1947081	202103	310	51300	32300			*	3,500.00		
			TRUSTEE FEE SER 2013						WELLS FARGO BANK			3,500.00	000926
4/06/21	00006	2/28/21	167348	202102	310	51300	31500			*	500.00		
			FEB 21 - GENERAL COUNSEL						BILLING COCHRAN LYLES MAURO &			500.00	000927
4/06/21	00005	3/23/21	7-314-67	202103	310	51300	42000			*	171.90		
			DELIVERIES THRU 3/18/21						FEDEX			171.90	000928
4/06/21	00001	4/01/21	123	202104	310	51300	34000			*	3,090.00		
			APR 21 - MGMT FEES										
		4/01/21	123	202104	310	51300	35100			*	20.83		
			APR 21 - COMPUTER										
		4/01/21	123	202104	310	51300	31300			*	208.33		
			APR 21 - DISSEMINATION										
		4/01/21	123	202104	310	51300	49500			*	83.33		
			APR 21 - WEBSITE										
		4/01/21	123	202104	310	51300	51000			*	17.65		
			APR 21 - OFFICE										
		4/01/21	123	202104	310	51300	42500			*	94.50		
			APR 21 - COPIES						GMS-SF, LLC			3,514.64	000929
4/06/21	00040	2/25/21	1451	202102	320	53800	46200			*	800.00		
			FEB 21 - LANDSCAPE MAINT										
		3/25/21	1468	202103	320	53800	46200			*	800.00		
			MAR 21 - LANDSCAPE MAINT						NICOYA LAWNSCAPING, INC.			1,600.00	000930

HEMP HEMINGWAY PT PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/07/21	00028	5/01/19	202254	201905	320	53800	46500			*	475.00		
			MAY 19-	POOL SV									
		1/01/21	214458	202101	320	53800	46500			*	520.00		
			JAN 21	- POOL/FOUNTAIN									
		1/28/21	214612	202101	320	53800	46500			*	417.78		
			SEAL REPLACEMENT										
		2/01/21	214584	202102	320	53800	46500			*	520.00		
			FEB 21	- POOL/FOUNTAIN									
		3/01/21	214704	202103	320	53800	46500			*	520.00		
			MAR 21	- POOL/FOUNTAIN									
		3/24/21	214904	202104	320	53800	46500			*	451.50		
			CARTRIDGE FILTER REPLCMNT										
		4/01/21	214862	202104	320	53800	46500			*	520.00		
			APR 21	- POOL/FOUNTAIN									
		4/06/21	214956	202104	320	53800	46500			*	451.50		
			CART FILTER REPLACE - BAL										
		4/06/21	214957	202104	320	53800	46500			*	113.22		
			EYE BALL REPLACEMENT										
FLORIDA'S BRIGHT & BLUE POOLS											3,989.00	000931	
4/07/21	00032	3/19/21	13-BID-4	202103	320	53800	54000			*	250.00		
			POOL PERMIT										
FLORIDA DEPARTMENT OF HEALTH											250.00	000932	
4/07/21	00050	3/22/21	03222021	202103	320	53800	46300			*	150.00		
			3/14 - 3/26/21	JANITORIAL									
		4/05/21	04052021	202104	320	53800	46300			*	150.00		
			3/28 - 4/9/21	JANITORIAL									
ADRIAN SUAREZ MARTINEZ											300.00	000933	
4/07/21	00053	2/12/21	280666	202102	320	53800	46000			*	475.00		
			REPAIRS AT ENT BY FOUNTN										
ORTIZ CONSTRUCTION SERVICES											475.00	000934	
4/21/21	00006	3/31/21	167864	202103	310	51300	31500			*	1,292.50		
			MAR 21	- GENERAL COUNSEL									
BILLING COCHRAN LYLES MAURO &											1,292.50	000935	
4/21/21	00038	4/08/21	84956006	202104	320	53800	41000			*	134.41		
			APR 21	- TV/INTERNET									
COMCAST											134.41	000936	
4/21/21	00058	4/15/21	16301	202104	320	53800	46400			*	128.29		
			DOG POOPY BAGS										
DISCOUNT LIGHTING & SUPPLIES, INC.											128.29	000937	
HEMP HEMINGWAY PT PPOWERS													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/21/21	00010	4/12/21	04890-39	202104	320-53800-43000			11850 SW 252ND TERR CLUBH	*	387.65		
		4/12/21	16670-96	202104	320-53800-43000			11880 SW 248TH ST #GRDHSE	*	38.04		
FLORIDA POWER & LIGHT											425.69	000938
4/21/21	00028	5/01/21	215015	202105	320-53800-46500			MAY 21 - POOL/FOUNTAIN	*	520.00		
FLORIDA'S BRIGHT & BLUE POOLS											520.00	000939
4/21/21	00016	4/21/21	SERIES 2	202104	300-20700-10100			TRNSFR TAX RECPT SER 2013	*	1,024.90		
HEMINGWAY POINT CDD C/O WELLS FARGO											1,024.90	000940
4/21/21	00025	4/21/21	SERIES 2	202104	300-20700-10100			TRNSFR TAX RCPT SER 2014	*	1,142.10		
HEMINGWAY POINT CDD C/O WELLS FARGO											1,142.10	000941
4/21/21	00050	4/19/21	04192021	202104	320-53800-46300			4/11 - 4/23/21 JANITORIAL	*	150.00		
ADRIAN SUAREZ MARTINEZ											150.00	000942
4/21/21	00040	4/15/21	1472	202104	320-53800-46200			APR 21 - LANDSCAPE MAINT	*	800.00		
NICOYA LAWNSCAPING, INC.											800.00	000943
TOTAL FOR BANK A										21,282.19		
TOTAL FOR REGISTER										21,282.19		

HEMP HEMINGWAY PT PPOWERS

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
 March 31, 2021

	<u>Governmental Fund Types</u>			<u>Totals 2021</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$113,771	---	---	\$113,771
Investments:				
<u>Series 2013</u>				
Reserve	---	\$82,950	---	\$82,950
Interest	---	\$45	---	\$45
Revenue	---	\$208,566	---	\$208,566
Sinking	---	\$7	---	\$7
Construction	---	---	\$5	\$5
<u>Series 2014</u>				
Reserve	---	\$85,241	---	\$85,241
Interest	---	\$37	---	\$37
Revenue	---	\$178,768	---	\$178,768
Sinking	---	\$8	---	\$8
Construction	---	---	\$12	\$12
Due from General Fund	---	\$2,167	---	\$2,167
Electric Deposits	\$491	---	---	\$491
Due from Debt Service	\$0	---	---	\$0
TOTAL ASSETS	<u>\$114,262</u>	<u>\$557,789</u>	<u>\$17</u>	<u>\$672,068</u>
 <u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u>				
Liabilities:				
Accounts Payable	\$5,600	---	---	\$5,600
Due to Debt Service	\$2,167	---	---	\$2,167
Fund Balances:				
Restricted for Debt Service	---	\$557,789	---	\$557,789
Restricted for Capital Projects	---	---	\$17	\$17
Unassigned	\$106,495	---	---	\$106,495
TOTAL LIABILITIES & FUND BALANCES	<u>\$114,262</u>	<u>\$557,789</u>	<u>\$17</u>	<u>\$672,068</u>

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
General Fund

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
REVENUES:				
Operations Assessments	\$57,013	\$54,276	\$54,276	\$0
Maintenance Assessments	\$87,826	\$83,610	\$83,610	\$0
Interest/Misc. Income	\$0	\$0	\$94	\$94
TOTAL REVENUES	\$144,839	\$137,886	\$137,980	\$94
EXPENDITURES:				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$5,167	\$3,660	\$1,507
Engineering Fees	\$1,500	\$750	\$315	\$435
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$7,500	\$6,000	\$1,500
Annual Audit	\$4,200	\$4,200	\$4,200	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$37,080	\$18,540	\$18,540	\$0
Computer Time	\$250	\$125	\$125	\$0
Telephone	\$50	\$25	\$0	\$25
Postage	\$1,000	\$500	\$1,167	(\$667)
Printing & Binding	\$750	\$375	\$228	\$147
Insurance	\$6,484	\$6,484	\$6,188	\$296
Legal Advertising	\$600	\$300	\$179	\$121
Other Current Charges	\$850	\$425	\$260	\$165
Website Admin	\$1,000	\$500	\$1,022	(\$522)
Office Supplies	\$200	\$100	\$218	(\$118)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$90,973	\$55,416	\$52,527	\$2,889
<i>Maintenance</i>				
Security/Pool Attendant	\$30,000	\$15,000	\$0	\$15,000
Phone/Internet	\$1,800	\$900	\$815	\$85
Electric	\$6,000	\$3,000	\$1,777	\$1,223
Water	\$2,500	\$1,250	\$579	\$671
Property Insurance	\$3,688	\$3,688	\$3,688	\$0
Repairs & Maintenance	\$5,000	\$2,500	\$12,678	(\$10,178)
Landscape Maintenance	\$19,200	\$9,600	\$11,875	(\$2,275)
Tree Trimming	\$3,000	\$1,500	\$0	\$1,500
Janitorial Service & Supplies	\$5,000	\$2,500	\$1,943	\$557
Pool Maintenance	\$7,200	\$3,600	\$5,170	(\$1,570)
Operating Supplies	\$5,000	\$2,500	\$0	\$2,500
Pressure Washing	\$4,500	\$2,250	\$0	\$2,250
Contingencies	\$12,383	\$6,192	\$250	\$5,942
TOTAL MAINTENANCE	\$105,272	\$54,480	\$38,774	\$15,706
TOTAL EXPENDITURES	\$196,245	\$109,896	\$91,302	\$18,594
Excess (deficiency) of revenues over (under) expenditures	(\$51,406)	\$27,990	\$46,678	\$18,688
Net change in Fund Balance	(\$51,406)	\$27,990	\$46,678	\$18,688
FUND BALANCE - Beginning	\$51,406		\$59,817	
FUND BALANCE - Ending	\$0		\$106,495	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$12	\$12
Special Assessments	\$165,900	\$160,070	\$160,070	\$0
Direct Assessments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$165,900	\$160,070	\$160,082	\$12
EXPENDITURES:				
Maturity 2022				
Interest 11/1	\$3,281	\$3,281	\$3,281	\$0
Principal 11/1	\$40,000	\$40,000	\$40,000	\$0
Interest 5/1	\$2,231	\$0	\$0	\$0
Maturity 2032				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$19,219	\$0	\$0	\$0
Maturity 2042				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$39,319	\$0	\$0	\$0
TOTAL EXPENDITURES	\$162,588	\$101,819	\$101,819	\$0
Excess (deficiency) of revenues over (under) expenditures	\$3,313	\$58,251	\$58,263	\$12
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$3,313	\$58,251	\$58,263	\$12
FUND BALANCE - Beginning	\$151,471		\$234,330	
FUND BALANCE - Ending	\$154,784		\$292,593	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$11	\$11
Special Assessments	\$170,480	\$159,835	\$159,835	\$0
TOTAL REVENUES	\$170,480	\$159,835	\$159,845	\$11
EXPENDITURES:				
Interest 11/1	\$60,053	\$60,053	\$60,053	\$0
Principal 11/1	\$50,000	\$50,000	\$50,000	\$0
Interest 5/1	\$58,897	\$0	\$0	\$0
TOTAL EXPENDITURES	\$168,950	\$110,053	\$110,053	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,530	\$49,782	\$49,792	\$11
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$1,530	\$49,782	\$49,792	\$11
FUND BALANCE - Beginning	\$130,260		\$215,403	
FUND BALANCE - Ending	\$131,790		\$265,196	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2013
Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$12	
FUND BALANCE - Ending	\$0		\$12	

HEMINGWAY POINT

COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<u>Series 2013 Special Assessment Bonds</u>	
Original Issue Amount:	\$2,135,000	
Interest Rate:	5.25%	
Maturity Date:	November 1, 2022	\$355,000
Interest Rate:	6.25%	
Maturity Date:	November 1, 2032	\$615,000
Interest Rate:	6.75%	
Maturity Date:	November 1, 2042	\$1,165,000
Reserve Fund Requirement:	50% of Max Annual Debt Service	
Bonds outstanding - 9/30/13	\$2,135,000	
Less:	11/1/13	(\$30,000)
	11/1/14	(\$30,000)
	11/1/15	(\$30,000)
	11/1/16	(\$30,000)
	11/1/17	(\$35,000)
	11/1/18	(\$35,000)
	11/1/19	(\$40,000)
	11/1/20	(\$40,000)
Current Bonds Outstanding:	<u>\$1,865,000</u>	

Bond Issue:	<u>Series 2014 Special Assessment Bonds</u>	
Original Issue Amount:	\$2,500,000	
Interest Rate:	4.63%	
Maturity Date:	November 1, 2024	\$47,000
Interest Rate:	5.00%	
Maturity Date:	November 1, 2034	\$760,000
Interest Rate:	6.75%	
Maturity Date:	November 1, 2044	\$1,270,000
Reserve Fund Requirement:	50% of Max Annual Debt Service	
Bonds outstanding - 9/30/14	\$2,500,000	
Less:	11/1/15	(\$35,000)
	11/1/16	(\$40,000)
	11/1/17	(\$40,000)
	11/1/18	(\$45,000)
	11/1/19	(\$45,000)
	11/1/20	(\$50,000)
Current Bonds Outstanding:	<u>\$2,245,000</u>	

Hemingway Point
 Community Development District
 Tax Collections
 Fiscal Year Ending September 30, 2021

Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	Series 2013			Series 2014		Net Gross
						General Fund 30.10%	Debt Service Fund 34.47%	Debt Service Fund 35.43%	Debt	Debt	
						\$ 144,839.05	\$ 165,900.31	\$ 170,480.46	\$ 481,219.82		
						\$152,462.16	\$ 174,631.90	\$ 179,453.12	\$506,547.18		
10/23/20	\$ -	\$ -	\$ -	\$ 1.58	\$ 1.58	\$ 0.49	\$ 1.09	\$ -	\$ 1.58		
11/18/20	\$ 6,733.58	\$ 250.36	\$ 67.33	\$ -	\$ 6,415.89	\$ 1,923.65	\$ 1,987.66	\$ 2,504.58	\$ 6,415.89		
11/27/20	\$ 28,687.26	\$ 1,136.03	\$ 286.87	\$ -	\$ 27,264.36	\$ 8,125.23	\$ 6,956.83	\$ 12,182.30	\$ 27,264.36		
12/9/20	\$ 428,567.02	\$ 16,971.68	\$ 4,285.68	\$ -	\$ 407,309.66	\$ 122,781.20	\$ 146,093.23	\$ 138,435.23	\$ 407,309.66		
12/22/20	\$ 6,321.80	\$ 250.35	\$ 63.21	\$ -	\$ 6,008.24	\$ 1,805.61	\$ 1,987.67	\$ 2,214.97	\$ 6,008.24		
1/27/21	\$ -	\$ -	\$ -	\$ 19.13	\$ 19.13	\$ 19.13	\$ -	\$ -	\$ 19.13		
2/7/21	\$ 7,962.04	\$ 172.72	\$ 79.62	\$ -	\$ 7,709.70	\$ 2,299.32	\$ 2,018.72	\$ 3,391.66	\$ 7,709.70		
3/16/21	\$ 3,160.90	\$ 31.28	\$ 31.60	\$ -	\$ 3,098.02	\$ 931.02	\$ 1,024.90	\$ 1,142.10	\$ 3,098.02		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TOTALS	\$ 481,432.60	\$ 18,812.42	\$ 4,814.31	\$ 20.71	\$ 457,826.58	\$ 137,885.67	\$ 160,070.09	\$ 159,870.83	\$ 457,826.58		
						95.20%	96.49%	93.78%			

<u>To Debt Service</u>		001.300.20700.10100	
	V#16	V#25	FY2020
12/2/20	\$ 8,945.57	\$ 14,686.88	872/877
12/10/20	\$ 146,093.23	\$ 138,471.23	879/880
12/22/20	\$ 1,987.67	\$ 2,214.96	885/6
2/16/21	\$ 2,018.72	\$ 3,319.66	908/9
	\$ 159,045.19	\$ 158,728.73	
Bal to Transfer	\$ 1,024.90	\$ 1,142.10	