



***Hemingway Point
Community Development District***

<http://www.hemingwaycdd.com>

Anthony Pellicano, Chair

Russell Brick, Vice Chair

Cheryll Angell, Assistant Secretary

Carlos Suarez, Assistant Secretary

August 25, 2021



Hemingway Point Community Development District

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August 18, 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, August 25, 2021** at **2:00 p.m.** at the **Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033**

Please Note: Staff Members of the Public are encouraged to participate from your computer, tablet, or smartphone by going to:

<https://global.gotomeeting.com/join/834412573> or you may also participate using a phone by dialing: **+1 (408) 650-3123** and Access Code **834-412-573**

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #2 – 11/2024)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officer(s)
3. Approval of the Minutes of the July 28, 2021 Meeting
4. Public Hearing to Adopt the Fiscal Year 2022 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2021-07** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2021-08** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. CDD Manager
 - 1) Consideration of the Proposed Fiscal Year 2022 Meeting Schedule
 - 2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form
 - D. Field/Property Manager – Monthly Report
6. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <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, July 28, 2021 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Anthony Pellicano	Chairman
Russell Brick	Vice Chairman
Cheryll Angell	Assistant Secretary
Carlos Suarez	Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn	District Manager
Scott Cochran	District Counsel
Ben Quesada	Governmental Management Services
Mayra Padilla	Governmental Management Services
Several Residents	(by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor to Unexpired Term of Office
Seat #2 (11/2024)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officer(s)**

Mr. Winkeljohn: Item No. 2 is organizational matters, this will stay on your agenda until you're in a position to appoint somebody, but you don't obviously have to appoint somebody if you're not ready. As each of you consider names, and decide to put them forth as a candidate, that will happen at a meeting in the future, but we don't have to do it today, so if you don't have anyone, we can table it.

Mr. Brick: I make a motion that we table.

Mr. Winkeljohn: Tabled by Russ, thank you.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
June 23, 2021 Meeting**

Mr. Winkeljohn: The minutes from June 23rd were circulated and are also in your packets, if those are ok, a motion to approve would be welcomed.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, the Minutes of the June 23, 2021 Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: Hey Scott, are you able to hear me? Hello, Scott can you hear me? He's on here, but he can't hear me. Scott, are you there? Hello? We can table his item, I think he's probably pulling into the parking lot now, yes, I can see him out there, so he'll be here in a minute.

C. CDD Manager

**1) Discussion of Financial Disclosure Report form the Commission on
Ethics and Reminder to File Annual Form**

Mr. Winkeljohn: We can move to item C which is the financial disclosure forms. As you guys know your forms came to you in June, you would have filled them out and sent them back to the Supervisors of Elections. Did everyone do that yet?

Mr. Brick: Mine is done.

Mr. Winkeljohn: Ok, congratulations. Usually, I put it in the agenda, I have it, yes, everybody's but Carlos has showed up, so I will inform Carlos appropriately when he joins us. Hi Scott, and we'll come back to your report later, just give me a second to get oriented.

Mr. Cochran: That's fine.

D. Property Manager – Monthly Report

Mr. Winkeljohn: Ben, do you want to say hello to the Board with your report?

Mr. Quesada: Sure. So, the good news is your palms all got trimmed, I see along the middle we had a little bit of a hiccup with the final grouping of them but, BrightView was creative enough to find a solution and they're looking great as you see there in the report. A little later on in our cycle between meetings, we had some issues over by the pool area, so some of the outlet covers over by the water fountain and near the storage rooms were replaced. We had a bunch of light bulbs that we replaced over by the pool and mail area. We fixed those doors you guys were having trouble with, the emergency door in the back and the restroom doors closing. We've had several short circuits as recently as this past weekend, I know Cheryll was out there, and spoke to our security guy. We actually had someone come back again and fix the fence, they are getting towards the end of their lifecycle, I want to tell you, I don't know if it's related to the issue, so I'm going to come at you guys with some pricing at the next meeting.

Mr. Brick: But what's at the end of their cycle?

Mr. Quesada: Those fans, I don't know if you've seen them, but they're in pretty bad shape there, they're wobbly, I don't think they were the most ideal outdoor fans. I'm going to find you guys something economical, but something that can handle the elements a little better out there, so we're just talking about 3 fans. Maybe we can speak to someone at Home Depot.

Mr. Winkeljohn: But they're not brand new either.

Mr. Quesada: Right, exactly.

Mr. Brick: Well, they were when I bought them and installed them.

Mr. Quesada: I know. They had a couple of shorts, and it's been fixed twice already. So, all that's been taken care of, we resecured some of those areas there and we ordered new lifesavers for the pool. Outside of that, not a whole lot to discuss in the field, I just want to kind of report to you the progress we're making with the security contractor on the weekends. We actually made a slight adjustment to the schedule because we're noticing a lot of activity after hours, even when the security guard is gone. So, they tried it out this weekend, they're working, and I don't want to say it on the record but, they did adjust their hours, and it seems like we didn't have any incidents this weekend, so I think for now we're going to hold on to that. The hours are all the same, it's just they adjusted the schedule, and we'll continue to monitor it. Just keep in mind, some things do happen during the week, so I did speak to him just to kind of be creative

with our current budget, what could we do, and again if we're sleeping at 1:00 in the morning and we're getting a notification, but if you guys want a quicker response, we can provide access to those notifications with the camera system to the security contractor. He happens to have people, including himself, that work nights where they can monitor it more closely, and should they need to call police or anything like that, they would actually drive over there, handle the call, make sure there's a case number or a trespassing situation addressed, they would charge us \$40 per call, so it's an option, it's out there, if you notice an uptick. We don't live here 24/7, you guys do, so let us know, we at least have some type of option on the table that we can do with our current budget that won't kill you guys, if you notice that there's some repeat offenders or anything like that going on.

Ms. Angell: I think that's a very good idea to do something like that because we can't be there checking in the middle of the night.

Mr. Quesada: Of course not.

Ms. Angell: But if they are, and they see something, and the word gets out that somehow somebody is seeing something, and then the police are called, maybe they won't bother it as much.

Mr. Quesada: Right, if you scare the daylights out of somebody once, and they'll never come back.

Mr. Brick: The other thing is though, if the police are called, someone needs to be trespassed.

Mr. Quesada: Agreed.

Mr. Brick: No more than just driving over and saying hey, you guys got to go, no, hey guess what, you guys are going downtown now, because you trespassed.

Mr. Quesada: Well, the way they would do it, typically, is they'll do a warning, but there will be a case number assigned to it, and if that person steps foot in there again, it's an automatic arrest, typically that's how they do it in most cases. I think that's all I have for you right now. Oh, I know there's some issues with the entrance, but we'll talk about that, little minor things like that.

Mr. Pellicano: I noticed some of the bulbs are out again.

Mr. Quesada: Show me where because we just replaced the bulbs by the mail area, I know that.

Mr. Pellicano: No, at the front, I don't know if it's because of the lightning or not, I don't know what's going on.

Mr. Quesada: It's possible, we had some issues there and we'll take a look at it.

Mr. Pellicano: Ok.

Mr. Winkeljohn: I'm having trouble with the GoToMeeting, it's not allowing audio for some reason, so that's what I'm trying to do, get it to work. There's a couple of people that are there in case they have something they want to say. Alright it's better now, can anyone on the phone hear me? Hello? Ok, I'll mute it for now. Give me one second here. Ok, so back to the \$40 thing, do you like that idea?

Mr. Brick: Yes.

Mr. Pellicano: Yes, I like it, that's per call, right?

Mr. Winkeljohn: Yes, and we can do it for the rest of the summer which is another 4 weeks or so.

Mr. Pellicano: We'll see how it goes.

Mr. Winkeljohn: And we can put a not to exceed on it, like 10 calls of \$400.

Mr. Pellicano: Yes, that's a good idea.

Mr. Brick: That's more like it.

Mr. Quesada: So, not to exceed 4 phone calls.

Mr. Winkeljohn: Right 10 phone calls, and that's very reasonable, just think what it would cost to have somebody there the whole time.

Mr. Quesada: If we're talking monitoring 24/7 for you guys, then we're talking about a whole different ballgame, so I'm just trying to find you something priced practical.

Mr. Brick: Is there some way to prove the person actually showed up when they charge the \$40?

Mr. Winkeljohn: Say that again, repeat that Russ, sorry.

Mr. Brick: Is there actually going to be proof the person showed up if they charge us \$40?

Mr. Winkeljohn: Of course, the camera. We can make sure they wave at the camera.

Mr. Quesada: Yes.

Mr. Brick: Well, if they do trespass and provide a warning, we should get a copy of the incident.

Mr. Winkeljohn: Of course, there will be a copy.

Mr. Quesada: They'll give us an incident report along with the case number, and then we'll have the camera backup.

Mr. Brick: They have to send us that to get that.

Mr. Winkeljohn: Yes, they'll follow their normal procedures.

Mr. Quesada: And you guys are dealing with a very straight up guy, so we'll have no issues with that.

Mr. Brick: Ok.

Mr. Quesada: Do we need a motion for that?

Mr. Winkeljohn: No, it's on the record that the Board is in favor of up to \$400 a month for call backs.

Mr. Pellicano: I don't think we'll do \$400 but we'll see.

Mr. Winkeljohn: Right, and it just sets parameters for staff, we're authorized to spend already by the Board as required in this District, so we're cool, I just wanted your feedback before we move forward, but I think it's a great tool to accomplish, just what Russ said where it creates trespassing and arrest histories where word will get out, and that it's not a free for all, that's our goal.

Mr. Brick: Right, the dope is around our development, do whatever you want, whenever you want, and nobody says a thing. So, that's going to end.

Ms. Angell: I agree.

Mr. Pellicano: I agree with you on that, entirely.

Mr. Quesada: Another thing to share, Mayra has been helping me out, so she's been kind of like my liaison with the security company helping us in the field, so we're interchangeable when it comes to anything out in the field, and you can always run anything by us first, and we'll run it up the chain to Paul if we need to. She's been the one helping you guys with your pool access, so it's been great.

Mr. Pellicano: There's only a couple complaints here and there, but usually it's other things, like we talk, but it's not what they're putting online.

Mr. Quesada: Correct, a lot of times people are just trying to talk their way into getting extra passes.

Mr. Pellicano: That's seems to be one of the items too.

Mr. Brick: Yes.

Mr. Pellicano: This one woman claims that she emailed you 3 months ago, and she hasn't heard from you yet, I don't believe that.

Mr. Quesada: But if you ever want, just privately email Mayra and I guarantee she'll send you an answer, and she can even show you the software.

Mr. Pellicano: That's ok, somebody put the email on there already.

Mr. Quesada: Ok.

Ms. Padilla: And what's going on too, some of them already have two pool passes, so I go and check the system and I see it, so now you have to pay a fee, so maybe they did email me 2 months ago, and I told them there's a fee, they didn't pay the fee.

Mr. Pellicano: Well, that's good, that's the way it's supposed to work, so that's perfect, you're not going to please everyone.

Ms. Padilla: We try.

Mr. Pellicano: The pool is a lot better than it was, it's been a struggle, but we're getting there.

Mr. Winkeljohn: Right, in the near future, with good credentials, good security, good surveillance, all those tools, the good fence, that's all coming slowly but surely, we are getting the round turn on it, and getting it corralled, but we'll get there, it's not impossible. Any other questions for Ben? I've got the note on Milton and the flowers, normal rotation. Somebody sent me the pressure washing, I think it was Carlos, it's about ready, but I usually don't bother doing it in July or August because it will be right back a week later, so right around October, late October is good.

Mr. Quesada: Especially when we get the anti-liquid which you guys had to have near the mail area, it grips everything, so we can try to time it if you guys want, I think it was People's Choice that also quoted. We do our pressure cleaning typically in early fall, or mid-fall, like right before the holidays so you have everything looking really nice.

Mr. Winkeljohn: Right, and Carlos was cool with it.

Mr. Pellicano: So, the other thing I wanted to bring up, I know we had voted a while back on the Christmas tree, we were planting.

Mr. Winkeljohn: Oh right, you had some samples to put in there.

Mr. Quesada: Yes, so there's the Japanese blueberry which I have here on the side of the building, or a magnolia, but you guys wanted something bigger, correct?

Ms. Angell: Well, I haven't seen it, what did you say was on the side?

Mr. Quesada: I'll show you, it's a Japanese blueberry tree which it's sort of like utopia but it keeps like a cone shape as long as your trim it regularly.

Mr. Winkeljohn: How tall do they get?

Mr. Quesada: The one right here, it's only been in the ground a few months, you got to see it, it's already like growing a foot or two and we've had it in the ground maybe 3 or 4 months.

Mr. Pellicano: Well, what I did want to bring up because those ones remind you that is a drenched soaking palm when it rains, so don't put a tree in there that's not going to be able to handle that.

Mr. Winkeljohn: Right, actually the thing that would live there the best, that does look a little bit like a Christmas tree would be a cypress, we could trim it.

Mr. Pellicano: That's a good idea.

Mr. Winkeljohn: Right, well they have their downside too, they drink a lot and they put up little leaves and stuff, but if they don't get water, they also drop their leaves annually.

Mr. Pellicano: That's true too.

Mr. Quesada: I'm going to be picking the arborist's brain when I'm looking for something else.

Mr. Winkeljohn: The magnolia is my leader in the clubhouse, that one is dark green 12 months of the year, has a nice big white flower, but it grows naturally in a cone shape and you can keep it trimmed like that, you have to buy a specimen though.

Mr. Quesada: Yes, it's going to be a good investment but I can tell you we've experimented two tests last year, you have the grande flora and the little gem. Basically, the little gem is like the Florida one that they started with, and they started playing with it in a laboratory and actually did some enhancements, and I have a few here, and you want to go with the grande flora. They grow bigger, the leaves are bigger, it just has a much bigger presence.

Mr. Winkeljohn: Right, the little gem looks like a Florida tree, like it's half interesting, that's just our climate, and so some stuff can do real well outside of their area, and it's a little norther plant, but I've seen it being used more and more. They either hybridized it or something, but it's working, the flora is working.

Mr. Pellicano: Alright, so with that, once we figure the tree and where's it's going to go, we have to run a powerline to it at some point to plug the lights in because there's not going to be any lights out there.

Mr. Quesada: Ok.

Mr. Pellicano: I think there's a circuit but I'm not positive, inside the pool area, that they can just run underground to it maybe, but it's got to be high enough that if it floods, it's not going to burn up.

Mr. Winkeljohn: Well, they'll do it in sealed conduit.

Mr. Pellicano: Right like that, but I'm saying, once that fills up with water, like a reservoir, it has to be high.

Mr. Quesada: Got it, maybe around the base of the tree.

Mr. Pellicano: So, once we get to that point, and that's what we had talked about, that way at least they can plug the lights into it.

Mr. Quesada: Got it.

Mr. Brick: You're going to put it in the retention pond?

Mr. Pellicano: What else are you going to do, you can't run an extension cord all the way out there.

Mr. Brick: No.

Mr. Pellicano: So, we'll have to figure that out, where we're going to put the trees.

Mr. Quesada: Do you guys want as a Board, want to appoint somebody to kind of be the lead on that, and I can meet outside with that person?

Mr. Pellicano: It was Cheryll's idea.

Mr. Quesada: Cheryll, ok.

Mr. Pellicano: I don't have any problem, do you have an issue if Cheryll takes care of it?

Mr. Brick: Of course not.

Mr. Quesada: Ok, that way we can get stuff done between the meetings, ok.

Mr. Winkeljohn: Right, we'll move on it. Are there any other questions for the field? Excellent, so progress there.

B. Engineer

Mr. Winkeljohn: We have nothing under our engineer's report.

FIFTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Under financial reports, we have the check run, balance sheet and income statement are in your packets. I didn't see anything too different than normal.

Mr. Suarez: This is Carlos.

Mr. Winkeljohn: Hi Carlos, thanks for joining us, we're pretty much through the reports, we're about to do Scott's report, we're actually going to go back to him. Are there any questions on financials?

Mr. Suarez: No, I don't have any.

Mr. Winkeljohn: Is there a motion to approve?

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

A. Attorney – Discussion of Memorandum on 2021 Legislative Update

Mr. Winkeljohn: Then that brings us to Scott.

Mr. Cochran: First one quick question, was there appointment under No. 2 on the agenda?

Mr. Winkeljohn: It was tabled.

Mr. Cochran: Ok, that's what I figured, I just wanted to ask that question. So, yes, the only thing I've got is our annual legislative update. As you may recall, we do this every year after the legislation session, we just kind of give you a summary of some of the laws that impact Special Districts, including CDDs like this one. There's a whole bunch of different ones that cover a whole bunch of different areas, so I'm not going to hit them all. If you all do want the actual laws that we summarize, you can ask us to provide them to the manager, or you can get them from us if you really want to read through them, but they're real tedious. So, I'm just going to highlight a few of them. The first one I'll touch on deals with notice for meetings. Typically, we always do it in the newspapers, they are now allowing it online only option beginning January, 2022, however, in reading through the actual law, there's a lot of criteria that you have to satisfy.

Mr. Winkeljohn: It will never happen, but they will allow you to do it.

Mr. Cochran: Including one where it looks like weekly you have to publish something in the paper saying, our notices are online, so I don't know that it would make a lot of sense to do it.

Mr. Winkeljohn: And for that notice, the newspaper charges you exactly what they would have charged you in the first place.

Mr. Cochran: Exactly. So, it seems like it's one of those things that maybe it was a good idea but, maybe the execution might not be worthwhile. Another one deals with COVID related claims, and I think I discussed this with you all when it was approved, it was back in March, but it basically just protects local government bodies, including CDDs, from COVID related claims and it sets a pretty high bar for the claimants to have to prove it, and they have to submit like an affidavit before the suit, and if the judge determines at the outset that the entity made a good faith effort complying with guidance from government and health authorities, then there isn't a claim, so that's just protection. Another one is with Districts that have stormwater maintenance or stormwater maintenance systems, or wastewater maintenance systems, normally required to do needs analysis, long term ones periodically, things like that, so I'm not sure but we'll confirm with management to see if there are any things like that that we'll have to comply with here. There's a lot of specifics to it, but the general idea is they're trying to make every entity that has responsibility for these type of systems, they want to make sure that people are making long term steps to maintain them properly. Finally, this one is kind of an interesting one, I don't think you all asked about it, but some Districts asked about drones, and typically, generally drones used for surveillance is prohibited, there are some exceptions to it in the Statutes, and they added some exceptions this year, and the most pertinent one really would be for the purposes of assessing damages following a natural disaster, or hurricane where's there been a declared state of emergency, you can use them as far as assessing damages. They do have an approved list of drones, and it has to be drones from that list, and of course that's with any type of activity like that, they're still subject to all 4th Amendment protections and things like that. So, they are available to be used for limited purposes, that being one that could potential apply, so I just wanted you to be aware of that.

Mr. Winkeljohn: Is it specific to what it means by a storm, does it have to be a declared emergency?

Mr. Cochran: Yes, declared state of emergency resulting from a hurricane, flood, wildfire, or other natural disaster, but it's got to be, apparently, they have a list of approved drones, so it has to be one from that list. So, it's something that could potentially be used, but so you're aware. So, there's other ones, but those are the main ones I wanted to highlight. If you all have any questions about any of them, feel free to ask or I can send you guys the backup for them if you want to see any of them. That's all I have for reports today. Since the last meeting, we did prepare an agreement with the security company so that's in place for their services.

Mr. Winkeljohn: Thank you Scott.

Mr. Cochran: Sure.

Mr. Winkeljohn: And I know your colleague is on here also, Greg.

Mr. Cochran: Yes.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: That moves us to Supervisors requests. Anyone have anything? Your next meeting will be your budget hearing, I'll bring 20 copies of the budget, and I'll go over the procedures at the beginning of the hearing, and I don't think it will be that interesting, but you never know.

Mr. Brick: Is there an end date on Milton's contract or is he month to month?

Mr. Winkeljohn: It's ongoing, so we can end it anytime we want to, are you interested in bidding?

Mr. Brick: Are you guys satisfied with what's going on with Milton, because I'm not really to be honest with you.

Ms. Angell: Well, can you tell me what you're not satisfied with because I am.

Mr. Brick: Well, first of all, I can't get him to do my grass, second of all, I don't think he's upholding the schedule for the grass he's cutting around the development.

Mr. Winkeljohn: Is that like a summer issue, because often when they get rain, and growth both happening all the time, they get behind and they never catch up until October, and that happens.

Mr. Brick: Well, I guess it could be that, but I just hear it from other people too that they're having issues with him getting his normal work week going.

Ms. Angell: Well, I think, and I did talk to him briefly, and I think a lot of it, we've had a lot of rain, and that's what I'm going to say because we've had a lot rain, and he's told me also, that's why he hasn't been able to do that, and that's my phone by the way.

Mr. Winkeljohn: That's alright.

Ms. Angell: So, I think we should give him a little bit of time because look at it today how it's raining, they can't mow. They have to stop, but I think from the drive in, from probably the entrance, I think that it always looks pretty good, and I see his men picking up all those palms and things that fall, so that's just my opinion, I mean I can talk to him again.

Mr. Winkeljohn: Typically, what we do from management of a contractor, you give feedback, I talked to a contractor, and if they don't resolve it, I give you feedback that something is not working, so this is the first feedback I've had in a while that he wasn't able to keep up with it. So, that's duly noted, and if it persists, and he's not able to rectify it for us, and we can't speak on behalf of the homeowners, his service problem with the homeowners is an individual private matter, not ours, but if we suspect that his staffing and scheduling and equipment are not up to par, I can as his contract manager, I can ask him how he's resolving that, and get satisfied. If I can't get satisfied, I'll report to you that I suspect long term he may not be able to perform much longer, that type of thing. That would be the right approach, but if it's happening very quickly, I can act on your behalf, but between now and August, I'll contact him, I'm going to talk to him about the flower rotation, and ask him how it's going and that kind of thing, and if I get any sense that he doesn't think he can keep up with it, maybe it's a mutual situation.

Mr. Pellicano: So, with that, two things since he's bringing that up, now that I'm thinking about it, is in the front where all the walls are in front on the main road, they're not keeping, they're overgrowing the lights again.

Mr. Winkeljohn: Ok.

Mr. Pellicano: So, that needs to be, at the bottom where it lights all the time, they're not doing that, so you can't see the lights on the street, they're buried in the bushes.

Mr. Brick: That area is supposed to be mulched too.

Mr. Pellicano: Good point. So, if it becomes an issue and if he can't keep up with it, that's fine, then maybe we'll put some bids out and see what happens, but he could re-bid, if it comes to that point.

Mr. Winkeljohn: Right, I think we have a few steps before that.

Mr. Pellicano: Sure, of course.

Mr. Winkeljohn: Absolutely, that's fair, and we want in our record with contractors to have that in place.

Mr. Pellicano: And he does a good job when he does it, we just have to fine tune a couple of little things that's all.

Mr. Winkeljohn: Right, he's been responsive for the last couple of years without a few headaches which were really just getting organized on what we were responsible for, so we have that behind us now, it's just performance and this time of year, these rains, you won't find any contractor without this issue. Especially, it's the pros and cons of hiring a contractor of his size, but even the largest one in the country is who we use on this property, and their headquarters for South Florida is across the street, almost literally, they still have bad weeks where they never get anything cut, and they don't want to damage the material worse, they could cut it for us, they have equipment, but it would leave ruts and you would just go backwards.

Mr. Brick: I understand.

Mr. Winkeljohn: Well, I'll work with him and see where he is, but good feedback.

Mr. Brick: Yes, just give it a shot.

Mr. Winkeljohn: Anything from you Tony?

Mr. Pellicano: I'm good, I already asked all my questions.

Mr. Winkeljohn: Alright, Cheryl?

Ms. Angell: The only thing I was going to say is, I agree with what you said about Milton because I think all the entranceways coming in and around the pool area, I mean it's all good. Personally, and he does my lawn also, but if I text him, he texts me back in just a few minutes, and I did talk to him about the rains and everything.

Mr. Brick: Well, I mean when I text him, he texts me back too, but that doesn't mean he shows up anytime soon.

Ms. Angell: Well, you should ask him or I think be a little nicer, I usually give his crew some Gatorade when they come because it's very hot outside. So, I'm just saying,

we need to give him another chance because I hate to see what we're going to get out there.

Mr. Winkeljohn: Right, and he hasn't done anything wrong from a District standpoint, this is just feedback, and we'll explore it.

Ms. Angell: We can't worry about our personal lawns, if that's our only problem with it.

Mr. Quesada: We'll focus on the perimeter.

Mr. Brick: The point is, when he gets to it, that's the point.

Mr. Winkeljohn: Ok, I understand. Carlos? No, he just dropped off again, it's definitely something with the WiFi here. I have nothing else, and we'll be back here next month for our budget hearing. I've had no feedback from the community with the letter that went so we're good there. The other thing that we got a text from Carlos on is the present policy on the phone credentials, we give every property up to the number they're allowed for free, then when they want to add one, or change phones, or something like that, the licenses cost us about \$25 each, so that's our policy. Somebody doesn't like that, I understand, but that's what it cost the District, so our sort of cost sharing from District money being allocated across the program, we could make them all free, but you lose the management of the process when things are free, and you lost being tricked into, oh I got a new phone, and then we have to deactivate the other one, so the new license is more money, so who should pay for that, the District as a whole, or that individual. Our policy has been that the individual would then foot the bill.

Mr. Pellicano: It has to be because that's your record of who got one.

Mr. Winkeljohn: Right, so that was our strategy, and historically if they wanted the old key, and I think the keys were like \$70 or something like that, they were those really special laser keys, but they weren't cheap.

Mr. Quesada: They were the Medeco.

Mr. Winkeljohn: Right, the Medecos, so I hear the feedback but I don't have a recommendation to you to change it, unless you want, it's your choice but that's the policy.

Mr. Brick: No, I don't think that we should change it.

Mr. Winkeljohn: Ok.

Mr. Brick: He says we need to find a way to control that people are already getting pissed about it, because I texted him and I said, that we have to pay for it.

Mr. Winkeljohn: Right, and this is during the meeting chat, he's on the chat, so he's reading Carlos' chat at a public meeting, so it's ok.

Mr. Brick: So, I told him to call you and you would explain it to him because he didn't even hear us.

Mr. Winkeljohn: Yes, I understand, it keeps shutting off and then it was echoing me. So, I'll go over it with Carlos and we can address it, if we have an audience at our next meeting, and they want to bring it up, we can certainly take more feedback, but as a Board you're not here to be popular necessarily, you're here to implement a policy that gives you control of the pool, and I've had one or two discussions since we instituted it, so one or two people shouldn't change a policy.

Mr. Quesada: And again, I think Mayra can speak to it better than I can, but I mean the majority of the people that you have there complaining are people that have already gotten two, or three passes already, so just keep that in mind.

Mr. Winkeljohn: Ok, that's good discussion and as things change, if the characteristic of the community changes, and the Board wants to adapt to that, they can, or you can, but at this point, I think you're doing the right thing in our master plan to get the management of the pool under control.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: That's all we have, is there a motion to adjourn?

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

***Proposed Budget
Fiscal Year 2022***

***Hemingway Point
Community Development District***

August 25, 2021

GMS

Hemingway Point

Community Development District

General Fund

OPTION 2

Description	Adopted Budget FY 2021	Actual thru 7/31/21	Projected Next 2 Months	Total Projected at 9/30/21	Approved Budget FY 2022
Revenues					
Maintenance Assessments	\$144,839	\$145,692	\$0	\$145,692	\$223,250
Misc. Income	\$0	\$33	\$0	\$33	\$0
Carry Forward Surplus	\$51,406	\$48,414	\$0	\$48,414	\$13,104
Total Revenues	\$196,245	\$194,139	\$0	\$194,139	\$236,354
Expenditures					
<i>Administrative</i>					
Supervisor Fees/FICA Taxes	\$10,334	\$6,459	\$1,153	\$7,612	\$10,334
Engineering Fees	\$1,500	\$368	\$750	\$1,118	\$1,500
Dissemination Agent	\$2,500	\$2,083	\$417	\$2,500	\$2,500
Assessment Roll	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Attorney Fees	\$15,000	\$10,873	\$3,624	\$14,497	\$15,000
Annual Audit	\$4,200	\$4,200	\$0	\$4,200	\$4,200
Trustee Fees	\$8,000	\$8,000	\$0	\$8,000	\$8,000
Management Fees	\$37,080	\$30,900	\$6,180	\$37,080	\$37,080
Computer Time	\$250	\$208	\$42	\$250	\$250
Telephone	\$50	\$0	\$0	\$0	\$50
Postage	\$1,000	\$1,596	\$319	\$1,915	\$1,000
Insurance	\$6,484	\$6,188	\$0	\$6,188	\$6,807
Printing & Binding	\$750	\$515	\$103	\$618	\$750
Legal Advertising	\$600	\$179	\$36	\$214	\$600
Other Current Charges	\$850	\$552	\$110	\$662	\$850
Website Compliance	\$1,000	\$1,356	\$271	\$1,627	\$1,000
Office Supplies	\$200	\$271	\$54	\$325	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$90,973	\$74,923	\$11,906	\$80,370	\$91,296
<i>Maintenance</i>					
Field Management	\$0	\$0	\$0	\$0	\$12,000
Security/Pool Attendants	\$30,000	\$2,000	\$4,000	\$6,000	\$30,000
Phone/Internet	\$1,800	\$1,452	\$290	\$1,742	\$1,800
Electric	\$6,000	\$3,406	\$681	\$4,087	\$5,000
Water	\$2,500	\$579	\$116	\$695	\$2,500
Property Insurance	\$3,688	\$3,688	\$0	\$3,688	\$4,057
Repairs & Maintenance	\$5,000	\$21,296	\$4,259	\$25,555	\$22,500
Landscape Maintenance	\$19,200	\$17,475	\$3,495	\$20,970	\$22,500
Tree Trimming	\$3,000	\$7,225	\$0	\$7,225	\$3,000
Janitorial Service & Supplies	\$5,000	\$3,440	\$688	\$4,128	\$5,000
Pool Maintenance	\$7,200	\$5,280	\$1,056	\$6,336	\$7,200
Operating Supplies	\$5,000	\$2,741	\$547	\$3,288	\$4,500
Pressure Washing/Painting	\$4,500	\$0	\$2,500	\$2,500	\$4,000
Landscape Lighting & Replacement	\$0	\$0	\$5,000	\$5,000	\$5,000
Contingencies/Reserve	\$12,383	\$250	\$9,200	\$9,450	\$16,000
Total Maintenance	\$105,271	\$68,832	\$31,833	\$100,665	\$145,057
Total Expenditures	\$196,244	\$143,755	\$43,739	\$181,035	\$236,353
Assigned Fund Balance	\$0	\$50,384	(\$43,739)	\$13,104	\$0

Assessment Table

	FY2021	FY2022
Maintenance Assessments:		OPTION 2
Gross Assessment	\$152,462.16	\$235,000.00
Less: Disc & Col (5%)	(\$7,623.11)	(\$11,750.00)
Net Assessment	\$144,839.05	\$223,250.00
# Units	321	321
Per Unit Gross Assessment	\$474.96	\$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 7/31/21	Projected Next 2 Months	Total Projected at 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments	\$165,900	\$166,499	\$0	\$166,499	\$165,900
Interest Income	\$0	\$21	\$0	\$21	\$0
Carry Forward Surplus ⁽¹⁾	\$151,471	\$151,380	\$0	\$151,380	\$155,313
Total Revenues	\$317,371	\$317,900	\$0	\$317,900	\$321,213
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	\$2,231	\$0	\$2,231	\$1,181
Maturity 2032					
Interest 11/1	\$19,219	\$19,219	\$0	\$19,219	\$19,219
Interest 5/1	\$19,219	\$19,219	\$0	\$19,219	\$19,219
Maturity 2042					
Interest 11/1	\$39,319	\$39,319	\$0	\$39,319	\$39,319
Interest 5/1	\$39,319	\$39,319	\$0	\$39,319	\$39,319
Total Expenditures	\$162,588	\$162,587	\$0	\$162,587	\$165,488
EXCESS REVENUES	\$154,784	\$155,313	\$0	\$155,313	\$155,725

⁽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%)	<u>(\$8,731.60)</u>
Net Assessment	\$165,900.40
# Units (Phase One Project)	167
Per Unit Net Assessment	<u>\$993.42</u>
Per Unit Gross Assessment	\$1,045.70

Hemingway Point

Community Development District

Series 20

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL
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
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
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
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
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
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
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
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
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
1-Nov-22	\$45,000.00	5.250%	\$1,181.25	\$45,000.00
		Total	\$103,775.00	\$355,000.00

13 (Phase One Project)

Amortization Schedule
2022 Maturity

<u>TOTAL</u>
\$50,956.25
\$46,275.00
\$44,700.00
\$43,125.00
\$46,418.75
\$44,581.25
\$47,612.50
\$45,512.50
\$43,412.50
<hr/>
<u>\$412,593.75</u>

Hemingway Point

Community Development District

Series 20

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
1-Nov-32	\$80,000.00	6.250%	\$2,500.00	\$80,000.00
		Total	\$211,718.75	\$615,000.00

Hemingway Point

Community Development District

Series 20

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00
		Total	\$1,222,931.25	\$1,165,000.00

Hemingway Point

Community Development District

Series 2011

A

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00
Total			\$2,719,263.02	\$2,135,000.00

3 (Phase One Project)
Mortization Schedule
2042 Maturity

<u>TOTAL</u>
\$178,119.27
\$163,350.00
\$161,775.00
\$160,200.00
\$163,493.75
\$161,656.25
\$164,687.50
\$162,587.50
<u>\$160,487.50</u>
\$163,256.25
\$160,668.75
\$162,700.00
\$159,575.00
\$161,293.75
\$162,700.00
\$163,793.75
\$159,731.25
\$160,512.50
\$160,981.25
\$161,137.50
\$160,768.75
\$159,862.50
\$158,618.75
\$161,868.75
\$159,612.50
\$161,850.00
\$158,581.25
\$159,806.25
\$160,356.25
\$160,231.25
<u>\$4,854,263.02</u>

Hemingway Point
Community Development District

Debt Service Fund

Series 2014

Description	Adopted Budget FY 2021	Actual thru 7/31/21	Projected Next 2 Months	Total Projected at 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments	\$170,480	\$171,822	(\$1,342)	\$170,480	\$170,480
Interest Income	\$0	\$19	\$0	\$19	\$0
Carry Forward Surplus ⁽¹⁾	\$130,260	\$130,162	\$0	\$130,162	\$131,711
Total Revenues	\$300,740	\$302,003	(\$1,342)	\$300,661	\$302,191
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	\$58,897	\$0	\$58,897	\$57,741
Total Expenditures	\$168,950	\$168,950	\$0	\$168,950	\$166,638
EXCESS REVENUES	\$131,790	\$133,053	(\$1,342)	\$131,711	\$135,554

⁽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

A

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL
1-May-15	\$2,500,000.00	4.625%	\$75,374.50	\$0.00
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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	\$0.00
1-Nov-44	\$160,000.00	5.500%	\$4,400.00	\$160,000.00
Total			\$2,547,870.00	\$2,500,000.00

**‡ (Phase Two Project)
Mortization Schedule
2044 Maturity**

<u>TOTAL</u>
\$75,374.50
\$156,797.00
\$167,044.00
\$165,194.00
\$168,228.50
\$166,147.00
\$168,950.00
<u>\$166,637.50</u>
\$169,209.50
\$166,666.00
\$164,122.00
\$166,350.00
\$168,225.00
\$164,975.00
\$166,600.00
\$167,975.00
\$164,225.00
\$165,350.00
\$166,225.00
\$166,850.00
\$167,225.00
\$167,100.00
\$166,462.50
\$165,550.00
\$164,362.50
\$162,900.00
\$166,025.00
\$163,737.50
\$166,037.50
\$162,925.00
\$164,400.00
<u>\$5,047,870.00</u>

RESOLUTION 2021-07

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on April 28
, 2021, the Board set **August 25, 2021** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

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

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2021 and/or revised projections for fiscal year 2022.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Hemingway Point Community Development District** for the Fiscal Year Ending September 30, 2022, as Adopted by the Board of Supervisors on **August 25, 2021.**"

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Hemingway Point Community Development District**, for the fiscal year beginning October 1, 2021, and ending September 30, 2022 the sum of \$ 567,604 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 235,478</u>
Debt Service 2013	<u>\$ 165,488</u>
Debt Service 2014	<u>\$ 166,638</u>
Total All Funds	<u><u>\$ 567,604</u></u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.

- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **25th day of August, 2021**.

**Hemingway Point Community Development
District**

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2021-08

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2022

WHEREAS, certain improvements exist within the **Hemingway Point Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Hemingway Point Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2022, will amount to \$ 235,000.89 and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; Alternatively, the district may choose to directly collect and enforce all or a portion of the debt service assessment.

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT OF MIAMI-DADE COUNTY, FLORIDA, THAT;

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Miami-Dade** County ("Tax Collector") and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit "A", are hereby certified to the **Miami-Dade** County **Property Appraiser**, to be extended on the **Miami-Dade** County **Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Miami-Dade** County taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit "A", are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 4. The District Manager shall keep appraised of all updates made to the **Miami-Dade** County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Miami-Dade** County property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 25th day of August, 2021, by the Board of Supervisors of the **Hemingway Point Community Development District, Miami-Dade** County, Florida.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

Exhibit "A"

FOLIO	O&M	Count	FOLIO	O&M	Count
30-6925-016-0010	\$732.09	1	30-6925-016-1610	\$732.09	1
30-6925-016-0020	\$732.09	1	30-6925-016-1620	\$732.09	1
30-6925-016-0030	\$732.09	1	30-6925-016-1630	\$732.09	1
30-6925-016-0040	\$732.09	1	30-6925-016-1640	\$732.09	1
30-6925-016-0050	\$732.09	1	30-6925-016-1650	\$732.09	1
30-6925-016-0060	\$732.09	1	30-6925-016-1660	\$732.09	1
30-6925-016-0070	\$732.09	1	30-6925-016-1670	\$732.09	1
30-6925-016-0080	\$732.09	1	30-6925-016-1680	\$732.09	1
30-6925-016-0090	\$732.09	1	30-6925-016-1690	\$732.09	1
30-6925-016-0100	\$732.09	1	30-6925-016-1700	\$732.09	1
30-6925-016-0110	\$732.09	1	30-6925-016-1710	\$732.09	1
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Exhibit "A"

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30-6925-016-0920	\$732.09	1	30-6925-016-2520	\$732.09	1

Exhibit "A"

30-6925-016-0090	\$732.09	1	30-6925-016-1690	\$732.09	1
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30-6925-016-1290	\$732.09	1	30-6925-016-2890	\$732.09	1
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30-6925-016-1340	\$732.09	1	30-6925-016-2940	\$732.09	1
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30-6925-016-1370	\$732.09	1	30-6925-016-2970	\$732.09	1
30-6925-016-1380	\$732.09	1	30-6925-016-2980	\$732.09	1

Exhibit "A"

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30-6925-016-1480	\$732.09	1	30-6925-016-3080	\$732.09	1
30-6925-016-1490	\$732.09	1	30-6925-016-3090	\$732.09	1
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30-6925-016-1540	\$732.09	1	30-6925-016-3140	\$732.09	1
30-6925-016-1550	\$732.09	1	30-6925-016-3150	\$732.09	1
30-6925-016-1560	\$732.09	1	30-6925-016-3160	\$732.09	1
30-6925-016-1570	\$732.09	1	30-6925-016-3170	\$732.09	1
30-6925-016-1580	\$732.09	1	30-6925-016-3180	\$732.09	1
30-6925-016-1590	\$732.09	1	30-6925-016-3190	\$732.09	1
30-6925-016-1600	\$732.09	1	30-6925-016-3200	\$732.09	1
			30-6925-016-3210	\$732.09	1
			TOTAL	\$235,000.89	321

**NOTICE OF MEETING DATES
HEMINGWAY POINT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hemingway Point Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2022 at 2:00 p.m. at the Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033, on the fourth Wednesday of each month as follows:

October 27, 2021
November 24, 2021
December 22, 2021
January 26, 2022
February 23, 2022
March 23, 2022
April 27, 2022
May 25, 2022
June 22, 2022
July 27, 2022
August 24, 2022
September 28, 2022

The meeting will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

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

Paul Winkeljohn
Manager



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Your Search for " Hemingway Point Community Development District - Board of Supervisors " returned the following results:

Coordinator:





Rich Hans

Governmental Management Services
5385 N. Nob Hill Rd
Sunrise, FL, 33351
(954) 721-8681
rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
----------	-----------	-----------	---------------	------------------------------	------------------------------	----------------

275424	2020	Angell,, Cheryll	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 06/17/2021	View Filing History
275425	2020	Brick, Russell	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 06/22/2021	View Filing History
275426	2020	Pellicano, Anthony	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 06/18/2021	View Filing History
275427	2020	Suarez, Carlos	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics](#) (PDF)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Hemingway Point CDD

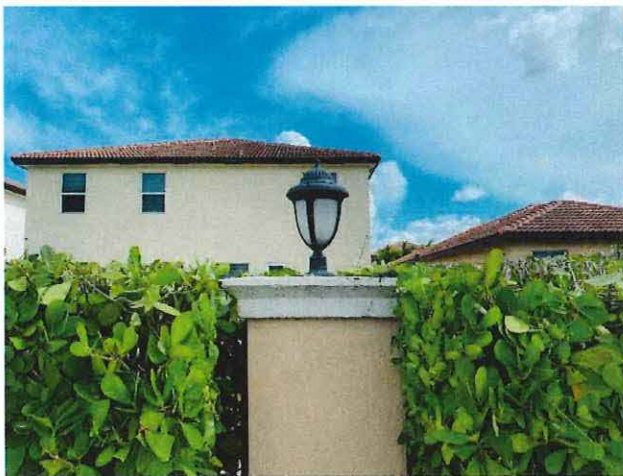
FIELD REPORT



Meeting August 25, 2021

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

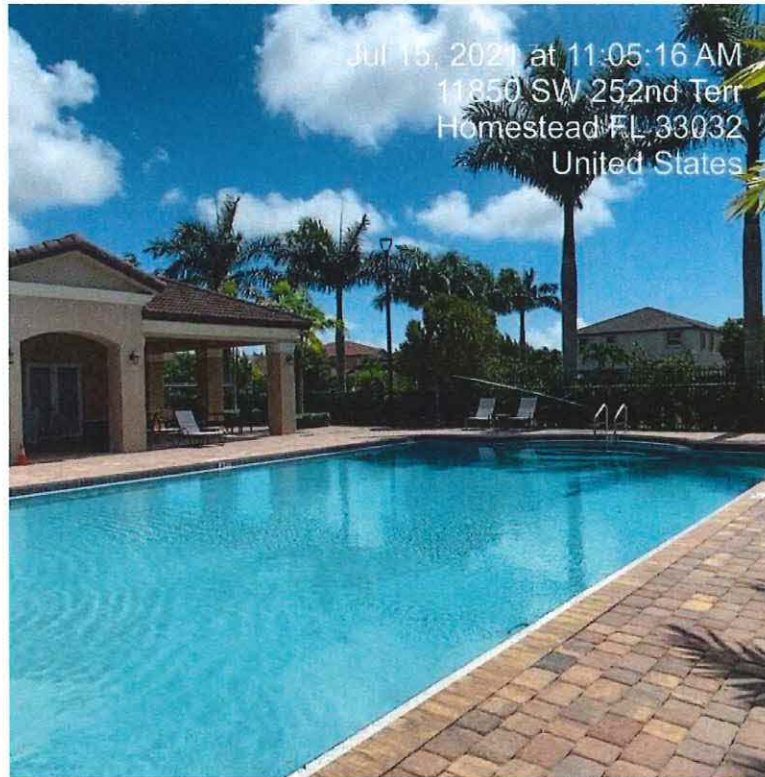
LANDSCAPING



- Landscaping was maintained by Milton's Landscaping.

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

POOL



- Pool was serviced by Bright and Blue.

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

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

HEMINGWAY POINT
Community Development District

Summary of Invoices

August 25, 2021

Fund	Date	Check No.s	Amount
General Fund	7/1-7/31	963-980	\$ 26,081.88
Total			\$ 26,081.88

*** CHECK DATES 07/01/2021 - 07/31/2021 ***

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/02/21	00014	2/02/21 20453	202102 310-51300-32200		GRAU & ASSOCIATES	V	4,200.00-	4,200.00-000907
		AUDIT FYE 9/30/20						
7/02/21	00006	5/31/21 189019	202105 310-51300-31500		BILLING COCHRAN LYLES MAURO &	*	500.00	500.00 000963
		MAY 21 - GENERAL COUNSEL						
7/02/21	00038	6/08/21 6438503	202104 320-53800-41000		COMCAST	*	179.81	179.81 000964
		JUL 21 - INTERNET/TEL						
7/02/21	00010	6/11/21 04890-39	202106 320-53800-43000		FLORIDA POWER & LIGHT	*	319.53	319.53 000965
		11850 SW 252ND TER#CLBHSE						
		6/11/21 16670-96	202106 320-53800-43000			*	73.41	
		11880 SW 248TH ST #GRDHSE						
7/02/21	00001	7/01/21 126	202107 310-51300-34000		GMS-SF, LLC	*	3,090.00	3,090.00 000966
		JUL 21- MGMT FEES						
		7/01/21 126	202107 310-51300-35100			*	20.83	
		JUL 21 - COMPUTER TIME						
		7/01/21 126	202107 310-51300-31300			*	208.33	
		JUL 21 - DISSEMINATION						
		7/01/21 126	202107 310-51300-49500			*	83.33	
		JUL 21 - WEBSIT ADMIN						
		7/01/21 126	202107 310-51300-51000			*	17.50	
		JUL 21 - SUPPLIES						
		7/01/21 126	202107 310-51300-42500			*	75.70	
		JUL 21 - COPIES						
7/02/21	00016	7/02/21 2013	202107 300-20700-10100		HEMINGWAY POINT CDD C/O WELLS FARGO	*	5,893.62	5,893.62 .00 000967
		TRANS TAX RECEIPTS SER 13						
		7/02/21 2013	202107 300-20700-10100			V	5,893.62-	
		TRANS TAX RECEIPTS SER 13						
7/02/21	00025	7/02/21 2014	202107 300-20700-10100		HEMINGWAY POINT CDD C/O WELLS FARGO	*	10,832.56	10,832.56 000968
		TRANS TAX RECEIPTS SER 14						
7/02/21	00050	6/07/21 06142021	202106 320-53800-46300		ADRIAN SUAREZ MARTINEZ	*	150.00	150.00 000969
		6/6-6/18 - JANITORIAL						
		6/29/21 06292021	202106 320-53800-46300			*	150.00	
		6/21-7/2 - JANITORIAL						

HEMP HEMINGWAY PT PPOWERS

*** CHECK DATES 07/01/2021 - 07/31/2021 ***

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/02/21	00040	6/11/21	1502	202106 320-53800-46200			*	800.00		
			JUN 21 - LANDSCAPE MAINT							
		6/29/21	1509	202106 320-53800-46200			*	800.00		
			JUN 21 - LANDSCAPE MAINT							
NICOYA LAWNSCAPING, INC.									1,600.00	000970
7/02/21	00053	3/02/21	280679	202103 320-53800-46000			*	685.00		
			ELECTRICAL CONDUIT/ROOF							
		4/08/21	280700	202104 320-53800-46000			*	400.00		
			COLUMN LIGHT REPAIR							
		5/17/21	280733	202105 320-53800-46000			*	250.00		
			REPLACE 2 DEADBOLTS							
ORTIZ CONSTRUCTION SERVICES									1,335.00	000971
7/02/21	00016	7/02/21	2013	202107 300-20700-10100			*	5,393.62		
			TRANS TAX RECEIPTS SER 13							
HEMINGWAY POINT CDD C/O WELLS FARGO									5,393.62	000972
7/02/21	00014	2/02/21	20453	202102 310-51300-32200			*	4,200.00		
			AUDIT FYE 9/30/20							
GRAU & ASSOCIATES									4,200.00	000973
7/22/21	00038	7/08/21	84956006	202107 320-53800-41000			*	188.59		
			JULY 21 - INTERNET/TEL							
COMCAST									188.59	000974
7/22/21	00058	6/29/21	16453	202106 320-53800-46400			*	19.21		
			LIQ-HAND SOAP ANTIBACTERIA							
DISCOUNT LIGHTING & SUPPLIES, INC.									19.21	000975
7/22/21	00005	6/22/21	7-412-35	202106 310-51300-42000			*	173.10		
			DELIVERIES THRU 6/17/21							
		7/06/21	7-427-29	202107 310-51300-42000			*	27.87		
			DELIVERIES THRU 7/1/21							
FEDEX									200.97	000976
7/22/21	00010	7/13/21	04890-39	202107 320-53800-43000			*	360.71		
			11850 SW 252ND TER #CLUBH							
		7/13/21	16670-96	202107 320-53800-43000			*	57.78		
			11880 SW 248TH # GRD HSE							
FLORIDA POWER & LIGHT									418.49	000977
7/22/21	00050	7/13/21	07132021	202107 320-53800-46300			*	150.00		
			7/4/21-7/16/21 JANITORIAL							
ADRIAN SUAREZ MARTINEZ									150.00	000978
HEMP HEMINGWAY PT PPOWERS										

*** CHECK DATES 07/01/2021 - 07/31/2021 ***

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 #
7/22/21	00062	7/03/21 9890	202107 320-53800-46500		*	35.00	
			POOL RULES A-FRAME SIGN				
		7/17/21 9265	202107 320-53800-46500		*	240.00	
			SIGNS-POOL&PLYGRND CLOSED				
MIAMI PRINTING & SIGNS OF KENDALL							275.00 000979
7/22/21	00040	7/14/21 1518	202107 320-53800-46200		*	800.00	
			JULY 21 - LANDSCAPE MAINT				
NICOYA LAWNSCAPING, INC.							800.00 000980
TOTAL FOR BANK A						26,081.88	
TOTAL FOR REGISTER						26,081.88	

HEMP HEMINGWAY PT PPOWERS

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

	<u>Governmental Fund Types</u>			<u>Totals 2021</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$74,041	---	---	\$74,041
Investments:				
<u>Series 2013</u>				
Reserve	---	\$82,953	---	\$82,953
Interest	---	\$45	---	\$45
Revenue	---	\$155,257	---	\$155,257
Sinking	---	\$7	---	\$7
Construction	---	---	\$5	\$5
<u>Series 2014</u>				
Reserve	---	\$85,243	---	\$85,243
Interest	---	\$37	---	\$37
Revenue	---	\$133,005	---	\$133,005
Sinking	---	\$8	---	\$8
Construction	---	---	\$12	\$12
Due from General Fund	---	\$0	---	\$0
Electric Deposits	\$491	---	---	\$491
Due from Debt Service	\$0	---	---	\$0
TOTAL ASSETS	<u>\$74,532</u>	<u>\$456,556</u>	<u>\$17</u>	<u>\$531,105</u>
 <u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u>				
Liabilities:				
Accounts Payable	\$12,743	---	---	\$12,743
Due to Debt Service	\$0	---	---	\$0
Fund Balances:				
Restricted for Debt Service	---	\$456,556	---	\$456,556
Restricted for Capital Projects	---	---	\$17	\$17
Unassigned	\$61,789	---	---	\$61,789
TOTAL LIABILITIES & FUND BALANCES	<u>\$74,532</u>	<u>\$456,556</u>	<u>\$17</u>	<u>\$531,105</u>

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
General Fund

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
REVENUES:				
Operations Assessments	\$57,013	\$57,013	\$57,349	\$336
Maintenance Assessments	\$87,826	\$87,826	\$88,343	\$517
Interest/Misc. Income	\$0	\$0	\$33	\$33
TOTAL REVENUES	\$144,839	\$144,839	\$145,725	\$886
EXPENDITURES:				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$8,612	\$6,459	\$2,153
Engineering Fees	\$1,500	\$1,250	\$368	\$883
Dissemination Agent	\$2,500	\$2,083	\$2,083	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$12,500	\$10,873	\$1,628
Annual Audit	\$4,200	\$4,200	\$4,200	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$37,080	\$30,900	\$30,900	\$0
Computer Time	\$250	\$208	\$208	\$0
Telephone	\$50	\$42	\$0	\$42
Postage	\$1,000	\$833	\$1,596	(\$762)
Printing & Binding	\$750	\$625	\$515	\$110
Insurance	\$6,484	\$6,484	\$6,188	\$296
Legal Advertising	\$600	\$500	\$179	\$321
Other Current Charges	\$850	\$708	\$552	\$157
Website Admin	\$1,000	\$833	\$1,356	(\$522)
Office Supplies	\$200	\$167	\$271	(\$104)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$90,973	\$79,121	\$74,921	\$4,200
<i>Maintenance</i>				
Security/Pool Attendant	\$30,000	\$25,000	\$2,000	\$23,000
Phone/Internet	\$1,800	\$1,500	\$1,452	\$48
Electric	\$6,000	\$5,000	\$3,406	\$1,594
Water	\$2,500	\$2,083	\$579	\$1,504
Property Insurance	\$3,688	\$3,688	\$3,688	\$0
Repairs & Maintenance	\$5,000	\$4,167	\$21,296	(\$17,129)
Landscape Maintenance	\$19,200	\$16,000	\$17,475	(\$1,475)
Tree Trimming	\$3,000	\$2,500	\$7,225	(\$4,725)
Janitorial Service & Supplies	\$5,000	\$4,167	\$3,440	\$727
Pool Maintenance	\$7,200	\$6,000	\$5,280	\$720
Operating Supplies	\$5,000	\$4,167	\$2,741	\$1,425
Pressure Washing	\$4,500	\$3,750	\$0	\$3,750
Contingencies	\$12,383	\$10,320	\$250	\$10,070
TOTAL MAINTENANCE	\$105,272	\$88,341	\$68,832	\$19,509
TOTAL EXPENDITURES	\$196,245	\$167,462	\$143,753	\$23,709
Excess (deficiency) of revenues over (under) expenditures	(\$51,406)	(\$22,623)	\$1,972	\$24,595
Net change in Fund Balance	(\$51,406)	(\$22,623)	\$1,972	\$24,595
FUND BALANCE - Beginning	\$51,406		\$59,817	
FUND BALANCE - Ending	\$0		\$61,789	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$21	\$21
Special Assessments	\$165,900	\$165,900	\$166,499	\$599
Direct Assessments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$165,900	\$165,900	\$166,520	\$620
EXPENDITURES:				
<i>Maturity 2022</i>				
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	\$2,231	\$2,231	\$0
<i>Maturity 2032</i>				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$19,219	\$19,219	\$19,219	\$0
<i>Maturity 2042</i>				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$39,319	\$39,319	\$39,319	\$0
TOTAL EXPENDITURES	\$162,588	\$162,588	\$162,588	\$0
Excess (deficiency) of revenues over (under) expenditures	\$3,313	\$3,313	\$3,933	\$620
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	\$3,313	\$3,933	\$620
FUND BALANCE - Beginning	\$151,471		\$234,330	
FUND BALANCE - Ending	\$154,784		\$238,262	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$19	\$19
Special Assessments	\$170,480	\$170,480	\$171,822	\$1,342
TOTAL REVENUES	\$170,480	\$170,480	\$171,840	\$1,360
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	\$58,897	\$58,897	\$0
TOTAL EXPENDITURES	\$168,950	\$168,950	\$168,950	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,530	\$1,530	\$2,890	\$1,360
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	\$1,530	\$2,890	\$1,360
FUND BALANCE - Beginning	\$130,260		\$215,403	
FUND BALANCE - Ending	\$131,790		\$218,294	

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	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 July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	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><u>\$1,865,000</u></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><u>\$2,245,000</u></u>	

Hemingway Point

Community Development District

Tax Collections

Fiscal Year Ending September 30, 2021

<u>On Roll Assessments:</u>						\$ 144,839.05	Series 2013 \$ 165,900.31	Series 2014 \$ 170,480.46	\$ 481,219.82	Net
Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$152,462.16	\$ 174,631.90	\$ 179,453.12	\$506,547.18	Gross
						General Fund 30.10%	Debt Service Fund 34.47%	Debt Service Fund 35.43%	Total	
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	
5/12/21	\$ 3,160.90	\$ -	\$ 31.62	\$ 1.39	\$ 3,130.67	\$ 940.83	\$ 1,035.63	\$ 1,154.20	\$ 3,130.67	
6/19/21	\$ 3,160.90	\$ -	\$ 31.60	\$ 93.88	\$ 3,223.18	\$ 968.64	\$ 1,066.30	\$ 1,188.24	\$ 3,223.18	
7/1/21	\$ 19,204.56	\$ -	\$ 192.07	\$ 855.59	\$ 19,868.08	\$ 5,896.44	\$ 4,327.32	\$ 9,644.32	\$ 19,868.08	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 506,958.96	\$ 18,812.42	\$ 5,069.60	\$ 971.57	\$ 484,048.51	\$ 145,691.57	\$ 166,499.34	\$ 171,857.59	\$ 484,048.51	
						100.59%	100.36%	100.81%		

<u>To Debt Service</u>		001.300.20700.10100
	V#16	V#25
		\$ -
12/2/20	\$ 8,945.57	\$ 14,686.88
12/10/20	\$ 146,093.23	\$ 138,471.23
12/22/20	\$ 1,987.67	\$ 2,214.96
2/16/21	\$ 2,018.72	\$ 3,319.66
4/21/21	\$ 1,024.90	\$ 1,142.10
6/11/21	\$ 1,035.63	\$ 1,154.20
7/2/21	\$ 5,393.62	\$ 10,832.56
	<u>\$ 166,499.34</u>	<u>\$ 171,821.59</u>
Bal to Transfer	\$ 0.00	\$ 36.00