



Hemingway Point
Community Development District

<http://www.hemingwaycdd.com>

Russell Brick, Chairman
Anthony Toro, Vice Chairman
Cheryll Angell, Assistant Secretary
Carlos Suarez, Assistant Secretary
Randy Berbrick, Assistant Secretary

February 23, 2022



Hemingway Point

Community Development District

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February 16, 2022

Board of Supervisors
Hemingway Point
Community Development District

Dear Board Members:

The **Hemingway Point** Community Development District regular meeting to be held on **Wednesday, February 23, 2022** at **2:00 p.m.** at the **Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033.**

Please Note: Staff Members and Members of the Public who are concerned with the spread of COVID may participate from your computer, tablet, or smartphone by going to:

<https://meet.goto.com/229505701> or you may also participate using a phone by dialing: **+1 (786) 535-3211** and Access Code: **229-505-701**

1. Roll Call
2. Approval of the Minutes of the January 26, 2022 Meeting
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field/Property Manager – Monthly Report
 - D. CDD Manager
4. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
5. Supervisors Requests and Audience Comments
6. 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, January 26, 2022 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Russell Brick	Chairman
Anthony Toro	Vice Chairman
Cheryll Angell	Assistant Secretary
Carlos Suarez	Assistant Secretary (by phone)
Randy Berbrick	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Scott Cochran	District Counsel
Ben Quesada	Governmental Management Services
Mayra Padilla	Governmental Management Services

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

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

Mr. Winkeljohn: Your October 27, 2021 minutes have been circulated which are in your books. If those are ok, I just need a motion to approve.

On MOTION by Mr. Toro seconded by Mr. Berbrick with all in favor, the Minutes of the October 27, 2021 Meeting were approved.

THIRD ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2021

Mr. Winkeljohn: There's not a lot on the agenda today since the holidays, we need to cover a few procedural items, one of which is required every year, you already picked your auditor for multiple years, today you're just authorizing this year's engagement letter, it's already pre-negotiated, the contract and the terms and everything, so it's fairly procedural. So, I need a motion authorizing the execution of the engagement letter with Grau & Associates.

On MOTION by Mr. Toro seconded by Ms. Angell with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2021 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to staff reports, and Mr. Attorney?

A. Attorney

Mr. Cochran: I really don't have a whole lot to report at this time, we will get into the normal legal requirement stuff in subsequent meetings this year but, if you all have any questions, I'm happy to answer those.

Mr. Winkeljohn: Alright, thank you.

B. Engineer

Mr. Winkeljohn: Our engineer had no report.

C. Field/Property Manager – Monthly Report

Mr. Winkeljohn: Our field manager is going to mention a few interactions with the engineer under his report. Just the big picture, you guys added the field service to your agenda so this is the second meeting we've had with paid field management, and just to show you how the report is, so, item C in your book, and a lot of you guys are kind of new but, you'll see the Hemingway field report and Ben, if you want to cover the report but, basically this comes to my office the week that the books are put together. We try to wait

just long enough where we can have it as fresh as possible, but not too long where my staff is screaming at Ben for being late, as you might guess so we can get the books out too. In the future, other Districts, just to give you the big concept, they may go to electronic meetings, meaning like a tablet or something like that, and those reports can be updated real time the week before the meeting and afterwards. The other procedure with the field report is to put it on the website, I understand you may have a new HOA staff or leadership taking charge, so they could look at that report and answer a lot of questions probably very quickly, so that's the goal of it as a communication tool, because a lot of things you might see, you'll see in the report that we're addressing them or they were addressed, and we time stamp everything so that you can see who, what, where and when, and that kind of thing, so go ahead Ben.

Mr. Quesada: Yes, so we went ahead and put a field report together for you. The biggest things you guys need to know, obviously, you had a dead tree that Milton removed, so he did a good job with that. Then MasTec on the east side of your community, the entrance at 248th, so on December 9th we actually went out and did a field inspection and we were taking photographs and lo and behold, the MasTec was there tearing up your entrance on the east side, they basically removed all the calusia and installed a conduit for FPL so that they could create a traffic light, which I'm sure you guys will be grateful for in the long run, with Corisca being built right in front of you guys, that you're going to have at least some safety there, so I tried to speak to the project manager, he was in somebody's yard on the corner, that first house on the east side, that corner lot, he was in that person's backyard, so the gentleman had the gate shut, and I'm seeing him over the wall on that day, and I said, can I get your attention, but he wasn't giving me the time of day. I went ahead and took pictures of his truck. (inaudible comment) Lo and behold, we walked there for our inspection in January, and they did go ahead and restore your calusia, they did put it to the exact same size and they did put a healthy amount of plant material, and I went ahead and that's our engineer you see there, he was doing another damage report, just to assess the damage, but I took a time stamp photograph the day of which you see in this report, and I went ahead and took some additional time stamped photographs. So, you had about \$625 worth of damage to your irrigation system that has not been repaired yet. I did get it evaluated by BrightView who does your wet checks for you, they don't even charge you for the wet checks, but if you chose to do repairs, and it's a reasonable price,

you go ahead and do that, so they will offer those services. Also, it's roughly referred to, they call them the gingerbread, I call it a full molding that's at your column there at the top, and it was damaged when they ripped out the hedge, that I know for a fact because we also serviced some minor light repairs, and I have photographs of the columns, they were not damaged previously, and so unfortunately, they do this to everybody. The project manager was saying, oh it was like that when I got there, I have the actual proof that it wasn't like that before they got there, and so I went ahead and escalated to management at MasTec so this allows a little bit of time to kind of work those things through. If I have to, I'll quantify the damages to column 2, but the last conversation I had with the manager over there was that they have a whole restoration team that will come out there and fix those type of things, so I'd rather sit tight and let them play it out and if it takes too long I'll go ahead and present some other numbers to you and have it repaired and then we can always talk to Scott or anybody else to see how you guys want to handle that, right now you're at about \$600 of damage on the irrigation.

Mr. Brick: They have to pay for it.

Mr. Quesada: Agreed.

Ms. Angell: I have a question.

Mr. Quesada: Sure.

Ms. Angell: What about all those plants that they ripped out of all those people's backyards? Like right in the front of them, those old plants.

Mr. Quesada: They're replanting, it's not the same size but it will come back, we are close to the rainy season, so those will grow back quick, I promise you that within a few months you should see considerable growth of those, so I'm not worried about that long term, I'm more worried about, and this is exactly how they worded it, damages as follows, damages to the irrigation system, that needs repaired. Everything else just needs some sod, and minor things that can easily be corrected, so it's those two things that I feel like it's going to take us over \$1,000.

Mr. Winkeljohn: And they're running conduit for a traffic light or something like that?

Mr. Quesada: Yes, correct, what I was told and it was on behalf of FPL, so MasTec was contracted by FPL who was contracted by the county I assume to put in that traffic light.

Ms. Angell: Yes, they have to now, because I've almost gotten killed about 4 times trying to get into the development because of people coming out of there.

Mr. Winkeljohn: Right, I'm sure it was always warranted and they just got to it now.

Mr. Quesada: So again, just be patient and we are working on it, I think we'll get this resolved, the proof is on our side so I just wanted to let you know, but if we have to keep going higher up the chain over there we will do that.

Mr. Brick: Do we know why the tree died?

Mr. Quesada: The palm tree, no, and the head fell off and you guys have a ton of palms there, they were trimming and pruning.

Mr. Winkeljohn: Right, and I looked at that, there are few options and all of them, there isn't anything you can do about them, there's some notorious couple of diseases that eat the buds, they die, you can't really see it until it's too late, and the only solution is to cut it out. The other one is lightning most likely, and lightning can be anywhere in that area and it can just hit that tree just enough where it kills it, and that happens. You're lucky that your landscape design has a ton of those royal palms, you're unlikely because you have a ton of them. The reason that is, they grow out of scale very quickly in your lifetime, they grow a couple of feet a year, especially where you all live, you have over 70" inches of rain per year which is subtropical, because you bought a house where it used to be a nursery, and there's nurseries that used to be all in there, and that's why because of heavy rainfall, so those trees will do really well. So, the reality is you're going to lose a couple, one or two a year, you cut them down, I would recommend planting back as you need to with different species that won't grow as tall because they would just get too big.

Mr. Brick: Right, and that's my next question. When are we going to replace this tree?

Mr. Quesada: So, what we did for now we at least sodded it, it's in an area where I don't think it's an eyesore, Milton took care of that, it was a very fair price. I think you guys paid, don't quote me but, \$150 or less for tree removal, stump grinding and sod replacement, you can't beat that. I did talk to another company, they were wanting to charge us \$200 just to remove the tree, so based on the where it's located, you're so saturated with palm trees there, I don't think anyone is going to notice it's gone.

Mr. Brick: Didn't we have a dead tree by the pool too?

Mr. Winkeljohn: We've taken one out there.

Mr. Brick: You took it out?

Mr. Winkeljohn: Yes.

Mr. Brick: Ok.

Mr. Winkeljohn: It was in the buffer around the pool, actually over the years there's been two or three, but the same situation.

Mr. Quesada: That's very common here, and the vendors love royal palms because they get a bulk rate out of them, and it sells houses but, in the long term that's not something, I don't think you guys want to continue to invest in.

Mr. Brick: I haven't been out there in a while, but did you walk the pool deck on your last inspection?

Mr. Quesada: Yes, I did, they had the furniture reorganized when I came out there, they came back to do a check valve, you guys did have an issue with a water issue which got straightened out. Just so you understand what happened there, you had the county that was actually trying to mail to your physical address of your pool which doesn't have an actual mailing address. So, unfortunately, they came and they shut off the water. They caught us right on Martin Luther King weekend so getting somebody to actually be here for 4 hours and wait for them because they will not leave the meter running unless there's a person in charge to tell them that it's ok, because I guess they've gotten burned in the past with leaks and stuff like that, the only reason why your meter was running is because your toilets needed to refill, and your autofill hadn't been on for a few days for your pool. So, the only other damage was your meter was down, and you guys needed to get a check valve of your pump. What's happening is when one pump is priming, the other one was kicking in, but they're competing with each other to fill, air is getting in the line, but the check valve is going to resolve that.

Mr. Brick: Also, I think it's the last column on the east side of the pool, isn't there some drop out of the pavers right there?

Mr. Quesada: I'll take a look at it.

Mr. Toro: Well again, I think when I first started with the CDD, I think I was sent a picture of the playground, there is a light bulb that's on a screw, like tilted and I was thinking it could fall off.

Mr. Brick: Well, no, let's just make sure we get that fixed ok Ben?

Mr. Quesada: No problem.

Mr. Toro: And I don't know if this is the right forum for it, but as you go into the playground the bench on the left, if you look at it, on the right of the bench you'll see it, only it's tilted.

Mr. Suarez: So, it's the fixture itself that you were looking at?

Mr. Toro: Yes, it was the fixture at the top, but it looks like whenever they put the screws in, they put them in down.

Mr. Quesada: Ok, we'll take care of that.

Ms. Angell: And talking about the pool, there's a new handicapped who moved in next to me and they've asked me a couple of times about the handicapped chair at the pool

Mr. Winkeljohn: The lift, ok.

Mr. Quesada: Ok, do you guys want a quote for it then?

Mr. Winkeljohn: Yes, there's a lot of different ones.

Ms. Angell: And she asked me a couple of times about it because she's in a wheelchair with an aide always at the house.

Mr. Winkeljohn: No, that's fine.

Ms. Berbrick: Question on that, is there a way that because of people were just playing with it, is there a way we can get it so that just really people who need it, use it?

Mr. Winkeljohn: Yes, there's a couple of solutions that meet the code, one is you have it sort of staged nearby, not onsite, not right in its final configuration, and it rolls out and locks in and they use it, and then it comes out and moves back. That prevents some of that problem, some of it, so we'll look at it and see what we think will work.

Ms. Berbrick: Just a thought, because I feel bad for the kids.

Mr. Winkeljohn: So, the ones that are nicely covered, tend to not get as much attractive nuisance behavior, we'll call it, and they are a pain to deal with but, for Cheryl's point it's important.

Mr. Brick: Is there a mechanical lift, manual?

Mr. Winkeljohn: Yes, there's a couple that are a hydraulic pump with a lever.

Mr. Quesada: Top of the line mechanical ones that are economical.

Mr. Brick: I prefer not to replace it with an electronic device because that's the problem, they broke the electronics on it, after they broke the rest of it.

Mr. Winkeljohn: Right, it's had a long history in your community.

Mr. Brick: But if it's a mechanical one that requires some minor muscle to make it work, that would be better I think.

Mr. Quesada: Ok, I'm meeting with a contractor on the pool area.

Mr. Brick: I mean as long as that meets code.

Mr. Quesada: Yes.

Mr. Winkeljohn: He looked at it, and they're OSHA certified, ADA certified, those are the two.

Mr. Brick: Ok.

Mr. Quesada: I'll talk to both our maintenance person and our pool company and we'll get you guys some options.

Mr. Brick: Ok.

Mr. Quesada: And I know about the lights, I know we have some lights on the perimeter.

Mr. Brick: Yes.

Mr. Quesada: I'm going to get you guys a quote just to, again the issue you guys have is the perimeter wall lights is the transformer and everything, the panel, it's actually on the opposite side of the wall where it's private property, so being able to service and repair those lights is going to be much easier if we have access to it during business hours, and having to rely on somebody giving us permission so what we're going to do is, and I'll talk to Paul to meet within our threshold so we'll just get it done, and move it to the other side of the wall, that way we have access to it anytime because it's going to make things a lot quicker.

Mr. Brick: Exactly.

Mr. Quesada: Ok.

Mr. Brick: Maybe put it down below the bushes.

Mr. Quesada: The idea is to keep it out of sight so it's not an eyesore. Overall, I have a question for you guys because I know there were some cold calls, and everything went down considering once we took care of some of those minor issues early on, how did you guys overall feel about the display you guys had with Christmas Designers, the holiday lights?

Ms. Berbrick: I liked it, but I thought we were getting the big red bow.

Mr. Brick: Right, I kind of thought there was going to be a big red bow too.

Mr. Quesada: When we start doing our budget workshop, I'm going to try to ride over here to a meeting and kind of go over some things so you guys as a quorum can give them some directions, and they'll come back with a nice rendering.

Mr. Brick: The only thing is, what I mentioned to you, is that I would have preferred if they had that one string of red lights around the top of the trees like they do with all the rest of the developments.

Mr. Quesada: And anything like that, I don't think they'll charge you extra for that, it's just a request that we have to put in writing, you guys are doing a year to year right now, you entered a 1 year contract.

Mr. Brick: So, it's got a little color.

Mr. Quesada: Got it, ok.

Ms. Angell: Ok, so we just schedule a 1 year contract with them first.

Mr. Quesada: Correct, when I saw it was 1 year, and if we go with that option, I know we've been kind of thinking about it, what I want to do now that we're caught up on where our budget is set up, it's to basically start having these conversations in the spring when we start having our early budget workshop, invite them here, because they're in the middle of tearing down all their displays right now, but give them about a month to come over here and I want them to meet you guys as a quorum, and if you guys just give them some notes and feedback, try to give them some clear direction, and they'll come back to you guys with some options and we can talk about it at the next meeting.

Mr. Suarez: And Ben, this is Carlos, the only reason I would suggest is to kind of appease the feedback and some of the neighbors, but I think that we should at least next time get multiple quotes and have that as part of our notes so that people see that we are really doing our due diligence to make sure that we spend the right amount of money. I thought it looked nice, it looked better than in the past, but it did look a lot more like an actual community with the lights and the different wreaths and stuff, I thought it looked good.

Mr. Quesada: Ok.

Mr. Brick: We had more than one quote.

Ms. Berbrick: We had 3.

Ms. Angell: Yes, we had a couple of quotes.

Mr. Quesada: There was at least another company we talked to, but again, what Paul and I were mentioning to you guys is, and the one thing we'll talk about is nobody offers the maintenance services, so there's other mom and pop places that will do the lights for you, they'll put them up and they'll take them down, but good luck getting them to come and inspect 2 or 3 times a week for you, but again, let me get you guys some other options, I do know at least 2 or 3 other smaller mom and pop options that we can talk to.

Mr. Winkeljohn: Ok, are there any other questions for Ben?

Ms. Berbrick: Yes, you had said, so those decorations now are ours, they're going to store them, that's what we paid for, am I correct?

Mr. Winkeljohn: You can buy that service, I don't remember what we contracted for.

Ms. Berbrick: I thought we said that, right?

Mr. Quesada: Let me take a closer look at it but, what you guys paid for was, and there's different ways that they set up their contracts, there's 3 year financing where you're renting to buy, and then you're also paying just to have the lights display done for a year, but yes, typically they let you purchase their lights, they store them for you, and the maintenance is all part of that.

Ms. Berbrick: That's what I thought you had said.

Mr. Quesada: But you did a term for 1 year for this one, so the point is the first time we do this, in case you guys had any buyer's remorse or anything like that, we wanted to start off small because there was no commitment other than this year.

Ms. Berbrick: Right, so we own those lights now is what you're saying.

Mr. Quesada: Let me get back to you on that because that's the one part I need to check on.

Ms. Berbrick: Ok, but that was what you had said.

Mr. Winkeljohn: That was discussed, but what we ended up buying I don't have it right in front of me but we'll find out.

Mr. Quesada: Yes, I'll get back to you on that.

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

Mr. Brick: It was in the initial package when we were going to do the front entrance and the pool, but then when we just went to the front entrance, I don't think the big red bow was part of that.

Mr. Quesada: From what I remember, I did check it, and what I have to do too is the sprays, I thought it had a red bow in it, that's what it was, the Board went to gold right?

Mr. Brick: Right, the sprays had a red bow.

Mr. Quesada: And that's what they did, the way they drew it on the sketch I think at the top is what made it confusing, it's a light bulb, so let me look at it.

Mr. Winkeljohn: The point is, at another meeting he'll come in with his previous year's design, take feedback, or we'll give him feedback and come back with option A, B and C and you will get to choose.

Ms. Berbrick: I liked it and thought that it wasn't too much, because we're not that big of a community, we're not Silver Palms.

Mr. Quesada: And there's no bow on this proposal you guys accepted, just a light, and I got confused with the two but, that little symbol that they put on the top center is for regular lighting, there's a legend on this page right here that says it's perimeter lighting.

Ms. Angell: Ok.

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

Ms. Berbrick: Like I said, I think it was really well done for what our community is, I mean let's face it, our community is not Silver Palms.

Mr. Winkeljohn: So, this year you're going to get in the cycle at the beginning, you'll have more time for feedback and questions, and it will take a big step forward.

Ms. Berbrick: I'm sure it will be fine.

Mr. Quesada: There's random options out there and you'll do it a lot sooner so that everything that you guys want will be already made, prefabricated or whatever it is, so things will go smoothly.

Ms. Angell: I did have a lot of neighbors say to me that they looked very nice.

Ms. Berbrick: Me too.

Mr. Brick: Yes, me too.

Ms. Berbrick: My immediate neighbors and people who moved away, somebody had put a picture up of it, and somebody was saying something mean, and they texted me and they said, it's really pretty, I wished I still lived there just to see that, so it was nice.

Ms. Angell: (inaudible comments)

Mr. Winkeljohn: Are there any other questions for Ben? Thank you, Ben.

D. CDD Manager

Mr. Winkeljohn: Under manager's report, one of the things we do between now and June is we propose the 2023 budget believe it or not, so probably around April I'll have a draft for you. I'm not proposing any changes to the budget this year, typically when you do an assessment increase, that should last a few years, unless you have a new service that you don't know about, so that's really just the only thing coming, it should be pretty quiet. If there is a new management company in your HOA or new leadership, be sure to give the lead person my cell phone and let me have a conversation with them, tell them how we operate and how the ideal intersection would look like and go that path, and if they hire a new manager, the same thing. So, if anybody is involved, just keep me in the loop.

Ms. Angell: Yes, we will do that.

Mr. Winkeljohn: That would be great, and that's all I have.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: The next thing on your agenda are the financial reports. Your check run summary and balance sheet are in there, the good news is your taxes came in this year, which happens every year by the way, but they did come in a little bit early so we appreciate that. We had a lot of very generous contractors that are waiting to be paid because we ran out of money last year in terms of things that we contract for right in October, you don't get the money for that until December, so those couple of months we normally have savings from prior years, which we'll have hopefully this year, but we appreciate everyone's patience, but everybody is paid now and up to speed, no problems. Is there a motion on the financial reports?

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Are there any other items, and I think you got most of your comments under Ben's report, is there anything else going on out there, that we can help you with? I drove by this morning, the place looked good. Yes, Carlos, go ahead.

Mr. Suarez: Were you asking if anybody had anything else they wanted to talk about?

Mr. Winkeljohn: Yes sir.

Mr. Suarez: Ok, the only thing I want to verify is and that's the question, if a person got their code, and they had it on their phone, and they get a brand new phone, will it still work or do they have to get a new code because they're issuing new codes, and they have to pay for the new code even though they had one before?

Ms. Padilla: Ok, so what happens is when you get a new phone, we have to send you another code, so the old code won't work.

Ms. Berbrick: But you don't have to pay for it again.

Ms. Padilla: No, you don't.

Mr. Winkeljohn: We have to pay for it, we pass the costs on to the person.

Mr. Suarez: Ok, so if that's the case, we have to change it because people get new phones all the time. (inaudible comment) If we say, ok we're giving you the code now but, if you get a new phone guess what, you're going to pay for it, that to me is going to make a lot of people mad. We are paying for that pool and the maintenance of that pool with our CDD, but now you're saying hey, don't get a new phone because if you get a new phone, then you're going to have to pay again. To me, I don't think that's right, and how many, the other being is, how many free codes do they get?

Mr. Quesada: So, I have the answer for that Carlos. So, first off, it's 2 for free, it depends on, the way we always do it and that's very common to a lot of Districts, head of household, each head of household gets 1 free. One thing I do want you to understand, you guys can do it however you want because it's your funds, what I want you to understand is, you guys paid for a bulk, so let's just say you ordered 1,000 codes, you're

paying for those 1,000 codes, so basically she has up to 1002 assigned to people, leaving the first 2 for free and then you go and verify how many people are living in the house, if they get one, they pay through the PayPal link that we have set up on the website. If you guys want to change those rules again, people do get new phones is a valid question, but just keep in mind you are paying for each code that gets distributed. What was happening initially and Mayra was able to help steer the ship there last summer, was that a lot of people were trying to share codes invalidating them, and asking for another code, so every time a new code has to be issued, it was taken from that 1,000 code bank that you paid for and a lot of codes got lost in the shuffle in that process. Now that you have everything smooth and organized, I'm just letting you guys know there's going to come a point where you will start running out of codes and you're going to have to purchase another full batch of codes and that's what the cost is for just to offset some of that expense because you guys are eating the majority of it as is.

Mr. Winkeljohn: And there's two sides to that also.

Mr. Suarez: I guess my opinion on that is, we should monitor how they use the codes, because I think that we're setting ourselves up, and I don't think it's fair have a person, if they get a new phone and now, they're also paying the access to the pool, that they already paid for and they should already have access to it.

Ms. Berbrick: Exactly.

Mr. Suarez: (inaudible comment)

Mr. Brick: Alright, I just want to say one thing, first of all, we do not bear the cost for you to get a new phone, it's not our fault you went out and got a new phone, it's not mandatory that you go out and get a new phone.

Ms. Berbrick: My phone breaks, I need a new phone.

Mr. Brick: Granted your phone breaks, you need a new phone.

Ms. Berbrick: Right, so why should I have to pay another \$75 per code, no I agree with you Carlos.

Mr. Quesada: It's \$25 by the way, we charge \$25 Mayra?

Ms. Padilla: Yes, it's \$25.

Mr. Brick: Oh, I thought it was \$75.

Mr. Quesada: No, \$25.

Mr. Winkeljohn: The keys used to be \$75.

Mr. Brick: Oh, the keys, right.

Mr. Quesada: Yes.

Ms. Angell: Well, can I ask, not make a decision at this meeting but, maybe you could give us some feedback, do you have the information say, how much people call to say that they got a new phone?

Mr. Winkeljohn: Right, so how big is the problem.

Ms. Angell: Yes, how big is it.

Ms. Padilla: To be honest with you, like now, especially during the holidays, it was crazy, like I got maybe like 10 people asking me.

Ms. Berbrick: Because they lost their phone or whatever.

Ms. Padilla: No, because they got a new phone.

Ms. Berbrick: Right at Christmas time.

Ms. Padilla: Yes.

Mr. Suarez: Well, whatever the Board wants to do, I gave my two cents.

Ms. Berbrick: I agree.

Mr. Suarez: (inaudible comment)

Mr. Winkeljohn: So, the Board is going to need to pick a policy, it sounds like there's a couple schools of thought, but in general, the policy on a fee needs to be considered. One of which is, the other argument that's not in this room, and may be in this room but haven't spoken is, say I don't use the pool at all, why should a percentage of my CDD dollars go for the person who's getting a new phone every year, that's a fair argument, just as much as the person who says, why am I paying for the chemicals in the pool, well the argument is the pool benefits you as an asset, and whether you use it or not is your choice but, the cost of a user fee, basically the use of access, is a valid cost. Now the other side of the coin is ok, you don't want to nickel and dime residents who are paying fees, that's the other side, nobody likes to be nicked and dived. Well, \$25 is not a nickel and dime item, but it's also not excessive, it's not \$150 trying to make money on it. So, if you wanted to, you could do anything along the spectrum, you could go hard over to one side and say everybody wants new codes, it's free, the next step down would be it's free up to "X" number of people per house, 2 or 4 is what most choose, or the third stepping point down that line is a break on the fee, it costs us \$25, you pay \$15. So, the policy world is, and you don't want to incentivize the behaviors that aren't fair, and if you give it

away free there's no regard to the cost, your role in de-incentivizing getting new phones is not adhered to. Is it necessary, that's your choice, so somewhere on that spectrum is a choice you get to make.

Ms. Berbrick: Yes, my phone cracked, I'm going to get a new phone in the next 6 months.

Mr. Winkeljohn: Right, so we're not saying don't get a new phone, we're just saying that we're subsidizing 100%, 25%, 1 or 4 residents.

Ms. Berbrick: Well, I think that because I use the pool twice a year when my grandchildren come down.

Mr. Winkeljohn: Right, so just consider the range that I laid out and, you as a policy Board have to choose not just for your own usage but, for the whole community, and the argument on both sides, if the person doesn't want to use the pool, should they be subsidizing the one who wants to use it, beyond the asset, so that's something to think about.

Ms. Berbrick: Right, and what does it cost per code to get?

Mr. Winkeljohn: Well, I'll get the exact price right now, it's \$25.

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

Mr. Winkeljohn: And there's two different prices, one was the setup fee and the rollout, we ate that, and that was more expensive because there was a lot of computer set up and the web interaction type of stuff. Now that it's running, it's much less, we don't pay the vendor very much anymore, it's really a routine, so we'll come back at the next meeting with some data for you.

Mr. Suarez: Real quick, on more question, if I have a code and I move out of the neighborhood, can we turn the person's off?

Mr. Winkeljohn: Yes.

Mr. Brick: Of course.

Mr. Suarez: So, just a thought, so why is it not that the person that says, hey, I got a new phone, and you say ok, you disable their old code and give them a new one.

Ms. Padilla: We've been doing that.

Mr. Winkeljohn: Right, Carlos, so if you had a policy which you do not have, you can adopt one, to say the first, or up to 4 are always free, so there's a neutral number of

accounts per household, so if somebody moves out and the new person comes in, I don't know, you could say that house is always going to be paid for 4 accounts at all times, that's fair. You could win that argument, the 5th and 6th accounts, you always have to pay for. You don't have that policy in place, but that's on that spectrum I just described, you could choose something like that but, they're not renewable, they're not transferrable.

Ms. Berbrick: No, they're not, so if your code is 1234 and you move out, you can't give it back to them so that they can give it to me next time.

Ms. Padilla: No.

Mr. Winkeljohn: Well, one of the principles of the system is the integrity of that code which is assigned to just that phone because if it were transferrable, some sharp grandkid would learn how to hack it and transfer it to another phone, and then you'd be defeated.

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

Mr. Winkeljohn: So, it's something to chew on, and we'll talk about it at the next meeting, and you could talk about once a year, those two people could get a renewal if they break their phone every month, that's not fair, so maybe that person has to pay for 2 a year or 1 a year, but you could set that line and staff will follow it.

Mr. Quesada: I'll give you my sales pitch that I do here, here people lease their cars for two or three years and they pay for a sticker on their cars. When they get a new car and it's a lease, and sometimes we get a complaint they don't want to pay for the stickers, which is offsetting the cost because we need money on that too, so when that happens, I just tell everybody, hey look, for \$20 you get the 2 free years of access to the community, so \$20 every 2 or 3 years is not bad.

Mr. Winkeljohn: And then the argument back would be the person who doesn't have a car is helping you pay for your lease program.

Ms. Berbrick: I get it.

Mr. Quesada: There's only two schools of thought on that.

Mr. Winkeljohn: Right, so at a later time but, right now your policy is 2 per household are free and replaceable for free.

Mr. Brick: Think of it as a gym membership, you pay for your gym membership every year, you pay for access to the pool when you get a new phone, that's all there is to it.

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

Mr. Quesada: Carlos, I'm going to do what Paul mentioned, just maybe consider getting somebody once every 2 years, just like a mobile phone contract, and you use your first 2 or 3 codes, you get one more free code every 2 years, something like that.

Ms. Berbrick: Just think about it Carlos.

Mr. Winkeljohn: Alright, we can save that for another day, but it's something to think about. Are there any other questions from the Board?

Ms. Angell: Yes, about the pool, the security people, are they still there on weekends?

Mr. Quesada: Yes.

Ms. Angell: Are they having a specific time, or let's say and he's the guard, is he able to come in, let's say he decides, I want to come in at 11:00 today, and I don't want to come in at 12:00 to 8:00, are they picking their own time or do they have a set time for them?

Ms. Padilla: I know that last time what we spoke about was for them to choose their own time, unless you guys want to put them on a schedule.

Ms. Berbrick: I think they should be on a schedule.

Ms. Angell: Yes, I think they should be on a schedule.

Mr. Winkeljohn: Both are true at the same time. You want some randomness to the schedule but, you also want to cover the higher risk periods, so if you can do both that's ideal because random, it tends to catch on, if every incident happens when no one is there, then your schedule is not working, so you have a little bit random where they're not as predictable is helpful for security, just generically speaking.

Mr. Brick: Random is fine but, we should control it, not them.

Mr. Winkeljohn: Absolutely.

Ms. Angell: I can understand that, but I don't think your trouble is going to happen really at 11:00 o'clock in the morning.

Mr. Winkeljohn: Exactly.

Ms. Berbrick: Exactly.

Mr. Winkeljohn: And usually you have a seasonal schedule and you have an off season schedule typically with pools, especially if they're not heated, and usually holidays, no matter what our peak because kids are out of school, so I don't know what the actual schedule is for off season.

Mr. Quesada: I'll take that, I know it's been a little bit lighter, but we try to target again after hours on the weekends because before when we first started with this, as soon as the sun would set and the guard would leave, you basically had people waiting to just jump the fence and come in there, so what they started doing is, they started adjusting it 1 to 2 hours later to come in, especially on days that they noticed that there was more nocturnal activity, and they would stay to about 11:00 o'clock at night give or take, so that way you have a little bit better coverage because if you have people that would sneak in beers and stuff like that out there and starting drinking on the pool deck.

Ms. Berbrick: Well, the pool closes at sunset.

Mr. Quesada: Yes, sunset.

Mr. Brick: Plus, when the sun goes down at 5:00 o'clock, an 8 hour shift, they're out at 11:00.

Mr. Quesada: Do you guys want to appoint somebody from the Board to communicate with management as far as what time they're at the pool and we can make adjustments as needed, management could go and make adjustments with the contractor, I think that would be a good idea and that way we're not publicizing our schedule for anybody to know.

Mr. Winkeljohn: Yes, that's excellent.

Mr. Brick: The only person that really lives near the pool is Carlos and he's never home.

Ms. Angell: I'm bringing it up because I stop at the pool periodically, so that's why I'm questioning it because I think we need to decide ok, it's Saturday, do we want them to come at this time, and Sundays, we want them to come at this time.

Mr. Quesada: You sound like you're a strong candidate for that appointment, and again we're not there 24/7, you guys live here.

Ms. Angell: Well, I have stopped by on weekends and questioned them, what time are they coming in, that's why I'm bringing it up because I feel that they're making their own times.

Mr. Quesada: Ok, we will pin that down and it takes some communication between the Board.

Ms. Angell: Yes, I'll go the next couple of weekends and check on it.

Mr. Brick: I think the major reason we even hire security was to stop people from throwing parties and jumping over the fence.

Ms. Angell: Right.

Mr. Brick: So, we fixed the fence part for the most part, if you want to try and climb over that fence, good luck, you get in the pool by going upside down and backwards and around, like a contortionist and get over that fence, more power to you but, at 11:00 o'clock in the morning, there are people showing up there with boom boxes, coolers full of beer, tables, balloons, and parties.

Ms. Angell: Well, then we have to put two guards on at a time, or at some time, because we can't have, the guard can't start at 12:00 noon to 8:00 p.m. if you're having a lot of things going on, like we notice that there's a lot of trouble at 9:00 and 10:00.

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

Mr. Winkeljohn: So, there's other ways to tackle it, spending a lot of money on labor is not necessarily the most efficient, the schedule is budgetary, it has limitations but, the other thing is, if the feedback comes staffed, we can document who it was, and go towards the membership removal or suspension process, so there's more tools in the toolbox than just moving the guard around, so we want to do both, the most efficient is the least expensive, and you have to have both, you have to have the security guard there for the visible deterrent but a couple letters a year to a few people who are trying to throw a party that's not allowed in the rules. It's a friendly letter that reminds that they're not allowed to do that and they were witnessed at the pool. So, all of that requires everyone's help, so if anyone happens to see anyone, you don't have to interact with them, but just tell us when it was, what day it was and we'll pull the camera video, find out who it was, unless you guys know everybody, or will know somebody, who knows somebody because of Facebook and everybody puts all their information visible right there, it's pretty easy to

figure out who they are and go from there, but those are your tools. So, the schedule is not going to fit every scenario, and we can't afford every scenario, it's not 24 hours, so we have to accept when things happen, when there isn't staff there, we use the other approach. Good, any other Supervisors comments or questions?

Mr. Brick: I have nothing.

Mr. Winkeljohn: Awesome, and your audience has spoken as well.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: So, a motion to adjourn is in order.

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

Secretary /Assistant Secretary

Chairman / Vice Chairman



Hemingway Point CDD

FIELD REPORT



February 23, 2022

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

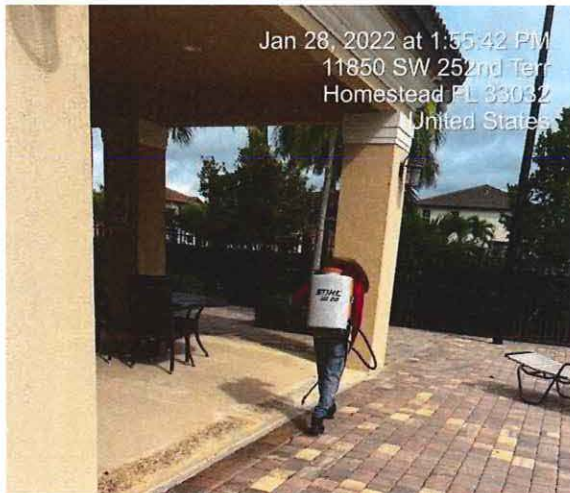
LANDSCAPING



- Landscaping was maintained by Milton's Landscaping.

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

POOL

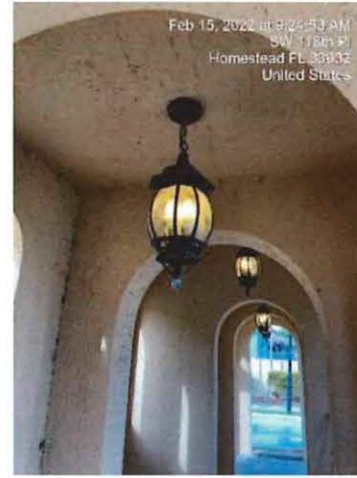
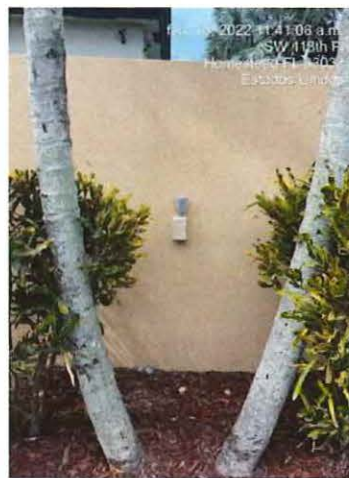


- Pool was serviced by Bright and Blue.
- Check Valve Installed

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

- Handicap Pool Access replacement proposals requested.
- Nicoya Landscaping treated pavers for weeds and red ants.

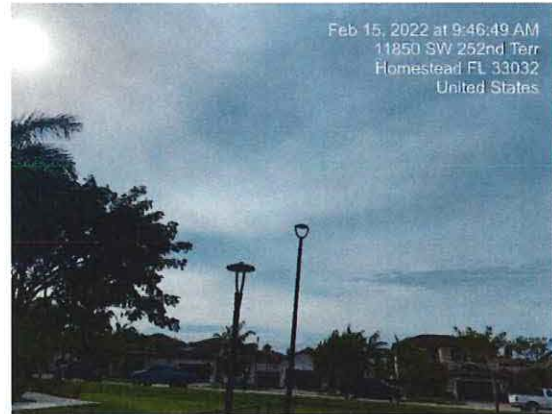
FIELD MAINTENANCE



- Perimeter wall light panel re-located and photocell installed 2.15.2022
- Entrance monument light bulbs replaced with LED
- 248 ST. Perimeter wall lights repaired 2.15.2022

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

- Pavers repaired throughout entrance monument area and pool deck
2.15.2022.
- Playground light fixtures re-secured
2.15.2022



HEMINGWAY POINT
Community Development District

Summary of Invoices

February 23, 2022

Fund	Date	Check No.s	Amount
General Fund	1/1-1/31	1047-1064	\$ 54,015.52
Total			\$ 54,015.52

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/19/22	00006	11/30/21	172417	202111	310	51300	31500			*	522.50		
			NOV 21 - GENERAL COUNSEL						BILLING COCHRAN LYLES MAURO &			522.50	001047
1/19/22	00054	9/27/21	7570272	202110	320	53800	46000			*	100.00		
		9/30/21	7580545	202110	320	53800	46000		INTALL WATER BUBBLER HOLLY TREE	*	685.00		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			785.00	001048
1/19/22	00038	1/11/22	6438503	202201	320	53800	41000			*	178.31		
			JAN 22 - INTERNET						COMCAST			178.31	001049
1/19/22	00058	1/05/22	16866	202201	320	53800	46400			*	117.90		
			DOGGIE BAGS						DISCOUNT LIGHTING & SUPPLIES, INC.			117.90	001050
1/19/22	00057	3/09/21	1598-1	202110	320	53800	34500			*	450.00		
		3/24/21	1547-1	202110	320	53800	34500		SERVICE CALL INSTALL/CONFIGURE PROGRAM	*	1,937.50		
		4/05/21	1670	202110	320	53800	34500		SERVER SERVICE	*	1,360.00		
		4/26/21	1714-1	202110	320	53800	34500		SERVICE CALL	*	205.00		
		4/29/21	1718-1	202110	320	53800	34500		SERVICE CALL	*	327.50		
		5/25/21	1753-1	202110	320	53800	34500		SERVICE CALL	*	170.00		
									DML SECURITY SYSTEMS			4,450.00	001051
1/19/22	00005	12/21/21	76053001	202112	310	51300	42000			*	36.55		
			DELIVERIES THRU 12/21						FEDEX			36.55	001052
1/19/22	00010	12/10/21	04890391	202112	320	53800	43000			*	267.06		
		1/11/22	04890391	202201	320	53800	43000		11850 SW 252ND TER#CLBHSE 11850 SW 252ND TER#CLBHSE	*	336.40		
									FLORIDA POWER & LIGHT			603.46	001053
1/19/22	00028	1/01/21	215852	202112	320	53800	46500			*	520.00		
		1/01/22	216000	202201	320	53800	46500		DEC 21 - POOL SWERVOCE JAN 22 - POOL SERVICE	*	520.00		

HEMP HEMINGWAY PT PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/22	216130	202202	320	53800	46500			*	520.00		
			FEB 21						FLORIDA'S BRIGHT & BLUE POOLS			1,560.00	001054
1/19/22	00001	1/01/22	133	202201	310	51300	34000			*	3,090.00		
			JAN 22						MGMT FEES				
		1/01/22	133	202201	310	51300	35100			*	20.83		
			JAN 22						COMPUTER TIME				
		1/01/22	133	202201	310	51300	31300			*	208.33		
			JAN 22						DISSEMINATION				
		1/01/22	133	202201	310	51300	49500			*	83.33		
			JAN 22						WEBSITE ADMIN				
		1/01/22	133	202201	310	51300	42000			*	7.95		
			JAN 22						POSTAGE				
		1/01/22	133	202201	310	51300	42500			*	1.65		
			JAN 22						COPIES				
									GMS-SF, LLC			3,412.09	001055
1/19/22	00014	1/03/22	21801	202201	310	51300	32200			*	4,400.00		
			AUDIT						FYE 9/30/21				
									GRAU & ASSOCIATES			4,400.00	001056
1/19/22	00016	1/20/22	2013	202201	300	20700	10100			*	13,944.74		
			TRANS						TAX RECEIPTS SER 13				
									HEMINGWAY POINT CDD C/O WELLS FARGO			13,944.74	001057
1/19/22	00025	1/20/22	2014	202201	300	20700	10100			*	14,120.71		
			TRANS						TAX RECEIPTS SER 14				
									HEMINGWAY POINT CDD C/O WELLS FARGO			14,120.71	001058
1/19/22	00050	12/21/21	12212021	202112	320	53800	46300			*	150.00		
			DEC 4-17						JANITORIAL				
		1/10/22	01102022	202112	320	53800	46300			*	150.00		
			DEC 18-31						JANITORIAL				
		1/17/22	01172022	202201	320	53800	46300			*	150.00		
			JAN 1-14						JANITORIAL				
									ADRIAN SUAREZ MARTINEZ			450.00	001059
1/19/22	00040	1/03/22	1583	202201	320	53800	46200			*	1,600.00		
			JAN 2						LANDSCAPE MAINT				
									NICOYA LAWNSCAPING, INC.			1,600.00	001060
1/19/22	00053	12/20/21	280874	202112	320	53800	46000			*	425.00		
			REPL						COLUMN LAMP				
									ORTIZ CONSTRUCTION SERVICES			425.00	001061

HEMP HEMINGWAY PT PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/19/22	00070	12/15/21	WALMART HOLIDAY DECORATIONS	202112	320-53800	52000			MAYRA PADILLA	*	29.26	29.26	001062
1/19/22	00011	10/06/21	SER 2014 TRUSTEE FEES	2019810	202110	310-51300	32300		WELLS FARGO BANK	*	4,500.00	4,500.00	001063
1/19/22	00065	10/31/21	OCT 21 - SECURITY SVC	2021/000	202110	320-53800	34500		1ST CHOICE SECURITY LLC	*	1,600.00		
		12/31/21	DEC 21 - SECURITY SVC	2021/000	202112	320-53800	34500			*	1,280.00		
											2,880.00	001064	
TOTAL FOR BANK A											54,015.52		
TOTAL FOR REGISTER											54,015.52		

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2022

	<u>Governmental Fund Types</u>			<u>Totals 2022</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<u>ASSETS:</u>				
Cash	\$162,262	---	---	\$162,262
Investments:				
<u>Series 2013</u>				
Reserve	---	\$82,953	---	\$82,953
Interest	---	\$45	---	\$45
Revenue	---	\$216,529	---	\$216,529
Sinking	---	\$7	---	\$7
Construction	---	---	\$5	\$5
<u>Series 2014</u>				
Reserve	---	\$85,244	---	\$85,244
Interest	---	\$37	---	\$37
Revenue	---	\$185,753	---	\$185,753
Sinking	---	\$8	---	\$8
Construction	---	---	\$12	\$12
Due from General Fund	---	\$0	---	\$0
TOTAL ASSETS	<u>\$162,262</u>	<u>\$570,576</u>	<u>\$17</u>	<u>\$732,855</u>
 <u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u>				
Liabilities:				
Accounts Payable	\$7,811	---	---	\$7,811
Due to Debt Service	\$0	---	---	\$0
Fund Balances:				
Restricted for Debt Service	---	\$570,576	---	\$570,576
Restricted for Capital Projects	---	---	\$17	\$17
Unassigned	\$154,451	---	---	\$154,451
TOTAL LIABILITIES & FUND BALANCES	<u>\$162,262</u>	<u>\$570,576</u>	<u>\$17</u>	<u>\$732,855</u>

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
General Fund

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
REVENUES:				
Operations Assessments	\$223,250	\$214,844	\$214,844	\$0
Interest/Misc. Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$223,250	\$214,844	\$214,844	\$0
EXPENDITURES:				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$3,445	\$2,368	\$1,076
Engineering Fees	\$1,500	\$500	\$0	\$500
Dissemination Agent	\$2,500	\$833	\$833	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$5,000	\$2,645	\$2,355
Annual Audit	\$4,200	\$4,200	\$4,400	(\$200)
Trustee Fees	\$8,000	\$4,500	\$4,500	\$0
Management Fees	\$37,080	\$12,360	\$12,360	\$0
Computer Time	\$250	\$83	\$83	\$0
Telephone	\$50	\$17	\$0	\$17
Postage	\$1,000	\$333	\$313	\$20
Printing & Binding	\$750	\$250	\$176	\$74
Insurance	\$6,807	\$6,807	\$6,405	\$402
Legal Advertising	\$600	\$200	\$0	\$200
Other Current Charges	\$850	\$283	\$225	\$59
Website Admin	\$1,000	\$333	\$333	\$0
Office Supplies	\$200	\$67	\$30	\$37
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Property Taxes	\$0	\$0	\$6,898	(\$6,898)
TOTAL ADMINISTRATIVE	\$91,296	\$40,387	\$42,745	\$4,539
<i>Maintenance</i>				
Field Management	\$12,000	\$4,000	\$4,000	\$0
Security/Pool Attendant	\$30,000	\$10,000	\$8,930	\$1,070
Phone/Internet	\$1,800	\$600	\$723	(\$123)
Electric	\$5,000	\$1,667	\$1,663	\$4
Water	\$2,500	\$833	\$1,653	(\$820)
Property Insurance	\$4,057	\$4,057	\$3,817	\$240
Repairs & Maintenance	\$22,500	\$7,500	\$8,115	(\$615)
Landscape Maintenance	\$22,500	\$7,500	\$6,400	\$1,100
Tree Trimming	\$3,000	\$1,000	\$4,000	(\$3,000)
Janitorial Service & Supplies	\$5,000	\$1,667	\$1,468	\$199
Pool Maintenance	\$7,200	\$2,400	\$2,680	(\$280)
Operating Supplies	\$4,500	\$1,500	\$29	\$1,471
Pressure Washing	\$4,000	\$1,333	\$950	\$383
Landscape Lighting & Replacement	\$5,000	\$1,667	\$5,030	(\$3,363)
Contingencies	\$16,000	\$5,333	\$0	\$5,333
TOTAL MAINTENANCE	\$145,057	\$51,057	\$49,459	\$1,598
TOTAL EXPENDITURES	\$236,353	\$91,444	\$92,204	\$6,137
Excess (deficiency) of revenues over (under) expenditures	(\$13,103)	\$123,400	\$122,639	\$6,137
Net change in Fund Balance	(\$13,103)	\$123,400	\$122,639	\$6,137
FUND BALANCE - Beginning	\$13,103		\$31,811	
FUND BALANCE - Ending	\$0		\$154,451	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$9	\$9
Special Assessments	\$165,900	\$162,026	\$162,026	\$0
TOTAL REVENUES	\$165,900	\$162,026	\$162,035	\$9
EXPENDITURES:				
Maturity 2022				
Interest 11/1	\$2,231	\$2,231	\$2,231	\$0
Principal 11/1	\$40,000	\$40,000	\$40,000	\$0
Interest 5/1	\$1,181	\$0	\$0	\$0
Maturity 2032				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$19,219	\$0	\$0	\$0
Maturity 2042				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$39,319	\$0	\$0	\$0
TOTAL EXPENDITURES	\$160,488	\$100,769	\$100,769	\$0
Excess (deficiency) of revenues over (under) expenditures	\$5,413	\$61,257	\$61,266	\$9
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	\$5,413	\$61,257	\$61,266	\$9
FUND BALANCE - Beginning	\$155,313		\$238,268	
FUND BALANCE - Ending	\$160,726		\$299,534	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$7	\$7
Special Assessments	\$170,480	\$161,416	\$161,416	\$0
TOTAL REVENUES	\$170,480	\$161,416	\$161,423	\$7
<u>EXPENDITURES:</u>				
Interest 11/1	\$58,897	\$58,897	\$58,897	\$0
Principal 11/1	\$50,000	\$50,000	\$50,000	\$0
Interest 5/1	\$57,741	\$0	\$0	\$0
TOTAL EXPENDITURES	\$166,638	\$108,897	\$108,897	\$0
Excess (deficiency) of revenues over (under) expenditures	\$3,843	\$52,519	\$52,526	\$7
<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	\$3,843	\$52,519	\$52,526	\$7
FUND BALANCE - Beginning	\$131,711		\$218,516	
FUND BALANCE - Ending	\$135,554		\$271,042	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2013
Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	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 January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	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		\$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)
	11/1/21	(\$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)
	11/1/21	(\$50,000)
Current Bonds Outstanding:	<u><u>\$2,245,000</u></u>	

Hemingway Point
 Community Development District
 Tax Collections
 Fiscal Year Ending September 30, 2022

<u>On Roll Assessments:</u>						\$ 223,250.85	Series 2013 \$ 165,900.31	Series 2014 \$ 170,480.46	\$ 559,631.61	Net Gross
Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$235,000.89 General Fund 39.89%	\$174,631.90 Debt Service Fund 29.64%	\$ 179,453.12 Debt Service Fund 30.46%	\$ 589,085.91 Total	
11/10/22	\$ 1,049.05	\$ -	\$ 10.49	\$ 295.28	\$ 1,333.84	\$ 514.65	\$ -	\$ 819.19	\$ 1,333.84	
11/26/21	\$ 16,717.59	\$ 662.00	\$ 167.18	\$ -	\$ 15,888.41	\$ 6,262.01	\$ 2,981.50	\$ 6,644.90	\$ 15,888.41	
12/3/21	\$ 500,523.33	\$ 19,820.37	\$ 5,005.25	\$ -	\$ 475,697.71	\$ 189,947.62	\$ 145,099.80	\$ 140,650.29	\$ 475,697.71	
12/10/21	\$ 33,076.44	\$ 1,309.81	\$ 330.78	\$ 0.35	\$ 31,436.20	\$ 12,524.15	\$ 8,944.51	\$ 9,967.55	\$ 31,436.20	
12/20/21	\$ 11,025.48	\$ 400.23	\$ 110.24	\$ -	\$ 10,515.01	\$ 4,189.17	\$ 2,991.86	\$ 3,333.99	\$ 10,515.01	
1/10/22	\$ 3,555.58	\$ 105.59	\$ 35.56	\$ -	\$ 3,414.43	\$ 1,406.05	\$ 2,008.38	\$ -	\$ 3,414.43	
2/4/22	\$ 4,375.04	\$ 112.71	\$ 43.75	\$ -	\$ 4,218.58	\$ 1,627.72	\$ -	\$ 2,590.86	\$ 4,218.58	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 570,322.51	\$ 22,410.71	\$ 5,703.25	\$ 295.63	\$ 542,504.18	\$ 216,471.37	\$ 162,026.04	\$ 164,006.77	\$ 542,504.18	
						96.96%	97.66%	96.20%		

<u>To Debt Service</u>		001.300.20700.10100	
	V#16	V#25	
		\$ -	
12/9/21	\$ 148,081.30	\$ 147,295.19	1042/3
1/29/22	\$ 13,944.74	\$ 14,120.71	1057/8
2/11/22		\$ 2,590.87	1070

	\$ 162,026.04	\$ 164,006.77
Bal to Transfer	\$ (0.00)	\$ (0.00)