



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

April 27, 2022



Hemingway Point

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

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

April 20, 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, April 27, 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/918689789> or you may also participate using a phone by dialing: **+1 (669) 224-3412** and Access Code: **918-689-789**

1. Roll Call
2. Approval of the Minutes of the February 23, 2022 Meeting
3. Consideration of **Resolution #2022-01** Approving the Proposed Fiscal Year 2023 Budget and Setting the Public Hearing
4. Discussion of Procedures for the General Election
5. Acceptance of Audit for Fiscal Year Ending in September 30, 2021
6. Staff Reports
 - A. Attorney
 - B. Engineer – Discussion/Updates on Stormwater Management Needs Analysis
 - C. Field/Property Manager
 - 1) Monthly Report
 - 2) Consideration of Estimate #1095 with Nicoya Landscaping, Inc.
 - 3) Consideration of Estimate with All Counties Painting, LLC d/b/a People's Choice Pressure Cleaning & Painting
 - D. CDD Manager
7. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
8. Supervisors Requests and Audience Comments
9. 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, February 23, 2022 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Russell Brick
Anthony Toro
Cheryll Angell
Carlos Suarez
Randy Berbrick

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

Also present were:

Paul Winkeljohn
Scott Cochran
Ben Quesada
Jesus Lorenzo

District Manager
District Counsel
Governmental Management Services
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
January 26, 2022 Meeting**

Mr. Winkeljohn: So, moving on we have the minutes from your January 26, 2022 meeting, are there any comments or is there a motion to approve?

Mr. Suarez: No comments.

On MOTION by Mr. Berbrick seconded by Ms. Angell with all in favor, the Minutes of the January 26, 2022 Meeting were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: We have all staff reports today which is the crux of the meeting, so feel free to ask any questions during this time, so attorney?

A. Attorney

Mr. Cochran: Yes, and given this is just February, we haven't really gotten into anything legally and that kind of thing so I don't have any report than what's been asked already, so I don't have anything specifically to report.

Mr. Suarez: Paul, if anybody is talking, we can't hear them.

Mr. Winkeljohn: Ok, so I'll repeat it. Scott was just saying hello, and that he had no report but if you have any questions he's here and ready to go.

Mr. Suarez: Ok.

B. Engineer

Mr. Winkeljohn: So, moving on, nothing under the engineer's report today.

C. Field/Property Manager – Monthly Report

Mr. Winkeljohn: That brings us to our field report, Ben, and I'd like to introduce Jesus Lorenzo is here today, he's one of our field managers who's getting familiar, and when Ben or I can't jump on something, he's in the area and he's going to be somebody that might help out.

Mr. Lorenzo: Nice to meet you all.

Mr. Winkeljohn: Were you at our last meeting?

Mr. Lorenzo: I was not, I was at another meeting.

Mr. Winkeljohn: Ok, alright, but you're here today, so go ahead Ben.

Mr. Quesada: So, I just wanted to touch base on some of the punchlist items we came up with at the last meeting. Anthony, I know you mentioned the light fixture by the playground, that was taken care of. There were a couple of others that were loose so I gave them the greenlight to just go ahead and secure them the same way, it's appears

like when the developer installed it, the light fixtures, they didn't do it 100% properly, so he got a better look at everything when he was fixing the one fixture and we gave them the green light to resecure the others. You had your check valve installed for the pool and as recently as yesterday you had a waste line valve that had to get adjusted, that was the reason why Cheryl reached out to me about the water level. They did come out the same day and adjust it, but in order to prevent that from reoccurring, it was just a waste line valve that needed to get replaced. We continue to have some ant issues but Milton is taking care of that, we fixed all the pavers that were lifted over by the pool and over behind the fountain at the monument entrance monument. All the lights along the perimeter wall were fixed, we had finally instead of moving the entire panel over to the other side of the wall, I do recall you all mentioning you didn't want it to look so visible, so we had a photocell placed on the outside of the wall where the home is, and we made some progress there in communicating with the owner, so I don't foresee any issues moving forward with any perimeter wall on 248th repairs. I had some bulbs replaced over there behind the monument as well, and we were just discussing a little bit before the meeting, I know we're talking to our custodian about just doing some cleanup over by the mailbox area periodically, and we'll try to do that quarterly for you, and potentially at the next meeting I'll bring to you guys more options on the pool handicap feature, I've done some research on it, there are manual, nonelectrical options, so I'm going to continue to push on that end and I'll have something for you by the next meeting. Then we were touching base on the pool deck, I did put something in my report about that where it is in need of some painting, so we'll go ahead and meet with some contractors and bring some pricing to you at the next meeting as far as that goes. I do believe your pressure cleaning contractor who already does work in the District also offers painting services, so that will be one of the people we speak to and I think you guys were very happy with the monument. So, we're going to talk to the same people that painted your monument to see if they would give us a price as well on the pool deck, I think between those two you have a history with them and we'll see how it goes from there based on the pricing.

Mr. Brick: Ok, so we'll have at least two quotes.

Mr. Quesada: Yes, so we'll start there and let's see where we're at. I mean you already have business within the District, they are familiar with the property, and I think you're happy with the work they've done already right?

Mr. Brick: Yes, somebody did a good job.

Mr. Winkeljohn: And actually, I was on the property this week and thought that the monument really looked sharp and it was holding nicely. The little scupper strategy, the little drain scupper does have a little bit of drainage right underneath it, it's not running all the way down the wall, but there's still some there, so what I was thinking, we could have our maintenance guy scrape that out and reseal it a little bit with silicone or something and maybe that would keep that from running through there, and it will look even better.

Mr. Brick: Well, as long as there's black tar up top of there, there's going to be black water.

Mr. Winkeljohn: Right, but it might be a really slow drainage.

Mr. Brick: Right, and it looks way better.

Mr. Winkeljohn: Yes, and there might be another couple of tricks we can do to get rid of all of that, but yes, you're right.

Mr. Brick: When is Milton due to mulch again?

Mr. Winkeljohn: Usually we do, I try to do the mulch right around October, or once a year is typical.

Mr. Brick: Ok, because the trees in the center island are bare, and I mean bare.

Mr. Winkeljohn: Ok, we can look at that, and he did do a touchup mulch recently.

Mr. Brick: Ok, and I know he did it on the front, and he did in the areas in the back, but the trees, next time you drive by there Ben take a look, they're bare.

Mr. Quesada: Ok, I'll get a quote on that and then we'll see how we can squeeze it in.

Mr. Brick: Ok.

Mr. Quesada: And the rainy season is coming so I do want you guys to know, some of it could wash away, but let's just see what he starting point is.

Mr. Winkeljohn: Right, and I looked at your trees today and I thought, actually this week, but I thought your palms are starting to show a need for a nutritional hit, at this

time of year you get those cold fronts, your weaker, hungrier trees will show the fastest stress and they all have a little bit of yellow to them, almost all the green palms, the silver bismarcks don't, and they're not green to begin with. So, I thought that, and I also thought the smaller palm, those have not been trimmed as aggressively because they're low and they don't have a big frond but, they might need, before a hurricane to be lifted to the 3 and 9 cutting, because right now they sit about like this, and they need to be at least that right before a hurricane, so they don't snap or get broken up but, other than that, I watched Milton's crew and I think they're doing an excellent job, like he's kept turf in really good shape, that's really hard this winter around the state. I've been to all my properties in the last 2 months and you guys have some of the best grass. Out here, this gets 24/7 eyes on it, but yours is looking really solid, so I think he's doing a great job. Any questions for Ben?

D. CDD Manager

Mr. Winkeljohn: We sort of morphed into manager's report, and just to give everybody a sense of timing. Your District changed its assessment last year, so your budget process should be anything but interesting, meaning it's going to be a repeat with no increase, so it should be the same budget as the current year. We have to propose our budget by June 15th and to do that I usually, if I think there's complications with the budget, I start bringing drafts to the meetings in February or March, and then we noodle over whether we want an increase, but not like last year, and chose to do an increase last year. This year you're not going to need one or want one obviously, so you'll only see one draft budget probably in April, at your April meeting, and then you'll set your hearing for adoption. What that means is you're setting the highest level of assessment, so if you already know that you don't need an increase which I think you do know, you don't need one because you just did it, it's a really benign process because you can always shift funds at any decision point between, ok irrigation maintenance, or pool maintenance, or whatever, you don't have a huge discretionary line in this budget to begin with, so it's pretty straight forward, so that will be that. You probably won't have to meet in March, is my recommendation, save some money and you can see if we have no action items. The only thing I have conceptually to bring attention to is, you did get taxed on your property by the county for the first time. Just a

little bit of history since we have a light meeting, I'll give you some background, typically government property is tax exempt, the Property Appraiser's office in Dade County decided, we think we're missing somebody who isn't tax exempt whose fallen into that category mistakenly, and it particularly thought of clubhouses that are government owned, or CDD owned, and you have pools, or any property. So, they took basically what used to be exempt, and we give them a list every year, these are our properties, please don't tax us, well, they took our list and said, tax them anyway this year. So, I know Scott has seen this in all of our Districts, this building itself got taxed and we said, wait a minute, we're tax exempt, and in this community they claimed that they inspected it and the guard told them they were not allowed into this clubhouse unless they were an owner, which isn't true, this is a public access facility, anybody can come in here. You don't want to have a facility that the public would normally go to other than your pool, well your pool is secured, it's unlawful not to have a secured pool, so that one should have not failed the tax exempt test. So, what it really looks like is they just threw everybody into the group, we paid the tax bill, it was a little over \$6,000, but we also sent them letters, which we do anyways, but we re-sent them and said timeout, this was tax exempt one year and now it's not, what's up with that, and for the last 18 months or so they've been saying you have to file an appeal, and in your community we didn't get the tax bill because it went to somebody, the prior owner address was in the county's file and we never saw it, so the District didn't know we had a bill until after the appeal process. We re-sent our lists, and we were in communication with the county, re-sent the list explaining to them this is a clubhouse with no facility other than a pool and a restroom facility, it has a membership requirement where anyone in the world can join, you can join the Hemingway Point pool access membership, it's expensive and nobody will do it probably, but the residents do it on their tax bill, and we've approved that rate way back when, so we met every criteria there is.

Ms. Berbrick: Well, really, we're paying for it in our taxes already, so now it's double taxing.

Mr. Winkeljohn: Yes, its double taxation, absolutely in that respect. So, they have acknowledged to us that it will be exempted going forward, will we get a refund, I don't know.

Mr. Brick: You mean it cost us \$6,000 for that building?

Mr. Winkeljohn: The District, yes.

Ms. Berbrick: But it's not going to anymore, they double dipped.

Mr. Winkeljohn: And it's just one of those things, and I don't want it to sound derogatory but, it's a bureaucratic process every once in a while to sort of re-set and see how much money we can get, and live with the fight.

Ms. Berbrick: Right.

Mr. Cochran: I mean, it's a bizarre thing, and we represent Districts in other counties as well, and Miami-Dade County is the only county that we've ever had a problem with this, but in talking with one of the staff attorneys with the Property Appraiser's office basically, they were specifically looking into CDDs properties for tax year 2021 and they sent out the inspectors, or whatever, investigators for the properties and basically would wind up happening at a lot of them was that somebody that was not a District employee, it was just maybe an hourly person hired by a security company or by the management company who was managing the clubhouse, the inspector came and started asking the questions, they answered incorrectly and said, no it's for residents only kind of thing as opposed to, yes it's available to the public, you can buy a membership, and so their theory of denying the exemptions is, well, yes, your papers are in order, but how the property is actually being used, if a member of the public gets the same experience our person does, then it's not really a true kind of thing. So, we've been in communication with the Property Appraiser's office with respect to several Districts, including this one with that issue, so we're trying to correct it, and like he basically said, it's an uphill battle trying to get a refund for this year, but what we're trying to do is make sure it doesn't happen again, but it really is a problem for many reasons, but like you said really harmful to the residents so we'll see what we can do, but it can be another thing too, like some other issues that Districts deal with sometimes, sometimes it's something that might be more impactful kind of on a local level than a county level but we'll keep you posted.

Mr. Winkeljohn: Yes, we'll keep you informed.

Mr. Brick: Did we roll DML from March of last year? We paid a bill this month from March of last year for DML, 3 from April, 1 from May?

Mr. Winkeljohn: I don't think we rolled it, I think he billed it, slowly.

Mr. Brick: Just now?

Mr. Winkeljohn: Yes.

Mr. Brick: Was there some reason he did that?

Mr. Winkeljohn: He missed the invoice, he forgot to send it out.

Mr. Brick: Ok.

Mr. Winkeljohn: I remember Kevin calling and saying that.

Mr. Brick: What is the server service?

Mr. Winkeljohn: Where are you seeing that?

Mr. Brick: Well, a service call for \$450, installed and configured a program for \$1,937.

Mr. Winkeljohn: That's your phone entry system.

Mr. Brick: I understand that, but the server service, that's the server required to keep all the information?

Mr. Winkeljohn: Yes.

Mr. Brick: Is that a one time fee or a yearly fee?

Mr. Winkeljohn: I think it's the first year I recall.

Mr. Quesada: It's an NVR, right?

Mr. Winkeljohn: Yes, we were paying him time to keep it updated, so anytime we got an application he has enter it in.

Mr. Brick: Ok.

Mr. Winkeljohn: We are now doing that, as of October 1st, our staff, actually Mayra does it, so we don't have to pay him to do it, it's included.

Mr. Brick: Ok.

Mr. Winkeljohn: Any other questions?

Ms. Angell: Can I ask a few questions now?

Mr. Winkeljohn: Sure.

Ms. Angell: I see that we have in our pool area, we have a water bubbler there, or a water fountain.

Mr. Winkeljohn: The water fountain, yes.

Mr. Angell: It looks pretty dirty, so I was going to ask if the janitor could clean it because it really looks terrible the way it is now.

Mr. Quesada: Ok.

Ms. Angell: Also on February 18th, that evening there were 6 boys that jumped the fence and they were in the pool. So, Diego did get a call about it, and he was very nice, he went there instead of having me go there, and he was very stern with the boys and he told them to leave, and that he would give them a onetime free pass, but he said if they were caught again at the pool they would get arrested and he would call the police because they were trespassing, so I just wanted to let you know. So, then I went the next morning to take a look and see if anything was damaged around the pool, and everything seemed to be ok at the pool.

Mr. Winkeljohn: Do you know what time that was?

Ms. Angell: I don't know, but it was February 18th, it could have been about 9:00 or 10:00 o'clock at night.

Mr. Winkeljohn: At night, ok.

Ms. Angell: But Diego went to check it out.

Mr. Quesada: Thank you Diego.

Mr. Winkeljohn: Ok, so let us know that and we'll make sure to pull the video in case we need it, if he gives a warning like that, we're going to be able to enforce that.

Ms. Angell: He did warn them.

Mr. Winkeljohn: Good.

Mr. Quesada: Did he recognize the kids from the neighborhood?

Ms. Angell: No, he told me he did not recognize them.

Mr. Quesada: Ok, the theory behind it with our camera system, there is just so you know, if we have to repeat ourselves with anybody, membership privileges can be suspended as a consequence.

Mr. Winkeljohn: Right.

Ms. Angell: Ok. So, you had asked me at the last meeting to talk to security just to see what times they are going to the pool, and they're going at 11:00 o'clock in the morning and staying until 7:00 at night, so that's what they're doing for their hours. I mean we do close at 8:00 so they leave 1 hour before.

Mr. Quesada: I think now we're going to wrap things up with the spring coming up, I know spring break is coming in last March, the third week of March I believe it is, so Mayra, let's make a note and let's talk to officer Joey about that, just adjusting the schedule maybe later, 12:00 to 8:00 probably sounds better and adding some coverage for the week of spring break maybe.

Ms. Padilla: Ok.

Ms. Angell: When we say adding coverage, are you talking about just like on a Friday or are you talking about the whole week?

Mr. Quesada: Well, let's talk about now, I mean what do you think, it's a whole week, kids have no school.

Mr. Winkeljohn: Right, and there's two types of activities, one is just using the pool, and you don't need security for that, the pool should function without it. The problem is, usually in the late afternoon hours you're going to have the more rambunctious type of activity maybe, so maybe even a little bit later, maybe 1:00 to 9:00 something like that, and I'm just thinking out loud, that's what I've seen work, but it's up to you all, you can push it a little bit later, because you have kids that have a lot more free time so we might even split it.

Mr. Quesada: Ok, so are you guys good with that whole week then, having that coverage or focusing more on the weekend?

Ms. Angell: Maybe like Thursday, Friday.

Mr. Brick: I would be more inclined to Thursday, Friday, Saturday and Sunday.

Mr. Quesada: Ok, so Thursday through Sunday.

Mr. Winkeljohn: Right, maybe add a second shift, a couple of hours, see if they can do a 4 hour shift, Thursday, Friday, Saturday, after one guard leaves, from like 8:00 to 12:00, that might be ideal.

Ms. Angell: Yes.

Mr. Winkeljohn: Just for 3 days, that will give you that extra presence.

Ms. Angell: Right.

Mr. Brick: Ben, this bubbler isn't it for the tree, isn't it to water the holly tree?

Mr. Quesada: Give me one second.

Mr. Winkeljohn: But she's talking about the water fountain.

Mr. Brick: I know.

Mr. Winkeljohn: Ok, separate topic.

Mr. Quesada: Yes, that's for the holly tree, they added irrigation, yes.

Mr. Brick: Ok.

Ms. Angell: Also, I wanted to ask depending on how much money that we have in the budget for the pool furniture, as part of it from last year.

Mr. Winkeljohn: It's brand new.

Ms. Angell: Right, it looks pretty, I didn't know we had any extra money to put in more like a couple of more loungers or the small tables to sit beside the loungers.

Mr. Winkeljohn: Sure, and we weren't real sure what we wanted to put out there, and so we replaced what was bad with a minimal.

Mr. Quesada: So, a couple more chaise loungers with the small tables inbetween.

Ms. Angell: Why don't we check the prices, I would go like with 4 with the tables.

Mr. Winkeljohn: It's very reasonable.

Ms. Angell: Just so people have a place to sit because I've been there when they come home.

Mr. Winkeljohn: So, you think 2 more loungers?

Ms. Angell: No, I think 4 would be good and 2 tables, you know the little tables that go between the loungers.

Mr. Winkeljohn: Right.

Mr. Quesada: I think they call them tea tables but we'll go over there and take a good picture just to be safe, and it's the same contractor, we'll talk to him.

Ms. Angell: Ok.

Mr. Brick: Who did the work on the lights on the wall, is this Ortiz Construction or Discount Lighting and Supplies?

Mr. Quesada: Yes, Ortiz, Discount Lighting and Supplies is providing the janitorial supplies for the custodian to clean the bathrooms and to do some of the extra work he's been doing.

Mr. Brick: Ok, so Ortiz Construction.

Mr. Quesada: Also, the doggie stations, that's where you also get your doggie bags from them.

Mr. Winkeljohn: It says general supply.

Mr. Brick: So, Ortiz is the one that's doing all the work on the wall.

Mr. Quesada: The maintenance, yes, electrical, that kind of stuff, handyman work, yes.

Mr. Brick: Ok.

Mr. Winkeljohn: Are there any other comments?

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: We sort of evolved into the financial reports because you were reading off from the check register, and what did we talk about?

Mr. Quesada: As for the holly trees, some of that stuff is from the holly tree.

Ms. Angell: We talked about at the last meeting about the phone to get into the pool.

Mr. Quesada: Oh, that's right, I have an update on that.

Ms. Angell: And we were talking about the cost of it.

Mr. Quesada: So, it was for, I did actually after the meeting talk to you and to Carlos about it, so everybody is aware, so the program, the provider that gives you that service for the phones is actually switching to a subscription based service, so to answer Carlos' exact concern which is people switching phones, the ID number that we provide people for each pass is reusable, it just needs to be revised and edited. It may come at a small cost just for the flexibility, but it's not something that you're going to have to constantly purchase more passes, so in the long run, I think it's a win for you guys because of that, you're not going to have to constantly purchase more codes to give out, we give out one code, somebody let's us know about a phone change, we go in on our end, on the administrative end, remove the old phone and connect the new phone using the same code, and they're given that code, and it can only be used on one device at a time.

Ms. Berbrick: Perfect.

Mr. Quesada: So, that solves all your concerns and issues about that.

Ms. Berbrick: About switching phones and stuff, and so does that mean they don't have to pay for that?

Mr. Quesada: Correct, and if you guys want to keep that part the same, we do the first two heads of household free, anybody additional, comes at the \$25 fee that they can pay online to the PayPal.

Mr. Winkeljohn: One of the first two people changes phones, we don't have to charge for that.

Mr. Quesada: Correct, if one of the first two people changed phones, they don't have to worry about that, so the heads of household will always have their two free passes for the life of them staying in the community.

Mr. Winkeljohn: Once you pay for it, it's not a problem, it's the initial two are free, everybody after that buys one, and if they change phones, as long as it's the same person, or change of custody type thing.

Mr. Quesada: So, same phone number, just a different phone or device.

Mr. Winkeljohn: Right, there's no reason to charge for it anymore.

Mr. Quesada: We can resend that code to the new device.

Mr. Winkeljohn: It used to be a brand new license each time.

Ms. Angell: That's what I didn't understand, so you're saying if I need to get a new phone, because all your Apps go to your new phone automatically.

Mr. Winkeljohn: Right, you just have to redo your license so it's tied to that phone and to you, and we don't pay more for it.

Ms. Angell: Ok.

Mr. Quesada: The software recognizes that it's a new device because it has its only little IP Address, or whatever you want to call it, so that's the part, she'll just have to resend it to that device so that it grabs that information.

Ms. Angell: Ok, that's makes sense.

Mr. Winkeljohn: Right, they had a policy and a licensing where it was the opposite and that was why it was generating the cost, but that's changed now.

Ms. Angell: Thank you.

Mr. Winkeljohn: Very good, so a lot of that discussion was related to the financials reports. Are there any other questions on the financial reports? If not, I would like a motion to accept them for today's records.

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.

FIFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Winkeljohn: Are there any other Supervisors requests? Anybody on the phone, we'll go to you guys? Do you have any comments or questions?

Mr. Toro: No, Anthony is ok.

Mr. Winkeljohn: Thank you Anthony. Carlos, any other issues we can help you with or questions?

Mr. Suarez: No, I have nothing.

Mr. Winkeljohn: Alright, I have nothing else.

SIXTH ORDER OF BUSINESS Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2022-01

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR **FISCAL YEAR 2023** AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2023**; and

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

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

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

1. The proposed budget for **Fiscal Year 2023** is hereby approved for the purpose of conducting a public hearing to adopt said budget.

2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

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

Adopted this ____ day of _____, 2022

Chairman/Vice Chairman

Secretary/Assistant Secretary

***Proposed Budget
Fiscal Year 2023***

***Hemingway Point
Community Development District***

April 27, 2022



Hemingway Point

Community Development District

General Fund

| Description | Adopted Budget FY 2022 | Actual thru 3/31/22 | Projected Next 6 Months | Total Projected at 9/30/22 | Proposed Budget FY 2023 |
|----------------------------------|------------------------|---------------------|-------------------------|----------------------------|-------------------------|
| Revenues | | | | | |
| Maintenance Assessments | \$223,250 | \$217,224 | \$6,026 | \$223,250 | \$223,250 |
| Misc. Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Carry Forward Surplus | \$84,636 | \$31,811 | \$0 | \$31,811 | \$36,216 |
| Total Revenues | \$307,886 | \$249,035 | \$6,026 | \$255,061 | \$259,466 |
| Expenditures | | | | | |
| <i>Administrative</i> | | | | | |
| Supervisor Fees/FICA Taxes | \$10,334 | \$3,445 | \$4,306 | \$7,751 | \$10,334 |
| Engineering Fees | \$1,500 | \$1,510 | \$750 | \$2,260 | \$2,500 |
| Dissemination Agent | \$2,500 | \$1,250 | \$1,250 | \$2,500 | \$2,500 |
| Assessment Roll | \$1,000 | \$1,000 | \$0 | \$1,000 | \$1,000 |
| Attorney Fees | \$15,000 | \$5,808 | \$8,131 | \$13,938 | \$15,000 |
| Annual Audit | \$4,200 | \$4,400 | \$0 | \$4,400 | \$4,400 |
| Trustee Fees | \$8,000 | \$8,000 | \$0 | \$8,000 | \$8,000 |
| Management Fees | \$37,080 | \$18,540 | \$18,540 | \$37,080 | \$37,080 |
| Computer Time | \$250 | \$125 | \$125 | \$250 | \$250 |
| Telephone | \$50 | \$0 | \$0 | \$0 | \$50 |
| Postage | \$1,000 | \$687 | \$687 | \$1,374 | \$1,000 |
| Insurance | \$6,807 | \$6,405 | \$0 | \$6,405 | \$7,686 |
| Printing & Binding | \$750 | \$365 | \$365 | \$730 | \$750 |
| Legal Advertising | \$600 | \$0 | \$600 | \$600 | \$600 |
| Other Current Charges | \$850 | \$325 | \$325 | \$651 | \$850 |
| Website Compliance | \$1,000 | \$500 | \$500 | \$1,000 | \$1,000 |
| Office Supplies | \$200 | \$60 | \$60 | \$120 | \$200 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Property Taxes | \$0 | \$6,898 | \$0 | \$6,898 | \$0 |
| Total Administrative | \$91,296 | \$59,493 | \$31,333 | \$80,483 | \$93,375 |
| <i>Maintenance</i> | | | | | |
| Field Management | \$12,000 | \$6,000 | \$6,000 | \$12,000 | \$12,000 |
| Security/Pool Attendants | \$30,000 | \$13,410 | \$13,410 | \$26,820 | \$30,000 |
| Phone/Internet | \$1,800 | \$1,289 | \$1,289 | \$2,578 | \$1,800 |
| Electric | \$5,000 | \$2,514 | \$2,514 | \$5,028 | \$6,000 |
| Water | \$2,500 | \$1,653 | \$1,653 | \$3,307 | \$4,500 |
| Property Insurance | \$4,057 | \$3,817 | \$0 | \$3,817 | \$4,580 |
| Repairs & Maintenance | \$22,500 | \$12,140 | \$12,140 | \$24,280 | \$22,500 |
| Landscape Maintenance | \$22,500 | \$9,750 | \$9,750 | \$19,500 | \$22,500 |
| Tree Trimming | \$3,000 | \$4,000 | \$3,500 | \$7,500 | \$7,500 |
| Janitorial Service & Supplies | \$5,000 | \$1,968 | \$1,968 | \$3,936 | \$5,000 |
| Pool Maintenance | \$7,200 | \$6,042 | \$6,042 | \$12,084 | \$7,200 |
| Operating Supplies | \$4,500 | \$29 | \$2,500 | \$2,529 | \$4,500 |
| Pressure Washing/Painting | \$4,000 | \$950 | \$2,500 | \$3,450 | \$4,000 |
| Landscape Lighting & Replacement | \$5,000 | \$5,030 | \$0 | \$5,030 | \$5,000 |
| Contingencies/Reserve | \$16,000 | \$1,503 | \$5,000 | \$6,503 | \$29,011 |
| Total Maintenance | \$145,057 | \$70,096 | \$68,266 | \$138,362 | \$166,091 |
| Total Expenditures | \$236,353 | \$129,588 | \$99,599 | \$218,845 | \$259,466 |
| Assigned Fund Balance | \$71,533 | \$119,447 | (\$93,573) | \$36,216 | (\$0) |

Assessment Table

| | FY2022 | FY2023 |
|----------------------------------|-----------------|-----------------|
| Maintenance Assessments: | | |
| Gross Assessment | \$235,000.00 | \$235,000.00 |
| Less: Disc & Col (5%) | (\$11,750.00) | (\$11,750.00) |
| Net Assessment | \$223,250.00 | \$223,250.00 |
| # Units | 321 | 321 |
| Per Unit Gross Assessment | \$732.09 | \$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 |
|-----------------|--|

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 2022 | Actual thru 3/31/22 | Projected Next 6 Months | Total Projected at 9/30/22 | Proposed Budget FY 2023 |
|--------------------------------------|---------------------------|------------------------|----------------------------|-------------------------------|----------------------------|
| Revenues | | | | | |
| Special Assessments | \$165,900 | \$162,026 | \$3,874 | \$165,900 | \$165,900 |
| Interest Income | \$0 | \$12 | \$3 | \$15 | \$0 |
| Carry Forward Surplus ⁽¹⁾ | \$155,313 | \$155,262 | \$0 | \$155,262 | \$160,690 |
| Total Revenues | \$321,213 | \$317,300 | \$3,877 | \$321,177 | \$326,590 |
| Expenditures | | | | | |
| Series 2013 | | | | | |
| Maturity 2022 | | | | | |
| Interest 11/1 | \$2,231 | \$2,231 | \$0 | \$2,231 | \$1,181 |
| Principal 11/1 | \$40,000 | \$40,000 | \$0 | \$40,000 | \$45,000 |
| Interest 5/1 | \$1,181 | \$0 | \$1,181 | \$1,181 | \$0 |
| Maturity 2032 | | | | | |
| Interest 11/1 | \$19,219 | \$19,219 | \$0 | \$19,219 | \$19,219 |
| Interest 5/1 | \$19,219 | \$0 | \$19,219 | \$19,219 | \$19,219 |
| Maturity 2042 | | | | | |
| Interest 11/1 | \$39,319 | \$39,319 | \$0 | \$39,319 | \$39,319 |
| Interest 5/1 | \$39,319 | \$0 | \$39,319 | \$39,319 | \$39,319 |
| Total Expenditures | \$160,487 | \$100,769 | \$59,719 | \$160,487 | \$163,257 |
| EXCESS REVENUES | \$160,726 | \$216,531 | (\$55,842) | \$160,690 | \$163,334 |

11/1/23 Interest \$58,537.50
11/1/23 Principal \$45,000.00
\$103,537.50

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

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2022 Maturity

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2032 Maturity

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

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

Hemingway Point
Community Development District

Debt Service Fund

Series 2014

| Description | Adopted Budget FY 2022 | Actual thru 3/31/22 | Projected Next 6 Months | Total Projected at 9/30/22 | Proposed Budget FY 2023 |
|--------------------------------------|---------------------------|------------------------|----------------------------|-------------------------------|----------------------------|
| Revenues | | | | | |
| Special Assessments | \$170,480 | \$165,173 | \$5,307 | \$170,480 | \$170,480 |
| Interest Income | \$0 | \$11 | \$3 | \$14 | \$0 |
| Carry Forward Surplus ⁽¹⁾ | \$131,711 | \$130,162 | \$0 | \$130,162 | \$134,019 |
| Total Revenues | \$302,191 | \$295,346 | \$5,310 | \$300,656 | \$304,499 |
| Expenditures | | | | | |
| Series 2014 | | | | | |
| Interest 11/1 | \$58,897 | \$58,897 | \$0 | \$58,897 | \$57,741 |
| Principal 11/1 | \$50,000 | \$50,000 | \$0 | \$50,000 | \$55,000 |
| Interest 5/1 | \$57,741 | \$0 | \$57,741 | \$57,741 | \$56,469 |
| Total Expenditures | \$166,638 | \$108,897 | \$57,741 | \$166,638 | \$169,210 |
| EXCESS REVENUES | \$135,554 | \$186,449 | (\$52,431) | \$134,019 | \$135,289 |

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

| | | |
|-------------------|----|------------|
| 11/1/23 Interest | \$ | 56,469.00 |
| 11/1/23 Principal | \$ | 55,000.00 |
| | \$ | 111,469.00 |

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

Hemingway Point
Community Development District

Series 2014 (Phase Two Project)

Amortization Schedule
2044 Maturity

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

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE
BOARD OF SUPERVISORS OF THE
HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hemingway Point Community Development District will commence at noon on June 13, 2022 and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and the telephone number is 305-499-8683 / 305-499-8410. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Hemingway Point Community Development District has three seats up for election, specifically seat #3, Seat # 4 and seat #5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

**HEMINGWAY POINT
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Hemingway Point Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 14, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



March 14, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hemingway Point Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position (deficit) balance of \$(2,924,851).
- The change in the District's total net position in comparison with the prior fiscal year was \$34,253, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$488,612, a decrease of \$(20,918) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, assigned to subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

| | NET POSITION | |
|-------------------------------------|----------------|----------------|
| | SEPTEMBER 30, | |
| | 2021 | 2020 |
| Current and other assets | \$ 496,522 | \$ 529,493 |
| Capital assets, net of depreciation | 776,528 | 812,337 |
| Total assets | 1,273,050 | 1,341,830 |
| Current liabilities | 107,632 | 121,523 |
| Long-term liabilities | 4,090,269 | 4,179,411 |
| Total liabilities | 4,197,901 | 4,300,934 |
| Net position | | |
| Net investment in capital assets | (3,313,724) | (3,367,057) |
| Restricted | 357,062 | 348,172 |
| Unrestricted | 31,811 | 59,781 |
| Total net position | \$ (2,924,851) | \$ (2,959,104) |

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

| | CHANGES IN NET POSITION | |
|------------------------------------|---|-----------------------|
| | FOR THE FISCAL YEAR ENDED SEPTEMBER 30, | |
| | 2021 | 2020 |
| Revenues: | | |
| Program revenues | | |
| Charges for services | \$ 484,308 | \$ 481,829 |
| Operating grants and contributions | 49 | 3,930 |
| General revenues | 218 | 120 |
| Total revenues | <u>484,575</u> | <u>485,879</u> |
| Expenses: | | |
| General government | 89,841 | 109,169 |
| Maintenance and operations | 119,923 | 96,993 |
| Interest | 240,558 | 244,950 |
| Total expenses | <u>450,322</u> | <u>451,112</u> |
| Change in net position | <u>34,253</u> | <u>34,767</u> |
| Net position - beginning | <u>(2,959,104)</u> | <u>(2,993,871)</u> |
| Net position - ending | <u>\$ (2,924,851)</u> | <u>\$ (2,959,104)</u> |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$450,322. The costs of the District's activities were primarily funded by program revenues.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$966,345 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$189,817 has been taken, which resulted in a net book value of \$776,528. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Debt Administration

At September 30, 2021, the District had \$4,110,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Hemingway Point Community Development District Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

| | Governmental Activities |
|----------------------------------|----------------------------|
| ASSETS | |
| Cash | \$ 39,721 |
| Restricted assets: | |
| Investments | 456,801 |
| Capital assets | |
| Depreciable, net | 776,528 |
| Total assets | 1,273,050 |
| LIABILITIES | |
| Accounts payable | 7,910 |
| Accrued interest payable | 99,722 |
| Non-current liabilities: | |
| Due within one year | 90,000 |
| Due in more than one year | 4,000,269 |
| Total liabilities | 4,197,901 |
| NET POSITION | |
| Net investment in capital assets | (3,313,724) |
| Restricted for debt service | 357,062 |
| Unrestricted | 31,811 |
| Total net position | \$ (2,924,851) |

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| <u>Functions/Programs</u> | Program Revenues | | | Net (Expense) Revenue and Changes in Net Position |
|-------------------------------|-------------------------|--|----------------------------|--|
| Expenses | Charges for Services | Operating Grants and Contributions | Governmental Activities | |
| Primary government: | | | | |
| Governmental activities: | | | | |
| General government | \$ 89,841 | \$ 89,841 | \$ - | \$ - |
| Maintenance and operations | 119,923 | 55,926 | - | (63,997) |
| Interest on long-term debt | 240,558 | 338,541 | 49 | 98,032 |
| Total governmental activities | 450,322 | 484,308 | 49 | 34,035 |
| General revenues: | | | | |
| Miscellaneous revenue | | | | 218 |
| Total general revenues | | | | 218 |
| Change in net position | | | | 34,253 |
| Net position - beginning | | | | (2,959,104) |
| Net position - ending | | | | \$ (2,924,851) |

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

| | Major Funds | | | Total Governmental Funds |
|--------------------------------------|------------------|-------------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| ASSETS | | | | |
| Cash | \$ 39,721 | \$ - | \$ - | \$ 39,721 |
| Investments | - | 456,784 | 17 | 456,801 |
| Total assets | <u>\$ 39,721</u> | <u>\$ 456,784</u> | <u>\$ 17</u> | <u>\$ 496,522</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 7,910 | \$ - | \$ - | \$ 7,910 |
| Total liabilities | <u>7,910</u> | <u>-</u> | <u>-</u> | <u>7,910</u> |
| Fund balances: | | | | |
| Restricted for: | | | | |
| Debt service | - | 456,784 | - | 456,784 |
| Capital projects | - | - | 17 | 17 |
| Assigned To: | | | | |
| Subsequent year's expenditures | 13,104 | - | - | 13,104 |
| Unassigned | 18,707 | - | - | 18,707 |
| Total fund balances | <u>31,811</u> | <u>456,784</u> | <u>17</u> | <u>488,612</u> |
| Total liabilities and fund balances | <u>\$ 39,721</u> | <u>\$ 456,784</u> | <u>\$ 17</u> | <u>\$ 496,522</u> |

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 488,612

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as position in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

| | | |
|--------------------------|------------------|---------|
| Cost of capital assets | 966,345 | |
| Accumulated depreciation | <u>(189,817)</u> | 776,528 |

All liabilities, both current and long-term, are reported in the government-wide financial statements.

| | | |
|---|--------------------|-----------------------|
| Accrued interest payable | (99,722) | |
| Unamortized original issue discount | 19,731 | |
| Bonds payable | <u>(4,110,000)</u> | <u>(4,189,991)</u> |
| Net position of governmental activities | | <u>\$ (2,924,851)</u> |

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| | Major Funds | | | Total Governmental Funds |
|--|------------------|-------------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| REVENUES | | | | |
| Assessments | \$ 145,767 | \$ 338,541 | \$ - | \$ 484,308 |
| Miscellaneous Revenue | 218 | - | - | 218 |
| Interest | - | 49 | - | 49 |
| Total revenues | <u>145,985</u> | <u>338,590</u> | <u>-</u> | <u>484,575</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 89,841 | - | - | 89,841 |
| Maintenance and operations | 84,114 | - | - | 84,114 |
| Debt service: | | | | |
| Principal | - | 90,000 | - | 90,000 |
| Interest | - | 241,538 | - | 241,538 |
| Total expenditures | <u>173,955</u> | <u>331,538</u> | <u>-</u> | <u>505,493</u> |
| Excess (deficiency) of revenues over (under) expenditures | (27,970) | 7,052 | - | (20,918) |
| Fund balances - beginning | <u>59,781</u> | <u>449,732</u> | <u>17</u> | <u>509,530</u> |
| Fund balances - ending | <u>\$ 31,811</u> | <u>\$ 456,784</u> | <u>\$ 17</u> | <u>\$ 488,612</u> |

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| | |
|---|-------------------------|
| Net change in fund balances - total governmental funds | \$ (20,918) |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | 90,000 |
| Amortization of bond issuance discount is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities. | (858) |
| Depreciation of capital assets is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities. | (35,809) |
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements. | <u>1,838</u> |
| Change in net position of governmental activities | <u><u>\$ 34,253</u></u> |

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Hemingway Point Community Development District ("District") was created on March 20, 2012 by Ordinance 12-18 by the Board of County Commissioners of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| <u>Assets</u> | <u>Years</u> |
|-------------------------|--------------|
| Recreational facilities | 30 |
| Equipment | 7 |

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

| | Maturities | Amortized Cost | Credit Risk |
|--|---|-------------------|-------------|
| Wells Fargo Advantage Government Money Market Fund | Weighted average of the fund portfolio: 37 days | \$ 456,801 | S&P AAAM |
| Total Investments | | <u>\$ 456,801</u> | |

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|-------------|------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets being depreciated | | | | |
| Recreational facilities | \$ 933,504 | \$ - | \$ - | \$ 933,504 |
| Equipment | 32,841 | - | - | 32,841 |
| Total capital assets being depreciated | 966,345 | - | - | 966,345 |
| Less accumulated depreciation for: | | | | |
| Recreational facilities | 149,316 | 31,117 | - | 180,433 |
| Equipment | 4,692 | 4,692 | - | 9,384 |
| Total accumulated depreciation | 154,008 | 35,809 | - | 189,817 |
| Total capital assets, being depreciated, net | 812,337 | (35,809) | - | 776,528 |
| Governmental activities capital assets, net | \$ 812,337 | \$ (35,809) | \$ - | \$ 776,528 |

Depreciation expense was charged to maintenance and operations costs.

In connection with the 2013 and 2014 projects, if the amounts by which the costs of the projects or portions thereof to be conveyed by the Developer to the District pursuant to the Acquisition Agreement exceed the amounts actually paid by the District for the projects or portions thereof from proceeds of the Series 2013 and Series 2014 Bonds, it may be determined that deferred obligations exist. Upon completion of the projects, certain funds available from the Bonds may be used pay deferred obligations, as outlined in the Bond Indentures. At September 30, 2021, the District has not determined whether there is a liability for deferred obligations.

NOTE 6 – LONG-TERM LIABILITIES

Series 2013

On March 21, 2013, the District issued \$2,135,000 of Special Assessment Bonds, Series 2013. The Bonds are due November 1, 2042 with interest rates between 5.25% and 6.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2013 and the principal is to be paid serially on each November 1, commencing November 1, 2013.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2021.

Series 2014

On October 1, 2014, the District issued \$2,500,000 of Special Assessment Bonds, Series 2014. The Bonds are due November 1, 2044 with interest rates between 4.625% and 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2015 and the principal is to be paid serially on each November 1, commencing November 1, 2015.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|-------------|------------------|---------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Bonds payable: | | | | | |
| Series 2013 | \$ 1,905,000 | \$ - | \$ 40,000 | \$ 1,865,000 | \$ 40,000 |
| Series 2014 | 2,295,000 | - | 50,000 | 2,245,000 | 50,000 |
| Less: original issue discount | 20,589 | - | 858 | 19,731 | - |
| Total | <u>\$ 4,179,411</u> | <u>\$ -</u> | <u>\$ 89,142</u> | <u>\$ 4,090,269</u> | <u>\$ 90,000</u> |

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Governmental Activities | | |
|------------------------------|-------------------------|---------------------|---------------------|
| | Principal | Interest | Total |
| 2022 | \$ 90,000 | \$ 237,125 | \$ 327,125 |
| 2023 | 100,000 | 232,466 | 332,466 |
| 2024 | 100,000 | 227,335 | 327,335 |
| 2025 | 105,000 | 221,822 | 326,822 |
| 2026 | 110,000 | 215,925 | 325,925 |
| 2027-2031 | 665,000 | 975,031 | 1,640,031 |
| 2032-2036 | 875,000 | 759,119 | 1,634,119 |
| 2037-2041 | 1,175,000 | 452,019 | 1,627,019 |
| 2042-2045 | 890,000 | 87,687 | 977,687 |
| Total | <u>\$ 4,110,000</u> | <u>\$ 3,408,529</u> | <u>\$ 7,518,529</u> |

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| | Budgeted Amounts | | Actual Amounts | | Variance with Final Budget - Positive (Negative) |
|--|---------------------|--|-------------------|--|---|
| | Original & Final | | | | |
| REVENUES | | | | | |
| Assessments | \$ 144,839 | | \$ 145,767 | | \$ 928 |
| Interest and other revenues | - | | 218 | | 218 |
| Total revenues | 144,839 | | 145,985 | | 1,146 |
| EXPENDITURES | | | | | |
| Current: | | | | | |
| General government | 90,974 | | 89,841 | | 1,133 |
| Maintenance | 105,271 | | 84,114 | | 21,157 |
| Total expenditures | 196,245 | | 173,955 | | 22,290 |
| Excess (deficiency) of revenues over (under) expenditures | (51,406) | | (27,970) | | 23,436 |
| OTHER FINANCING SOURCES (USES) | | | | | |
| Carry forward surplus | 51,406 | | - | | (51,406) |
| Total other financing sources (uses) | 51,406 | | - | | (51,406) |
| Net change in fund balance | \$ - | | (27,970) | | \$ (27,970) |
| Fund balance - beginning | | | 59,781 | | |
| Fund balance - ending | | | \$ 31,811 | | |

See notes to required supplementary information

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements.

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
UNAUDITED**

| <u>Element</u> | <u>Comments</u> |
|---|--|
| Number of district employees compensated at 9/30/2021 | 0 |
| Number of independent contractors compensated in September 2021 | 0 |
| Employee compensation for FYE 9/30/2021 (paid/accrued) | 0 |
| Independent contractor compensation for FYE 9/30/2021 | 0 |
| Construction projects to begin on or after October 1; (> \$65K) | 0 |
| Budget variance report | See page 21 of annual financial report |
| Ad Valorem taxes; | Not applicable |
| Millage rate FYE 9/30/2021 | Not applicable |
| Ad valorem taxes collected FYE 9/30/2021 | Not applicable |
| Outstanding Bonds: | |
| see Note 6 for details | |
| Non ad valorem special assessments; | |
| Special assessment rate FYE 9/30/2021 | Series 2013 O&M - \$186.96 Series 2014 O&M - \$288.00 Series 2013 - Debt - \$1,045.70 Series 2014 - Debt - \$1,165.28 |
| Special assessments collected FYE 9/30/2021 | \$ 507,167.10 |
| Outstanding Bonds: | |
| Series 2013, due November 1, 2042 see Note 6 for details | \$ 1,865,000.00 |
| Series 2014, due November 1, 2044 see Note 6 for details | \$ 2,245,000.00 |



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hemingway Point Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 14 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Brown & Associates

March 14, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

We have examined Hemingway Point Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hemingway Point Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 14, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hemingway Point Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2021 and have issued our report thereon dated March 14, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 14, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hemingway Point Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hemingway Point Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

Grau & Associates

March 14, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



Hemingway Point CDD

FIELD REPORT



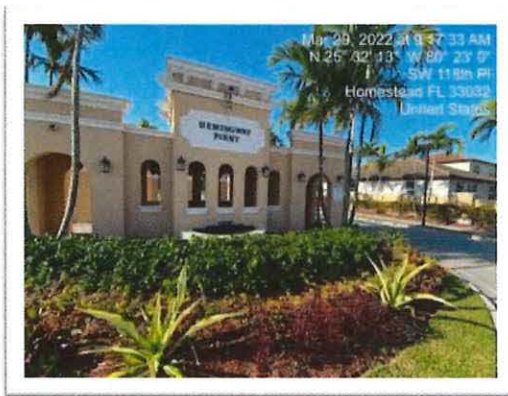
Meeting Date: April 27, 2022

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

LANDSCAPING

- Monthly landscaping services completed by Nicoya Landscaping.
- Missing plants at the main entrance bed will be replaced by Nicoya Landscaping by April 17, weather permitting.
- Working to clean/trim all the District palm trees prior to hurricane season. To be discussed further at the next meeting.

Before

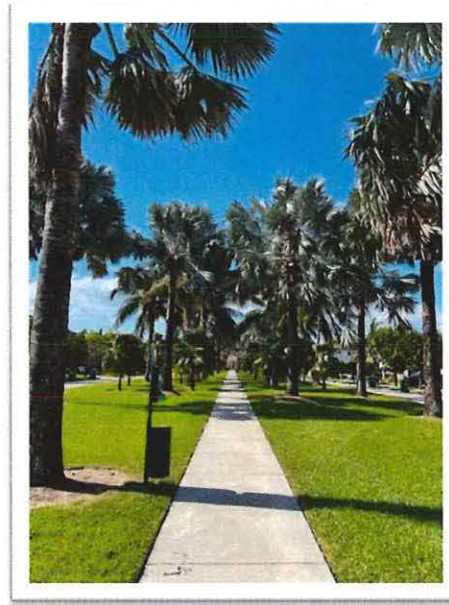
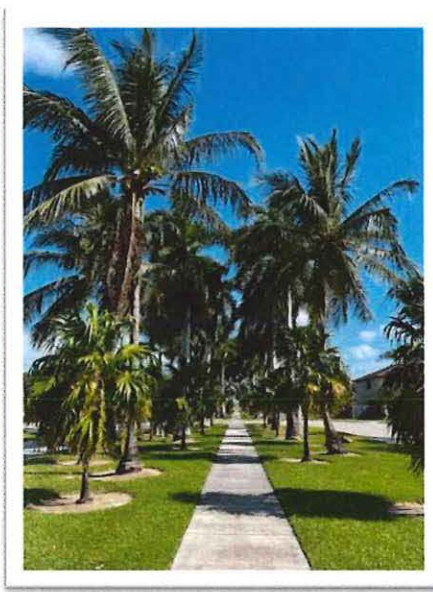
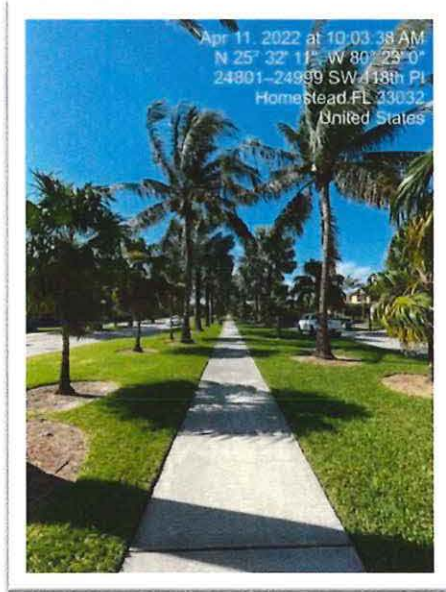


After

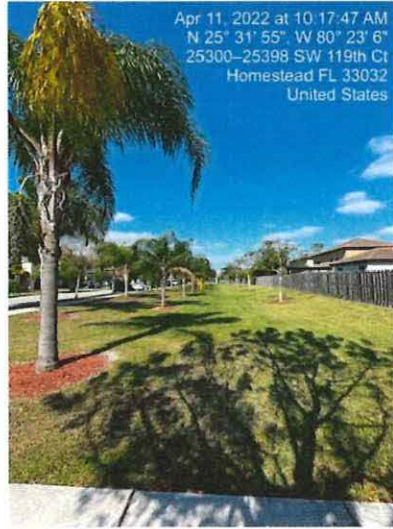


Governmental Management Services-South Florida, LLC

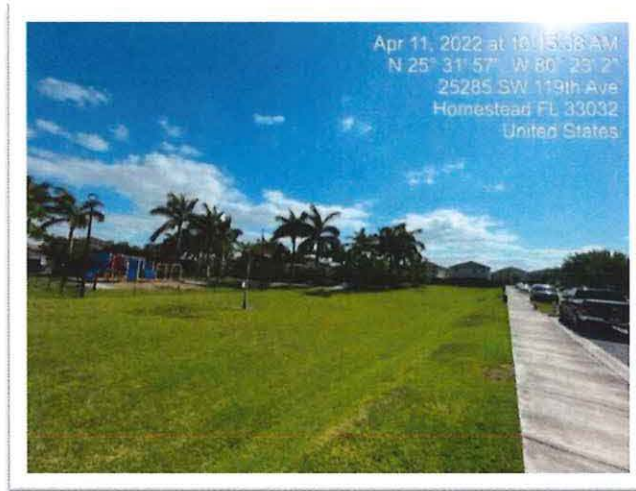
5385 N. Nob Hill Road Sunrise, FL 33351



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



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

POOL

- Monthly pool and fountain service completed by Bright and Blue.
- Obtaining estimates to complete the cool deck painting.
- As per the Health Department inspection, working to update signage per new code requirements. Hope to have the final renderings soon from the vendor.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

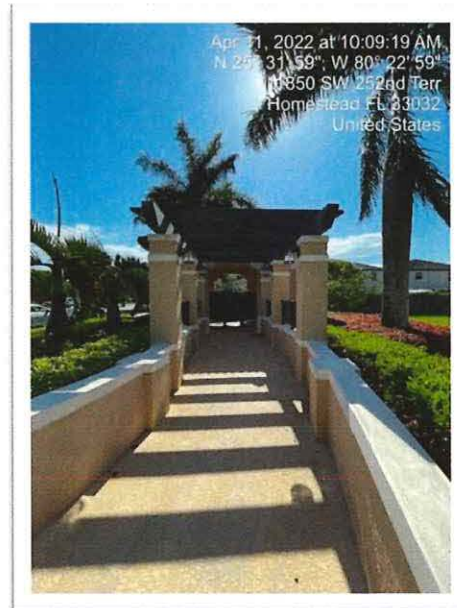
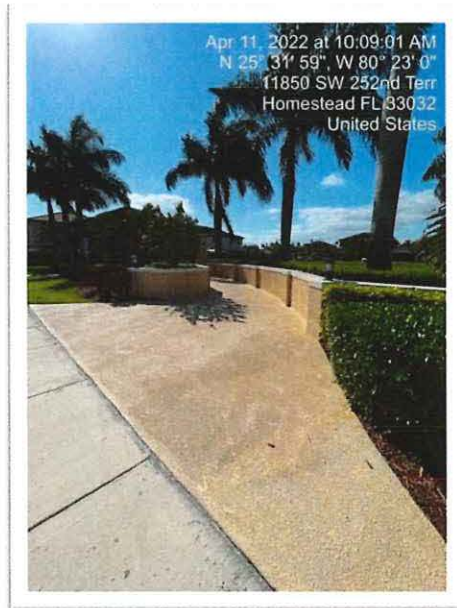


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

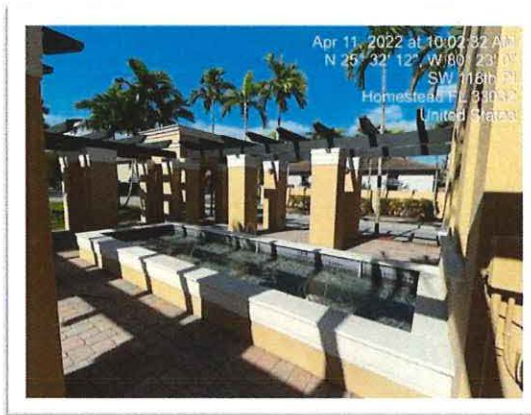
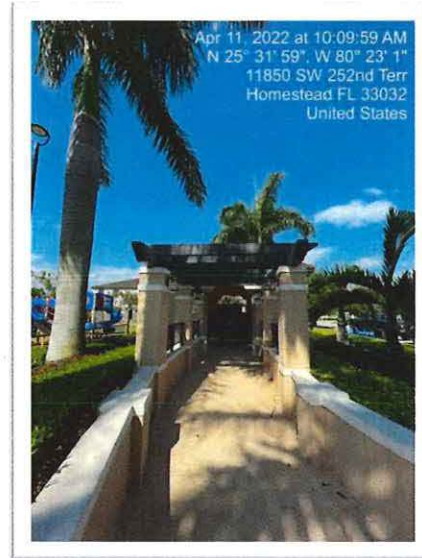
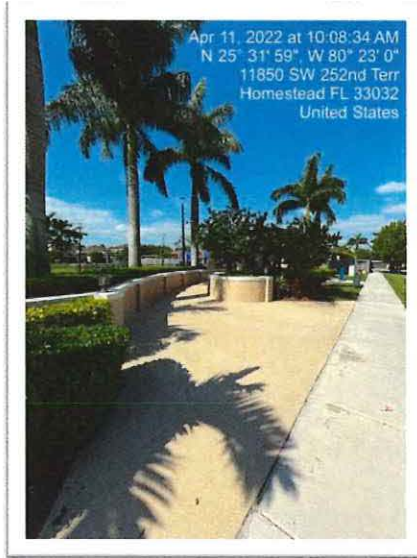
FIELD MAINTENANCE

- Obtaining estimates to paint the walkway and mailbox deck. In the meantime, both areas have been serviced by the janitor using household cleaning products.
- Fountain is in operation.
- Men's bathroom toilet was repaired by Ortiz Construction.
- Additional security staff obtained for Spring Break Holiday.
- Playground in satisfactory condition.



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



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

Nicoya Landscaping Inc

nicoyalawnsclaping@gmail.com



Estimate

ADDRESS

Hemingway Point CDD
5385 N Nob Hill Road
Sunrise, FL 33351
United States

ESTIMATE # 1095

DATE 04/15/2022

| ACTIVITY | QTY | RATE | AMOUNT |
|---|-----|-------|----------|
| Thatch Palm Clean up 10 ft Florida Thatch palms dead branches clean up. | 98 | 12.00 | 1,176.00 |

TOTAL

\$1,176.00

Accepted By

Accepted Date



ALL COUNTIES PAINTING, LLC
 dba PEOPLE'S CHOICE PRESSURE CLEANING & PAINTING.

Estimate

4341 SW 73 TERRACE Phone 954-445-8033
 DAVIE, FL 33314 Fax 954-382-9267
 LICENSE CC# 11-P-16356-X E-mail h2opressure@bellsouth.net
 www.allpeopleschoice.com

| |
|-----------|
| Date |
| 4/19/2022 |

| | |
|---|--------------|
| Name / Address | |
| GOVERNMENTAL MANAGEMENT SERVICES, LLC ATTN: BEN QUESADA 5385 N NOB HILL RD SUNRISE, FL 33351 | |
| Customer Phone | 305-342-2921 |

| | |
|---------------------|--|
| Project | |
| HEMINGWAY POINT CDD | |
| PO # | |

| Description | Qty | Rate | Total |
|---|-----|----------|----------|
| PAINT POOL HOUSE COOL DECK TO INCLUDE WALKWAYS AND MAILBOX FLOOR AREAS. CHEMICALLY TREAT AND PRESSURE WASH PRIOR TO COATING APPLICATION FILL IN ANY CRACKS (IRREGULARITIES) TO PRODUCE A UNIFORM SURFACE AS NEEDED. COVER ALL AREAS WITH PAPER, PLASTIC AND DROP CLOTHS AS NEEDED. COATING SHERWIN WILLIAMS PRODUCTS SPOT PRIME AREAS AS NEEDED. APPLY 2 COATS OF DURAPLATE 289 HIGH PERFORMANCE CONCRETE ENAMEL WITH NON-SKID ADDITIVE CLIENT TO CHOOSE COLOR THIS PRICE INCLUDES ALL LABOR & MATERIALS \$7,980.00 1 YEAR WORKMANSHIP WARRANTY | | 7,980.00 | 7,980.00 |

Thank you for your consideration. Prices good for 30 days.
 Signing this Estimate indicates all terms and conditions have been accepted.
 *Payment by Credit card requires additional fee of 3.32% from total amount.

| | |
|--------------|-------------------|
| Total | \$7,980.00 |
|--------------|-------------------|

Customer Signature _____

TUF TOP COATINGS SINCE 1948
DURAPLATE 289

HIGH PERFORMANCE CONCRETE ENAMEL
WATER-BASED
24-XX

DESCRIPTION

TUF-TOP DURAPLATE 289 is a single component, **LOW V.O.C LOW ODOR** pigmented acrylic coating. Based on Nano Technology, D-289 demonstrates outstanding adhesion to a wide range of substrates including most coatings. D-289 incorporates a chemical curing mechanism that achieves fast initial water resistance and curing, and continues to harden and cure for 7-10 days after application to give a harder, tougher finish and more marking resistance than conventional water-based coatings and even most solvent-based sealers.

USES/FEATURES

- COMMERCIAL AND HIGH TRAFFIC WALKWAYS
- POOL DECKS
- WITHSTANDS OCCASIONAL PONDING WATER
- EXCELLENT CLEANABILITY, EASY TOUCH UP
- AUTOMOTIVE TRAFFIC**

**Moderate traffic entries, parking garages, drop off zones.

PREPARATION

***CONCRETE & MASONRY**—Make sure concrete is sound and not crumbling. Dirt, oil, grease, mold and mildew, and any other contaminants must be removed from the surface and pores of the concrete. Remove oil, grease, and any other contaminants with strong detergent, TSP, or degreasers and rinse thoroughly. All mold, algae or mildew should be treated with a 2:1 bleach-water solution, scrubbed and rinsed thoroughly. Best results will be obtained by pressure washing the surface with at least 3000 psi to insure complete removal of the contaminants. Slick or smoothly trowelled bare concrete must be etched with a 2:1 muriatic acid solution until the concrete pores are opened up and a sandpaper-like (120-220) grit feel is given to the concrete. Acid must be thoroughly washed off after application.

***PREVIOUS COATINGS** - All previous coatings must be compatible and in sound, well adhered condition. If unsure, apply a test patch and check dry adhesion with duct tape after 3 days, recheck after placing a soaking wet towel on the coating for a minimum of 4 hours. Dry the surface with a towel and immediately check the adhesion with duct tape. All unsound coatings must be removed to a sound surface. Thorough degreasing followed by pressure washing with at least 3000 psi and a 15 Deg. to insure all apparent and non apparent loose coating is removed is recommended. Allow to dry a minimum of 24 hours before coating. May not adhere to some alkyd, epoxy, urethane, silicates or silicone modified coatings, a test patch is recommended.

APPLICATION- Apply with roller, brush, airless, or conventional type sprayer. Roller nap size from 3/8" to 1/2", Microfiber or Quality shed resistant cover. For most applications, "thin" coats are preferred. Apply first coat, allow to dry (2-4 hours depending on weather), and apply second coat. For best results do not dilute. Allow a minimum of 6 hours @ 70 deg F. for Lt. foot traffic.

DRYING TIME - Normally dries in 1-3 hours and can be walked on (Lt. foot traffic) when dry. 36-48 hours are suggested before heavy foot or vehicle traffic. Low temperatures and high humidity can extend drying and curing time.

DO NOT APPLY IF AIR AND/OR SURFACE TEMPERATURE IS 60 DEG. F, OR BELOW
Do not use pump type sprayers with this product, brush, roll or spray only.

COVERAGE

Smooth or Lt. Broom Finish 3/8" Microfiber roller 1st coat - 160-180s/f gl, 2nd coat 180-220 s/f gl.
Heavy broom or fresh knockdown 1/2" Microfiber roller 1st coat - 150-170 s/f gl, 2nd coat 175-200 s/f gl.
Previously coated (color dependent) 3/8" Microfiber roller 1st coat - 175-200 s/f gl, 2nd coat 225-250 s/f gl.

RECOMMENDED FILM THICKNESS IS 2.5 - 3.0 DFT FOR BEST PERFORMANCE

LIMITATIONS

- Do not apply when air or surface temperatures are below 60°F or are expected to fall there before coating can dry.
- Do not apply to a wet or damp surface or within 6 degrees of the dew point
- May not adhere to some alkyd, epoxy, urethane, silicate or silicone modified coatings, a test patch and adhesion test is always recommended.
- Do not apply when it may rain or if dew may condense on the surface before D-289 will have a chance to dry.
- Do not allow to freeze. Store above 32°F(0°C).

Apply in thin coats only, overapplication may result in extended dry times or poor durability.

THIS IS A SMOOTH PAINT AND IT WILL GET SLIPPERY WHEN WET. IF THE SURFACE HAS NOT ALREADY BEEN TREATED TO REDUCE SLIP HAZARDS, SAND OR OTHER MATERIAL SHOULD BE ADDED TO THIS PRODUCT BEFORE OR DURING APPLICATION TO REDUCE THIS CONDITION. IT IS THE SOLE RESPONSIBILITY OF THE APPLICATOR OR OWNER TO DETERMINE THE SUITABILITY AND SAFETY OF APPLYING THIS PRODUCT IN AREAS OF PEDESTRIAN TRAFFIC.

TECHNICAL DATA (WHITE)

| | |
|---------------------|--|
| COVERAGE | 150-250 sq. ft./gal depending on porosity and texture of substrate |
| DILUENT | Water |
| CLEAN-UP | Soap and Water |
| VOC CONTENT | <50 GR/LITER |
| ODOR | Very Slight |
| APPEARANCE | Color dependent |
| GLOSS | Satin-Semi |
| FILM THICKNESS | 2 coats required - 2.5-3.0 mil dft |
| LIGHT STABILITY | Excellent |
| DURABILITY | Excellent |
| WATER RESISTANCE | Excellent |
| GASOLINE RESISTANCE | Fair |
| TENSILE STRENGTH | Excellent |
| BONDING | Excellent |
| SCUFF RESISTANCE | Excellent |
| EPAAIM CATAGORY | Floor coating |

This coating though resistant, is not a guarantee against rubber marking or staining. All rubber compounds have the potential to leave brown to black bleed stains under certain conditions. To avoid this, do not use rubber backed mats. Silicone backed mats work very well park vehicles, carts and bikes on plexiglass, lexan or carpet squares to avoid staining.

Manufactured by:

TUFTOP COATINGS
Division of Marine Industrial Paint Co., Inc.
St. Petersburg, Florida
Phone 727-527-3382
727-521-1405 FAX



WWW.tuf-top.com
800-459-3382

LIMITATION OF LIABILITY: The Manufacturer and/or the Seller warrants that if any goods supplied prove defective in workmanship or material, that Manufacturer and/or Seller shall replace them or refund the purchase price. This warranty is made in lieu of any and all other warranties expressed or implied. Before application, the User shall determine the suitability of the product for his intended use and User assumes all risks and liabilities whatsoever in connection therewith. Under no circumstances shall the Manufacturer and/or Seller be liable for incidental, consequential or other damages for alleged negligence, breach or warranty, or strict liability arising out of use or handling of this product. The sole liability of Manufacturer and/or Seller for any claims arising out of the use of sale of the product shall be for the User's purchase price.

HEMINGWAY POINT
Community Development District

Summary of Invoices

April 27, 2022

| Fund | Date | Check No.s | Amount |
|---------------------|-------------|-------------------|---------------------|
| General Fund | 2/1-2/28 | 1065-1073 | \$ 17,431.75 |
| | 3/1-3/31 | 1074-1083 | \$ 11,490.00 |
| Total | | | \$ 28,921.75 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----------------|-------|-----|----------|-------------------------------------|--------|----------|--------------|---------|
| 2/11/22 | 00006 | 12/31/21 | 172795 | 202112 | 310-51300-31500 | | | | BILLING COCHRAN LYLES MAURO & | * | 500.00 | 500.00 | 001065 |
| 2/11/22 | 00054 | 12/10/21 | 7673925 | 202112 | 320-53800-46500 | | | | BRIGHTVIEW LANDSCAPE SERVICES, INC. | * | 600.00 | 600.00 | 001066 |
| 2/11/22 | 00069 | 11/04/21 | 126555 | 202111 | 320-53800-49400 | | | | CHRISTMAS DESIGNERS FLORIDA CDI LLC | * | 364.00 | 2,879.00 | 001067 |
| | | 12/01/21 | 126643 | 202112 | 320-53800-49400 | | | | | * | 2,515.00 | | |
| 2/11/22 | 00005 | 1/25/22 | 76405359 | 202201 | 310-51300-42000 | | | | FEDEX | * | 80.05 | 238.35 | 001068 |
| | | 2/01/22 | 76466108 | 202202 | 310-51300-42000 | | | | | * | 158.30 | | |
| 2/11/22 | 00001 | 1/20/22 | 135 | 202201 | 320-53800-34000 | | | | GMS-SF, LLC | * | 4,000.00 | 8,534.02 | 001069 |
| | | 2/01/22 | 134 | 202202 | 310-51300-34000 | | | | | * | 3,090.00 | | |
| | | 2/01/22 | 134 | 202202 | 310-51300-35100 | | | | | * | 20.83 | | |
| | | 2/01/22 | 134 | 202202 | 310-51300-31300 | | | | | * | 208.33 | | |
| | | 2/01/22 | 134 | 202202 | 310-51300-49500 | | | | | * | 83.33 | | |
| | | 2/01/22 | 134 | 202202 | 310-51300-51000 | | | | | * | 15.00 | | |
| | | 2/01/22 | 134 | 202202 | 310-51300-42000 | | | | | * | 11.13 | | |
| | | 2/01/22 | 134 | 202202 | 310-51300-42500 | | | | | * | 105.40 | | |
| | | 2/01/22 | 136 | 202202 | 320-53800-34000 | | | | | * | 1,000.00 | | |
| 2/11/22 | 00025 | 2/11/22 | 2014 | 202202 | 300-20700-10100 | | | | HEMINGWAY POINT CDD C/O WELLS FARGO | * | 2,590.87 | 2,590.87 | 001070 |
| 2/11/22 | 00050 | 2/07/22 | 02072022 | 202201 | 320-53800-46300 | | | | ADRIAN SUAREZ MARTINEZ | * | 150.00 | 150.00 | 001071 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|---------|------|-----|-----------------|-----|----------|---|--------|-----------|--------------|---------|
| 2/11/22 | 00040 | 2/01/22 | 1589 | 2022 | 02 | 320-53800-46200 | | | PALMS SERVICE NICOYA LAWNSCAPING, INC. | * | 1,750.00 | 1,750.00 | 001072 |
| 2/11/22 | 00038 | 10/08/22 | 6438503 | 2022 | 02 | 320-53800-41000 | | | FEBB 22 - INTERNET COMCAST | * | 189.51 | 189.51 | 001073 |
| TOTAL FOR BANK A | | | | | | | | | | | 17,431.75 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 17,431.75 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|--------|-----|-------|-------|----------|-------------------------------|--------|----------|--------------|---------|
| 3/10/22 | 00064 | 2/10/22 | 6359 | 202201 | 310 | 51300 | 31100 | | ALVAREZ ENGINEERS, INC. | * | 1,510.00 | 1,510.00 | 001074 |
| 3/10/22 | 00066 | 1/31/22 | 173492 | 202201 | 310 | 51300 | 31500 | | BILLING COCHRAN LYLES MAURO & | * | 1,787.50 | 1,787.50 | 001075 |
| 3/10/22 | 00018 | 2/18/22 | 1437 | 202110 | 320 | 53800 | 46500 | | FLORIDA'S BRIGHT & BLUE POOLS | * | 1,312.46 | 1,312.46 | 001076 |
| 3/10/22 | 00038 | 2/08/22 | 84956006 | 202203 | 320 | 53800 | 41000 | | COMCAST | * | 188.51 | 188.51 | 001077 |
| 3/10/22 | 00005 | 2/22/22 | 76691912 | 202202 | 310 | 51300 | 42000 | | FEDEX | * | 197.65 | 197.65 | 001078 |
| 3/10/22 | 00010 | 2/10/22 | 04890391 | 202202 | 320 | 53800 | 43000 | | FPL | * | 311.37 | 311.37 | |
| | | 2/10/22 | 16670960 | 202202 | 320 | 53800 | 43000 | | | * | 72.43 | 72.43 | |
| 3/10/22 | 00001 | 3/01/22 | 137 | 202203 | 310 | 51300 | 34000 | | GMS-SF, LLC | * | 3,090.00 | 3,090.00 | 001080 |
| | | 3/01/22 | 137 | 202203 | 310 | 51300 | 35100 | | | * | 20.83 | 20.83 | |
| | | 3/01/22 | 137 | 202203 | 310 | 51300 | 31300 | | | * | 208.33 | 208.33 | |
| | | 3/01/22 | 137 | 202203 | 310 | 51300 | 49500 | | | * | 83.33 | 83.33 | |
| | | 3/01/22 | 137 | 202203 | 310 | 51300 | 51000 | | | * | 15.00 | 15.00 | |
| | | 3/01/22 | 137 | 202203 | 310 | 51300 | 42000 | | | * | 6.89 | 6.89 | |
| | | 3/01/22 | 137 | 202203 | 310 | 51300 | 42500 | | | * | 82.70 | 82.70 | |
| | | 3/01/22 | 138 | 202203 | 320 | 53800 | 34000 | | | * | 1,000.00 | 1,000.00 | |
| 3/10/22 | 00050 | 2/22/22 | 02222020 | 202202 | 320 | 53800 | 46300 | | | * | 175.00 | 175.00 | |

HEMP HEMINGWAY PT PPOWERS

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|------------|------------------|-----------------|-------|-----|----------|----------------------------|--------|-----------|--------------|---------|
| | | 2/28/22 | 02282022 | 202202 | 320-53800-46300 | | | | | * | 175.00 | | |
| | | | 01/14-2/27 | JANITORIAL SVC | | | | | ADRIAN SUAREZ MARTINEZ | | | 350.00 | 001081 |
| 3/10/22 | 00060 | 2/28/22 | 14369 | 202202 | 320-53800-60000 | | | | LOUNGE/TEA TBLE FURNITURE | * | 1,253.00 | | |
| | | 2/28/22 | 14369 | 202202 | 320-53800-60000 | | | | LOUNGE/TEA TBLE FURNITURE | V | 1,253.00- | | |
| | | | | | | | | | ROBERTS ALUMINUM FURNITURE | | | .00 | 001082 |
| 3/16/22 | 00060 | 2/28/22 | 14369 | 202202 | 320-53800-60000 | | | | LOUNGE/TEA TBLE FURNITURE | * | 1,253.00 | | |
| | | | | | | | | | ROBERTS ALUMINUM FURNITURE | | | 1,253.00 | 001083 |
| TOTAL FOR BANK A | | | | | | | | | | | 11,490.00 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 11,490.00 | | |

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

| | <u>Governmental Fund Types</u> | | | <u>Totals 2022</u> |
|---|--------------------------------|-------------------------|-----------------------------|------------------------|
| | <u>General</u> | <u>Debt Service</u> | <u>Capital Projects</u> | |
| ASSETS: | | | | |
| Cash | \$138,051 | --- | --- | \$138,051 |
| Investments: | | | | |
| <u>Series 2013</u> | | | | |
| Reserve | --- | \$82,955 | --- | \$82,955 |
| Interest | --- | \$45 | --- | \$45 |
| Revenue | --- | \$216,531 | --- | \$216,531 |
| Sinking | --- | \$7 | --- | \$7 |
| Construction | --- | --- | \$5 | \$5 |
| <u>Series 2014</u> | | | | |
| Reserve | --- | \$85,245 | --- | \$85,245 |
| Interest | --- | \$37 | --- | \$37 |
| Revenue | --- | \$188,346 | --- | \$188,346 |
| Sinking | --- | \$8 | --- | \$8 |
| Construction | --- | --- | \$12 | \$12 |
| Due from General Fund | --- | \$1,166 | --- | \$1,166 |
| TOTAL ASSETS | <u>\$138,051</u> | <u>\$574,341</u> | <u>\$17</u> | <u>\$712,409</u> |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts Payable | \$17,438 | --- | --- | \$17,438 |
| Due to Debt Service | \$1,166 | --- | --- | \$1,166 |
| Fund Balances: | | | | |
| Restricted for Debt Service | --- | \$574,341 | --- | \$574,341 |
| Restricted for Capital Projects | --- | --- | \$17 | \$17 |
| Unassigned | \$119,447 | --- | --- | \$119,447 |
| TOTAL LIABILITIES & FUND BALANCES | <u>\$138,051</u> | <u>\$574,341</u> | <u>\$17</u> | <u>\$712,409</u> |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
General Fund

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

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 03/31/22 | ACTUAL THRU 03/31/22 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|----------------|
| REVENUES: | | | | |
| Operations Assessments | \$223,250 | \$217,224 | \$217,224 | \$0 |
| Interest/Misc. Income | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$223,250 | \$217,224 | \$217,224 | \$0 |
| EXPENDITURES: | | | | |
| <i>Administrative</i> | | | | |
| Supervisor Fees/FICA Taxes | \$10,334 | \$5,167 | \$3,445 | \$1,722 |
| Engineering Fees | \$1,500 | \$750 | \$1,510 | (\$760) |
| Dissemination Agent | \$2,500 | \$1,250 | \$1,250 | \$0 |
| Assessment Roll | \$1,000 | \$1,000 | \$1,000 | \$0 |
| Attorney Fees | \$15,000 | \$7,500 | \$5,808 | \$1,693 |
| Annual Audit | \$4,200 | \$4,200 | \$4,400 | (\$200) |
| Trustee Fees | \$8,000 | \$8,000 | \$8,000 | \$0 |
| Management Fees | \$37,080 | \$18,540 | \$18,540 | \$0 |
| Computer Time | \$250 | \$125 | \$125 | \$0 |
| Telephone | \$50 | \$25 | \$0 | \$25 |
| Postage | \$1,000 | \$500 | \$687 | (\$187) |
| Printing & Binding | \$750 | \$375 | \$365 | \$11 |
| Insurance | \$6,807 | \$6,807 | \$6,405 | \$402 |
| Legal Advertising | \$600 | \$300 | \$0 | \$300 |
| Other Current Charges | \$850 | \$425 | \$325 | \$100 |
| Website Admin | \$1,000 | \$500 | \$500 | \$0 |
| Office Supplies | \$200 | \$100 | \$60 | \$40 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| Property Taxes | \$0 | \$0 | \$6,898 | (\$6,898) |
| TOTAL ADMINISTRATIVE | \$91,296 | \$55,739 | \$59,492 | \$3,145 |
| <i>Maintenance</i> | | | | |
| Field Management | \$12,000 | \$6,000 | \$6,000 | \$0 |
| Security/Pool Attendant | \$30,000 | \$15,000 | \$13,410 | \$1,590 |
| Phone/Internet | \$1,800 | \$900 | \$1,289 | (\$389) |
| Electric | \$5,000 | \$2,500 | \$2,514 | (\$14) |
| Water | \$2,500 | \$1,250 | \$1,653 | (\$403) |
| Property Insurance | \$4,057 | \$4,057 | \$3,817 | \$240 |
| Repairs & Maintenance | \$22,500 | \$11,250 | \$12,140 | (\$890) |
| Landscape Maintenance | \$22,500 | \$11,250 | \$9,750 | \$1,500 |
| Tree Trimming | \$3,000 | \$1,500 | \$4,000 | (\$2,500) |
| Janitorial Service & Supplies | \$5,000 | \$2,500 | \$1,968 | \$532 |
| Pool Maintenance | \$7,200 | \$3,600 | \$6,042 | (\$2,442) |
| Operating Supplies | \$4,500 | \$2,250 | \$29 | \$2,221 |
| Pressure Washing | \$4,000 | \$2,000 | \$950 | \$1,050 |
| Landscape Lighting & Replacement | \$5,000 | \$2,500 | \$5,030 | (\$2,530) |
| Contingencies | \$16,000 | \$8,000 | \$1,503 | \$6,497 |
| TOTAL MAINTENANCE | \$145,057 | \$74,557 | \$70,096 | \$4,461 |
| TOTAL EXPENDITURES | \$236,353 | \$130,296 | \$129,588 | \$7,606 |
| Excess (deficiency) of revenues over (under) expenditures | (\$13,103) | \$86,928 | \$87,636 | \$7,606 |
| Net change in Fund Balance | (\$13,103) | \$86,928 | \$87,636 | \$7,606 |
| FUND BALANCE - Beginning | \$13,103 | | \$31,811 | |
| FUND BALANCE - Ending | \$0 | | \$119,447 | |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013

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

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 03/31/22 | ACTUAL THRU 03/31/22 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|-------------|
| <u>REVENUES:</u> | | | | |
| Interest Income | \$0 | \$0 | \$12 | \$12 |
| Special Assessments | \$165,900 | \$162,026 | \$162,026 | \$0 |
| TOTAL REVENUES | \$165,900 | \$162,026 | \$162,038 | \$12 |
| <u>EXPENDITURES:</u> | | | | |
| <i>Maturity 2022</i> | | | | |
| 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 |
| <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 | \$0 | \$0 | \$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 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$160,488 | \$100,769 | \$100,769 | \$0 |
| Excess (deficiency) of revenues over (under) expenditures | \$5,413 | \$61,257 | \$61,270 | \$12 |
| <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 | \$5,413 | \$61,257 | \$61,270 | \$12 |
| FUND BALANCE - Beginning | \$155,313 | | \$238,268 | |
| FUND BALANCE - Ending | \$160,726 | | \$299,538 | |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended March 31, 2022

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 03/31/22 | ACTUAL THRU 03/31/22 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|-------------|
| REVENUES: | | | | |
| Interest Income | \$0 | \$0 | \$11 | \$11 |
| Special Assessments | \$170,480 | \$165,173 | \$165,173 | \$0 |
| TOTAL REVENUES | \$170,480 | \$165,173 | \$165,184 | \$11 |
| EXPENDITURES: | | | | |
| 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 | \$56,276 | \$56,287 | \$11 |
| Other Financing Sources/(Uses): | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 |
| Total Other Financing Sources/(Uses) | \$0 | \$0 | \$0 | \$0 |
| Net change in Fund Balance | \$3,843 | \$56,276 | \$56,287 | \$11 |
| FUND BALANCE - Beginning | \$131,711 | | \$218,516 | |
| FUND BALANCE - Ending | \$135,554 | | \$274,803 | |

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

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 03/31/22 | ACTUAL THRU 03/31/22 | 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 | | \$5 | |
| FUND BALANCE - Ending | \$0 | | \$5 | |

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended March 31, 2022

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 03/31/22 | ACTUAL THRU 03/31/22 | 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) |
| | 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 | Series 2014 | \$ 559,631.61 | Net |
|-----------------------------|----------------------|----------------------|--------------------|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-------|
| Date Received | Gross Tax Received | Discounts/ Penalties | Commissions | Interest | Net Amount Received | \$235,000.89 | \$ 165,900.31 | \$ 170,480.46 | \$ 589,085.91 | Gross |
| | | | | | | General Fund | Debt Service Fund | Debt Service Fund | Total | |
| | | | | | | 39.89% | 29.64% | 30.46% | | |
| 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 | \$ 19.96 | \$ 4,238.54 | \$ 1,647.68 | \$ - | \$ 2,590.86 | \$ 4,238.54 | |
| 3/4/22 | \$ 1,936.57 | \$ 19.38 | \$ 18.78 | \$ - | \$ 1,898.41 | \$ 732.49 | \$ - | \$ 1,165.92 | \$ 1,898.41 | |
| 4/9/22 | \$ 1,938.93 | \$ - | \$ 19.38 | \$ - | \$ 1,919.55 | \$ 740.65 | \$ - | \$ 1,178.90 | \$ 1,919.55 | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| TOTALS | \$ 574,198.01 | \$ 22,430.09 | \$ 5,741.41 | \$ 315.59 | \$ 546,342.10 | \$ 217,964.47 | \$ 162,026.04 | \$ 166,351.59 | \$ 546,342.10 | |
| | | | | | | 97.63% | 97.66% | 97.58% | | |

| <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 |
| 4/14/22 | | \$ 2,344.82 | 1090 |

| | | |
|-----------------|---------------|---------------|
| | \$ 162,026.04 | \$ 166,351.59 |
| Bal to Transfer | \$ (0.00) | \$ (0.00) |