



***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**

**October 26, 2022**



# **Hemingway Point**

## **Community Development District**

### **Agenda**

Seat 5: Russell Brick – (C.)	
Seat 2: Anthony Toro – (V.C.)	
Seat 1: Cheryll Angell – (A.S.)	
Seat 3: Carlos Suarez – (A.S.)	
Seat 4: Randy Berbrick – (A.S.)	

**Wednesday**  
**October 26, 2022**  
**2:00 p.m.**

**Waterstone Bay Clubhouse**  
**1355 Waterstone Way, Homestead, FL 33033**  
**<https://meet.goto.com/958514829>**  
**1 (408) 650-3123; Access Code: 958-514-829**

1. Roll Call
2. Approval of the Minutes of the August 24, 2022 Meeting
3. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2022
4. Staff Reports
  - A. Attorney
  - B. Engineer – Discussion/Updates on Stormwater Management Needs Analysis
  - C. Field/Property Manager – Monthly Report
  - D. CDD Manager
    - 1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – *everyone has filed*
    - 2) Discussion of Designation of District Records Office - 2804 NE 8th Street, Suite 202, Homestead Florida
5. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

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

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

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, August 24, 2022, at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

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

Also present were:

Paul Winkeljohn	District Manager
Scott Cochran	District Counsel
Ben Quesada	Governmental Management Services
Mr. Nick	Light Er Up (by phone)

**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  
April 27, 2022 Meeting**

Mr. Winkeljohn: Your minutes from the April 27th meeting were circulated, if those are in order a motion would be welcomed.

On MOTION by Ms. Berbrick seconded by Ms. Angell with all in favor, the Minutes of the April 27, 2022 Meeting were approved.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution #2022-02 Resetting Public Hearing**

Mr. Winkeljohn: We had a quorum issue last month so we re-advertised and moved your public hearing to today's date, and resolution #2022-02 ratifies those actions done on your behalf to have a quorum today, is there a motion?

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, Resolution #2022-02 resetting the Public Hearing was approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2023 Budget**

**A. Motion to Open the Public Hearing**

Mr. Winkeljohn: So, now that we have the public hearing set, we can open the public hearing by motion, is there a motion to open today's public hearing for the budget?

On MOTION by Ms. Berbrick seconded by Mr. Suarez with all in favor, opening the Public Hearing was approved.

**B. Public Comment and Discussion**

**C. Consideration of Resolution #2022-03 Annual Appropriation Resolution**

Mr. Winkeljohn: At this time we would have an amazing discussion and debate with you and your residents about the parameters of this budget and the wonderful services that are afforded in it. I guess because everyone already agrees with you there is no one here from the public today, so we can end the public comment portion and discussion of today's public hearing and move directly to resolution #2022-03 which is the annual appropriation resolution. The two things you accomplish in this are setting the final assessment to be billed to the residents on their tax bill. That assessment level is identical to last year, at this time last year you increased a little bit because you wanted to add some expected services, and you're conducting those services, and it actually takes until February or March before you actually have the money to spend on the services but you gave them to the community beginning in October. So, you basically burned down your new money really fast the first

year, but this year you'll sort of breakeven with it, and if you ever want to look at the financials with that, you'll see why your year-end is a little funny looking and that's exactly why because when you have an increase and new expenses it takes a while to catch up.

Mr. Brick: Do we have a surplus line item in here?

Mr. Winkeljohn: A budget does not reflect a surplus, the budget is the assessment money that you're asking for and how you intend to spend it and that's what resolution #2022-03 is intended for. When we get to the financials, I can go over that with you later.

Mr. Brick: Ok.

Mr. Winkeljohn: But for today's public hearing purposes it's one, do you want to lower the assessment, which I'm not recommending, and two, do you have a budget of how you intend to spend it, which you do have? You're not locked into the intended budget because you can alter that throughout the year as you see fit, and it doesn't sound like you want to lower the assessment. So, with those points made, resolution #2022-03 is in order for approval by motion.

On MOTION by Ms. Angell seconded by Ms. Berbrick with all in favor, Resolution #2022-03 the Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2022-04 Levy of Non Ad Valorem Assessments**

Mr. Winkeljohn: So, the next resolution is #2022-04 and now that you know the assessment level you've identified and how you intend to spend it you need a way to collect the revenue and that is what Russ was mentioning a little while ago which is the Non Ad Valorem Assessment method which is on the tax bill, it's a flat fee. It's at the bottom of the tax bill, it works beautifully, and we pay the county a part of that fee to collect it and it works beautifully, there's no better way to do it. So, I would strongly encourage resolution #2022-04 be approved by motion.

On MOTION by Ms. Berbrick seconded by Mr. Brick with all in favor, Resolution #2022-04 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Winkeljohn: Is there a motion to close the hearing?

On MOTION by Ms. Angell seconded by Ms. Berbrick with all in favor, closing the Public Hearing was approved.

Mr. Winkeljohn: Alright, so I appreciate you all being here today, this is one of the most, it's the formal calendar required event that we do the certification of the tax roll, the whole financial process is tied to getting this resolution signed and into the county by this afternoon so it's really important. So, thank you for being here today and willing to change the schedule a little bit.

**FIFTH ORDER OF BUSINESS**

**Consideration of Holiday Outdoor Décor**

- A. Christmas Designers, Inc.**
- B. Rileighs Outdoor, LLC**
- C. Light ER Up**

Mr. Winkeljohn: Moving on is our holiday décor and we'll wait until Ben is done with his battery backup over there, and then you can introduce this item, please.

Mr. Quesada: Yes. So, going into the holiday lights it's something we've been wanting to do, and we haven't been able to have quorum so, we are a little bit behind the eight ball due to the fact that a few months have passed by. This primarily has to do with holiday décor but first and foremost I just wanted to let you guys know, that CDI got purchased by another company, you had a year-to-year agreement so you're not locked into anything this year, we're just bringing it to your attention, they're going to be formally known as Christmas Designers, locally, and their official company-wide name nationally because they got bought out by a big company is Holiday Outdoor Décor. So, in your agenda, there's a letter from them just letting you know locally that nothing has changed but, now they have kind of pivoted a little bit and they're rebranded which is better word for that. Now, that we're going into this discussion, you have before you a proposal from Christmas Designers for a 2022 holiday program and it goes back to what we discussed last year which was putting some red lights at the top of trunk of the Christmas palms, perhaps something a little more eye-catching during the day because you guys felt like the sprays were a little small like not noticeable.

Mr. Winkeljohn: And this is before tab B in your agenda.

Mr. Quesada: Right before tab B.

Ms. Berbrick: Ok, thank you.

Mr. Quesada: So, you basically have more or less what you did the same thing last year, just with that one adjustment to the Christmas palms and then they also threw in the holly tree that they would actually decorate the holly tree for you. I've taken a look at it again recently it's still not, remember it literally just got planted a year ago. So, this is a long-term investment, that tree will fill in, it will get bigger, it will resemble more of a Christmas tree for now but, they did offer to decorate it, so that would be the only difference as far as additions from Christmas Designers. I believe it went up \$450, so it would be \$5,670 if you go with that route where they make that adjustment at the entrance and add the holly tree. I'm going to go on to the next one in here which is from Light Er Up. So, the next proposal you have is from Light Er Up and Light Er Up is a company that is the only other company that I've worked with locally in other Districts that does the nighttime maintenance drives 3 times a week. So, I wanted to get you something comparable because I feel like that is from our experience, the way to go, you're getting a good bang for your buck and you don't have to constantly call someone to come out whenever you're having issues. So, he offered a little bit more if you want to grow your program to include some decorations, and that's what you see in the rendering there. So, he has some ornament-style decorations that he would put at your entrance that would be noticeable in the daytime is what he's recommending as opposed to putting the sprays everywhere and more or less the same design everywhere else. So, lighting up all the shrubs, lighting up the Christmas palms, and he offered to throw in the holly tree as well.

Mr. Brick: I don't have that, but I have a picture.

Ms. Berbrick: And you have the proposal.

Mr. Brick: Ok, sorry.

Mr. Quesada: So, the only difference as far as style, like the décor, you guys are getting apples to apples is, he's proposing which I think is the LED 6' present, it's about \$2,200 difference in the proposal to give you a 6' decoration that looks like a Christmas ornament and present in the daytime, so not only will it be lit up at night and draw more attention to your entrance at night, in the daytime at least there's some more décor, it's

more noticeable because you guys mentioned the sprays that were not too noticeable in the daytime.

Mr. Brick: There's going to be two of them?

Mr. Quesada: Yes, there's going to be two of them at the entrance, correct. So, they're about \$1,100 a pop. I wanted to go with something reasonable because they can go all out, and remember our budget is modest.

Mr. Brick: I'm sorry, that doesn't seem reasonable to me.

Mr. Suarez: This is Carlos, I agree, I think we have that little holly tree, I mean \$450 just to do a little tiny tree seems like a lot.

Mr. Brick: Exactly.

Mr. Suarez: I don't know if it would kind of look cheesy because it's a little tree, and then we try to decorate it, so I think doing that little tree is a lot. In all honesty, if we really wanted to, we could probably do that ourselves for a lot cheaper.

Mr. Winkeljohn: Well, I think the best option would be to approve what you're comfortable with, either vendor and then we can negotiate items like that, things that you think are too expensive.

Mr. Brick: Yes, I'd like to see him move on that price.

Mr. Quesada: So, again, you guys are working from a menu, like what he said, that's why there's a line item for everything. The biggest thing I want you guys to know is you're running out of time on the décor side, so some of these things are custom-made, they have to order them, and would need to be fabricated. So, lighting-wise, lights, you can cut it down to the wire on that and you'd be fine.

Ms. Berbrick: So, if we want these little things, we have to decide.

Mr. Quesada: Correct, something like those ornaments, you're basically running out of time to order something like that, and if that's too rich for your blood, I just wanted to put something out there in front of you so you could see what the going price is for that. Light Er Up is a smaller company Christmas designer, so more or less their pricing is comparable but, are you willing to spend that kind of money to go a little bigger at your entrance is the question?

Mr. Brick: Well, what I'm thinking is that there was a lot of feedback about the \$5,000 we spent last year.



Mr. Winkeljohn: And can I put that in the record in a different context, there was a lot of feedback that the budget was \$10,000, and the reality was we only spent \$5,000 so there was confusion, a big majority of the people were confused by what was the budget amount and what was actually spent.

Mr. Brick: Ok.

Mr. Winkeljohn: Just for your benefit I wanted that to be clarified.

Mr. Brick: No, that's fine. Personally, I don't think this is worth \$2,200.

Mr. Suarez: I agree.

Mr. Brick: And if you guys feel that it is, then that's what the majority is.

Ms. Angell: Just a question, what is our budget for this year?

Mr. Quesada: \$10,000.

Mr. Winkeljohn: Up to \$10,000.

Mr. Quesada: Up to \$10,000.

Mr. Angell: Ok.

Mr. Winkeljohn: And the reality with holiday decorations is the silent majority loves it, and you'll hear from them, they will no longer be silent if you stop or change once you start a holiday lighting program, that's been my experience. The one, two, three, maybe even ten people who want to get on a social media platform and drum in that this is a waste of money, look how bad it is, you know that kind of thing, that's just the reality of the business these days. You sort of almost have to remove yourself from those worlds and say, what is the best, it's a very subjective intangible benefit you bring to a community to do holiday lighting. It's a tangible thing, but the benefit is very subjective and intangible, and you'll never know how much it means to people until you stop doing it, that's sort of my commercial on that. The other thing about Carlos saying, we could do it better, the goal is to get the residents out of the business that you were in of doing your own decorations because it's not fair to you.

Mr. Suarez: Just real quick, I didn't say we could do it better, I was saying that we could do it cheaper.

Mr. Winkeljohn: Right, and I know how you meant it, but I don't want you to look at it as your labor has that same value to it because it does not, you're much more valuable. What you want is somebody that's dependable and reliable and so you have a consistent product.

Ms. Angell: And the second proposal.

Mr. Quesada: Light Er Up?

Ms. Angell: Yes, are they doing the little tree by any chance too?

Mr. Quesada: He offered to throw that in there yes. What he told me he would do, and just being honest with you, the size of the tree still is too small, this guy actually owns a landscaping business year round so he's very familiar with landscaping which is helpful, is he will probably put some type of aluminum poles, something like that, to kind of use that tree as another base, and make more like a decoration out of a tree like that, so at least until it gets bigger and fills in.

Ms. Berbrick: And he would not charge extra for it, so that's \$7,795.

Mr. Quesada: If you guys give me a budget not to exceed number, he told me something along those lines, so if we maybe swap out the presents and I'm not saying that you have to spend that money but, if we do not exceed a certain number, so yes he told me, if they want to light that up I'll do that for them but, he didn't recommend using that tree as it is now. He said I would like to maybe put something around it and make it bigger and more presentable.

Ms. Berbrick: So, I'm going to say something that is probably not going to be happy with everybody else, but the tree thing, they all complain because they tried to pass every other place that has these huge silver palms and all of that, and they say ours looks like crap and all of that. So, the truth is, we're making a decision for a bunch of people that are whining but don't feel they want to come here and tell us what they really want because they had that option. So, it's our decision.

Mr. Brick: Yes, like it always has been.

Ms. Berbrick: I'm just saying we need to let them know that when they whine that they could have been here at this meeting.

Mr. Winkeljohn: Right, and since Carlos is calling in, we have to call a time out so he can repeat what he's been saying, so Carlos please what were you saying?

Mr. Suarez: Yes, sorry, I was just saying the whine was only coming literally from like 3 to 5 people, so I'm not going to worry about that. One question I had though, and I thought we were going to look into this, is that, or our understanding was that from the lights we had last year, did we ever confirm, because I thought that those lights belong to us so we wouldn't incur that light expense again. Did we ever research that?

Mr. Brick: No, the lights never belong to us.

Mr. Winkeljohn: There was a presentation of options which one of them was to purchase your own and then you get a storage option and they repair them and bring them back, but that's when you buy a very large project there's a return on investment there. In your project, I don't think we bought any storage or anything like that. So, until you really know your program, what you want it to look like, what kind of lights, where they're going to be, you don't want to invest in that.

Mr. Quesada: And we call it Palm Glades CDD, that's Silver Palms, and between their clubhouse and the entrance, they spend about \$2,400 a year.

Mr. Winkeljohn: That's \$24,000.

Mr. Quesada: I'm sorry, yes \$24,000.

Ms. Berbrick: I understand that but this is what I'm trying to say.

Mr. Winkeljohn: And that's just information for you so when you get into those conversations you have that information.

Ms. Berbrick: Well, I'm not going to get into that.

Mr. Winkeljohn: Ok, so when you avoid those conversations in your head, you will know the value difference.

Ms. Berbrick: Yes, I will have a number to throw in there, I got it.

Mr. Winkeljohn: Yes ma'am.

Ms. Angell: Well, I have to say, I do like this Light Er Up one better because of how it looks fancy in the front. I know it's more expensive, but we have the budget for it, and think about it, we do want our community to look good. This first one, the way he has this with some lights at the bottom, and he just has the little wreath or whatever he's going to do at the top, I mean thinking about it from last year, think about it, you saw what it looked like, it didn't really look great at all, even though we spent \$5,000.

Mr. Brick: I know.

Ms. Angell: I mean it looked ok, I'm not saying that it didn't look nice, it just looked ok.

Mr. Winkeljohn: And it's relative to what was there the year before.

Ms. Angell: Yes, but this really stands out if we're talking about something to make our neighborhood stand out with something different, we do have it in the budget, and my

next thing is, we have to not listen to the people that say, oh it costs too much, or it looks terrible or whatever, we're trying to decide for the community.

Mr. Winkeljohn: Again, in context, you definitely listen to all of the feedback but you have to put it into the context of proportion.

Ms. Angell: Right, we did listen, I mean I listened to a lot of people, I really did.

Mr. Winkeljohn: Absolutely.

Ms. Angell: So, to me, the second one really stands out for our neighborhood. I know it's more expensive, but it does look good.

Mr. Brick: So, they're going to put these white lights on the top of the trees, all of them?

Mr. Quesada: And I'm going to go to the scope of work, I'm going to see if I can get him on the phone in a minute if you guys have any other questions.

Ms. Angell: But on the side of our development when you drive in, there is one tree missing now, I don't know if you all know that was hit by a car.

Mr. Quesada: Yes, one of those alexander palms was hit.

Ms. Angell: And it was taken down, so that's one less tree there.

Mr. Suarez: So, Paul?

Mr. Winkeljohn: Yes, go ahead Carlos.

Mr. Suarez: Hello, yes, so with this \$1,100 present things, since they're probably going to have to get those custom made, will we own those at least?

Mr. Winkeljohn: If possible, yes.

Mr. Suarez: I mean if we're going to pay for this time and then next year we get charged \$1,100 for them to make the same thing again, it's not like they're going to trash those.

Mr. Winkeljohn: Right, and not all decorations like that are reusable, or are worth the storage price. The ones that are, we will ask them and we will work on that.

Mr. Suarez: Ok because that just seems like a lot of money for one 6' thing of lights.

Mr. Winkeljohn: Right, and they're usually part of, like the wiring and the framing are done together in some of the smaller ones. Like this community Waterstone has these enormous 25' decorations that they buy and keep and store and have repaired and maintained historically, so those fit the right economics there, where yes, you buy them and you reuse them but we'll ask that question.

Mr. Quesada: So, I have Mick on the phone now from Light Er Up if you have some questions. The holly tree is included in the proposal, and he says that right now he cannot just use the tree, he would have to build around the tree, but that is included. The ornaments and Mick one of the questions they had for you is was the leaves of those Christmas palms at the entrance, the way it looks in the rendering, there will be a string of white lights on them?

Mr. Nick: Which palms fronds?

Mr. Quesada: Ok, I'm looking at the rendering that you sent me that has the ornaments in the front with the fronds lit up, and then I'm looking at the estimate that you sent me for \$7,795 which has the wording of all the trees, and the whole shebang, is that the one?

Mr. Nick: Hold on, there's two, there's one with the palm fronds and one without the palm fronds, so let me take a look.

Mr. Quesada: Ok, and Nick are they going to own those ornaments if they agree to those, and for how long are they good for year to year?

Mr. Nick: Yes. (inaudible comment)

Mr. Quesada: Ok, so similar to what you did in another District?

Mr. Nick: Yes. (inaudible comment)

Mr. Quesada: Ok, perfect. So, it's like a 3-year type of option, which I think is good in this business, not a lot of companies offer it.

Mr. Nick: (inaudible)

Mr. Quesada: No problem, just text me the numbers when you get them, you don't even have to stay on the phone now, just give me the numbers and let me know what the difference is with the palm fronds and without the palm fronds at the entrance.

Mr. Nick: Ok.

Mr. Quesada: Alright, thank you for your time, bye. So, it's a year-to-year thing but Scott will do some type of an agreement where you can cancel.

Mr. Cochran: Right, you'll be able to cancel it if you need to, but the way he does this is the pricing is based on a 3-year lease.

Mr. Quesada: And so, you're locking in the pricing essentially for 3 years.

Mr. Cochran: Correct.

Mr. Quesada: But it can be canceled.

Mr. Cochran: Right, I mean after year one if it's a disaster we'll have a termination provision in there where you can terminate it.

Ms. Berbrick: Ok.

Mr. Quesada: And he's worked with this company in another District already.

Ms. Angell: Did I hear you just say, does he do Lakes by the Bay, is he doing that one?

Mr. Quesada: He just started working on that contract, yes, and again both companies are great companies, he does work sometimes with Christmas Designers as a subcontractor but, he's grown his business, and as long as they're not directly competing, which in your case is a year to year agreement, you don't have an existing agreement, that's the arrangement they have that he can go and bid on other Districts, so yes, he won Lakes by the Bay.

Ms. Angell: And I was just going to say, my sister lives in Lakes by the Bay, and theirs is always beautiful, and I mean beautiful.

Mr. Quesada: Yes, and they spend an incredible amount.

Ms. Angell: I was going to say, they spent \$25,000 a year on that.

Mr. Quesada: No, I work with them and they spent more than \$25,000.

Ms. Angell: Yes, I know they spent more but, the workers make sure those lights are on all the time, and if there's a problem they are there, but that's what he's saying, they're going to come by 3 times a week, and so with this company, we won't have to make phone calls every night, which is nice.

Mr. Quesada: There are other companies out there, but I've actually had to do this in several Districts now so I can tell you from hands-on recently as this year, these are the only two companies that are offering three-night drives a week included in your agreement. Other people are like, you have to report it, we'll get out there within 24 to 48 hours, they're proactive and we even receive email reports from them with a little time stamp and everything.

Mr. Winkeljohn: This is the only way to do it, every other way you're going to have more problems than benefits in terms of the decorations.

Ms. Angell: And I agree.

Mr. Quesada: It's the maintenance that separates them from the competition.

Ms. Angell: Correct, yes.

Mr. Brick: So, is he saying that this thing is going to cost us \$2,200 every 3 years, that's what he's saying? I mean if it's going to be \$2,200 a year then that's the number.

Mr. Quesada: Well again, the biggest thing for us and Paul can explain it to you, as long as we know our budget ahead of time, and we have a line item for it, and we're working within that budget, it's good to know that, you're locking in that pricing though, yes, for whatever term, 2 to 3 years, it's not going to cost you more than that because you're locking it in at that price.

Ms. Berbrick: So, it's a yearly price of \$2,200 for those items.

Mr. Brick: No, that's absurd, I mean I could see paying \$2,200 for it, but now I'm going to pay \$2,200 for it again next year?

Ms. Berbrick: It's like leasing it for a year and locking in the price for 3 years, am I correct?

Mr. Winkeljohn: Yes.

Mr. Quesada: And I'm going to tell you just one thing that I've learned from this District, I'm not trying to solve every item, whatever you guys want to make you happy but, what ends up happening when you purchase certain décor and ornaments and decorations is, it outlives its life expectancy, that's actually what's happening here. You have decorations that are 10 years old that are failing on them, and they're asking for answers and part of it is, you own something that's outlived its life expectancy so, what I do like, and other businesses start doing, and I was having a conversation with Christmas Designers about it, I think with this new company they're starting to rethink that this gives you the flexibility every 2 to 3 years to change your whole look. So, if you're tired of the ornament look after 2 to 3 years you can go with another look, another theme, or whatever it is you want to do, so it gives you that opportunity on a shorter scale, instead of being stuck with something that doesn't even work anymore, and it's very hard to sell it and get money back on that.

Mr. Brick: And I understand that.

Mr. Winkeljohn: So, what do you think, I mean there's two of them, so they're \$600 each.

Mr. Brick: Well, the problem here is, they are charging us \$2,200 to create this device, well next year it's already created, why do I have to pay for it again? You want to

charge me a small leasing fee, that's one thing, why do you charge me to create the entire package again?

Mr. Winkeljohn: Right, so they don't add up, so that's something that we'll have to work out.

Mr. Brick: Right, and I mean it's beautiful, I love the idea, but at \$2,200 to pay for them, that's fine but, now you expect us to pay for them again next year, and the year afterward, and we're not getting new ones, we're getting the same old ones that have been stored.

Mr. Winkeljohn: Yes, I understand, potentially, unless something happens like they're damaged, then they would replace them.

Mr. Brick: Right.

Mr. Winkeljohn: But that doesn't equal the math that you're reacting to, and I agree.

Ms. Berbrick: Yes, I think maybe they could do it like this year at \$2,200, and then next year it only cost us half the amount.

Mr. Winkeljohn: That I think you can negotiate.

Ms. Angell: Yes, that's what I was thinking too.

Mr. Brick: Or even less than that.

Mr. Winkeljohn: Give me some parameters and I can tell you whether I think I can win, what do you think it's worth?

Mr. Brick: Well, I think that if it costs \$2,200 for them to create it and to install it, I think \$500 is more than reasonable for you to put it in a corner and not let anybody crush it for a year, and then come back and reinspect it, and is that a reasonable figure for you guys?

Ms. Berbrick: Are you talking about \$500 for each one, or just \$500 for one?

Mr. Brick: For both, all they're going to do is store them for a year, and they're going to reinstall them next year, I mean \$500 is even too much but, it's way better than \$2,200.

Ms. Berbrick: Yes, I agree, I like that number too, \$500.

Ms. Angell: That's not saying he's going to do it for \$500, I mean you can ask him but I think \$750 is better, so \$500 to \$750.

Mr. Winkeljohn: Right, so give us a range, and let us figure out the nuts and bolts, because if you give us the nuts and bolts and the parameters, I have nothing, it's just yes or



no. So, give me a little range, and I can talk to him, I follow your point totally that the reuse lease on that item makes no sense whatsoever.

Ms. Berbrick: Right.

Ms. Angell: Right.

Mr. Winkeljohn: And part of it could be the way they decided to present it, I don't know but, that's their fault and we'll figure that out but, I think a one time purchase of say \$2,200 with an 2 year lease payment of no more than \$500 for both of them, that's pretty rich too.

Mr. Brick: Yes, that's a nice piece of change to pick something up and put it up against the wall.

Mr. Winkeljohn: Right, and we might even be able to store it for him.

Ms. Angell: And I was just going to say that, we could just store it ourselves.

Mr. Winkeljohn: I know somebody who has a warehouse that would charge you half that.

Ms. Angell: There you go, so why don't we do that.

Mr. Winkeljohn: But there are options.

Ms. Angell: Yes, and I think that's a great idea.

Mr. Winkeljohn: So, you're the policy Board, that's who you are, and the orders of magnitude, that's who you are, so given the details of the nitty gritty, what do you think is a ceiling and what do you think, and I got the lease part you don't have to include that. What do you feel this level appears to be worth is it \$7,000 or \$7,500 or less or more, what do you think?

Mr. Brick: Well, I think that without these two things his price is right on par with the other guy, so it's apples and oranges there. I mean I don't have a problem with the \$7,795 if you can get him to move on the least cost not to exceed \$750, but let's use that as a last ditch measure.

Mr. Quesada: He's telling me as far as purchasing goes, those ornaments are \$5,000 each to buy.

Ms. Berbrick: He's dreaming.

Mr. Winkeljohn: We have to see a better picture then.

Mr. Quesada: All I know is he told me they're 6' high, so they're big.

Mr. Brick: How high, 6' high?

Mr. Winkeljohn: The picture makes them look about 4' at most.

Mr. Brick: Right.

Mr. Quesada: And let me go back to the scope, here it says at the end it says 6'.

Mr. Winkeljohn: I read it, it did say 6'.

Ms. Berbrick: Oh, it does say LED 6' present, it does say 6'.

Mr. Quesada: Yes, so the rendering is probably not to scale, I just wanted you to know that, but they are 6'.

Ms. Angell: And I can imagine that they do cost that much, especially the cost to make them and with the prices rising.

Ms. Berbrick: Right but ask them if we store them ourselves could we get a better price.

Mr. Brick: Ok so, again that math doesn't add up either, if he's telling you they cost \$5,000 to create.

Mr. Quesada: He said \$5,000 to purchase.

Mr. Brick: Ok, and he's only charging us how much, \$6,600, so there's a math problem here. I'm not create something for \$10,000 and then sell it for \$6,000.

Mr. Winkeljohn: Right, so our terms are not clear, so his terms are not clear, what are we talking about, how many units, which is the purchase price, and you don't have time to wait another month, so if you give staff the guidelines which I'm starting to hear, I think we can come back and we'll tell you what we came up with and we can always cut it but, we can't ask for it because we'll be way too late.

Mr. Brick: Right, so are you guys all good with like an absolute ceiling of \$750 to store them?

Ms. Berbrick: For those two things, yes, I agree.

Ms. Angell: I agree, to store them, yes.

Mr. Brick: Carlos?

Mr. Suarez: Yes sir?

Mr. Brick: Are you good with that?

Mr. Suarez: Yes, I'm good.

Mr. Brick: \$750 is the absolute ceiling but of course start lower.

Mr. Suarez: Yes, I'm in agreement with everyone.

Mr. Brick: Ok.

Mr. Quesada: So, \$750 each annually as opposed to \$1,100 each annually.

Mr. Brick: Well, I would be more inclined to say \$750 to store both of them.

Mr. Quesada: Ok.

Mr. Winkeljohn: And there's a couple of pieces we don't have in this conversation.

Mr. Quesada: Correct, and I'm just writing notes.

Mr. Brick: He's saying, he's telling you that they're \$5,000 a piece to create.

Mr. Winkeljohn: To buy and own it.

Mr. Quesada: To buy.

Mr. Brick: So, \$5,000 to buy, but he's only charging us \$6,600.

Ms. Berbrick: If we do it for 3 years.

Mr. Quesada: Right, for 3 years.

Mr. Brick: So, he's going to lose \$3,600?

Mr. Quesada: And I'm just telling you what happens in that business, they go and they do buy used décor that's not bad, like a lease right, it's like buying a leased car, so you get a better price on it, so he'll be able to probably repurpose it in the future with another contractor, or another property so that's the value to him, but yes, he's making that money for this, but then he's going to probably go repurpose it at another community.

Mr. Winkeljohn: Right, there's still some profit, or some money watering this topic, what I'm trying to get at is, what I think you've already said, the base price was competitive, it looks good, it's really this add on.

Ms. Berbrick: Well no, it's really not even that, because they're going to come 3 days a week without us calling them to check it.

Mr. Winkeljohn: Well, the other company had that as well.

Mr. Brick: Right, the other company had that too.

Mr. Quesada: No, so apples to apples across the board, what he is offering, that is a better price than Christmas Designers since he's throwing in the holly tree at that price because the thing that we're debating right now is the ornaments at the entrance which is what makes the difference, he's including the holly tree basically without charging the same price that Christmas Designers is.

Mr. Brick: I mean the two big giant presents in the front in the daytime, that's pretty good.

Ms. Berbrick: I like it a lot.

Ms. Angell: Yes, it will be very nice.

Mr. Winkeljohn: So, what I would ask then is approve this as it is, and we'll either bring back all the explanations or a better price on those two items, that's what I think is going to give us the most options as staff.

Mr. Brick: Yes.

On MOTION by Ms. Berbrick seconded by Ms. Angell with all in favor, accepting the proposal from Light Er Up in the amount of \$7,795 and authorizing staff to negotiate a lower number on the storage fee as stated on the record the was approved.

## SIXTH ORDER OF BUSINESS

### Staff Reports

Mr. Winkeljohn: Moving on to staff reports, Mr. Attorney, Scott, how are you today?

#### A. Attorney

Mr. Cochran: I'm doing well, and I think you already have the Form 1s later on the agenda. Other than that, I still don't have a definite answer on the tax issue that was brought up last time, I'm still in communication with the Property Appraiser on a number of different Districts, so hopefully, by next time I'll have something definitive, but other than that, that's all I have to report on the legal side unless anyone has any questions for me.

Mr. Winkeljohn: So, no other questions for Scott? Very good, thank you, Scott.

#### B. Engineer – Discussion/Updates on Stormwater Management Needs Analysis

Mr. Winkeljohn: Moving on to engineer, your stormwater analysis was submitted to the county which goes to the state so you're in full compliance there. Your engineer only charged you \$800 for it, and that's a really good deal, most of them it was four figures or higher, like \$2,000 or \$3,000, and you have a more simple system, you don't have a bunch of lakes and stuff like that but, still I was very appreciative of your engineer not gouging us with his time, so he's efficient.

Mr. Brick: Are we due for a maintenance run yet?

Mr. Winkeljohn: Did we check them this year, I think we did.

Mr. Quesada: Yes, everything looked good, we did have somebody take a look at them.

Mr. Winkeljohn: Right, you guys remember the program, we run an inspection, there's a threshold of silt, if you don't meet the threshold, we don't bring back a cleaning proposal, and you're all french drains, which they're very tolerant and they last a really long time until the day they don't, they sort of have a sudden failure moment and they're hard to clean, but we're on it.

Mr. Brick: I actually put one in next to my house.

Mr. Winkeljohn: It's the easiest solution.

Mr. Brick: It killed all the grass, and flooded my yard.

Mr. Winkeljohn: Yours is a little more sophisticated it's got the pipes with the holes and its cloth, and it's more advanced but, it's not like a piped drainage system where they are literally draining into a lake and then they clean the pipes that get there, you never have to clean a lake until it stops working.

Mr. Brick: Ok.

### **C. Field/Property Manager - Monthly Report**

Mr. Winkeljohn: Moving on to the property manager's report. The report is in your book, I don't think we have any action items for them today.

Mr. Quesada: No.

Mr. Winkeljohn: So, I think the report is designed to be self-explanatory. There's a lot of comments in there about things, and the report was written a little early because of the timing this month, so I believe all of it has been done.

Mr. Quesada: Maintenance-wise as far as everything that I reported that was damaged, we had a couple of signs and stuff that needed to be cleaned, that's been done as of last week. Then I just wanted to mention, that it's sort of related to the report, you had a resident in the community reach out to me about the condition of the landscaping around the pool, and I promised to at least bring her comments and an estimate for that work to the Board. It's what you are going to see right after the field report, it's from Nicoya Landscaping is to re-mulch and add 24 crotons. Paul and I looked at the proposal and I'll be honest with you, it is a little pricey, plant material right now is very high, \$8.50 per croton is pretty expensive, and it's not going to tackle all those areas. One thing I did mention to the resident, and I want you guys to be aware of is, that your pool was built on top of a retention pond, so the surrounding landscaping there has held up pretty well, but

we're at the end of our fiscal year, we're really tight on money, and I think if you guys do want to consider doing an enhancement like that, it's not an emergency, it's not in terrible shape.

Mr. Winkeljohn: It's more of a spring decision.

Mr. Brick: Next spring.

Mr. Quesada: Yes, I think that would be the better time to revisit that and maybe add, maybe the price of plants drops a little bit and we can maybe do a little more to tackle some of those areas.

Ms. Berbrick: So, maybe you could explain that to them.

Mr. Quesada: I did already.

Mr. Winkeljohn: Again, when you don't have that argument with them, you'll know how we want you to say it or how it should be said.

Ms. Berbrick: Exactly.

Mr. Quesada: Yes.

Ms. Angell: Yes, I know about that also, and I did walk around the pool myself to look at it, and I would have to say as of now it looks pretty good, it's not a high priority.

Mr. Winkeljohn: Right, it's also timing, and the need to exaggerate was really part of the message.

Ms. Angell: Right.

Mr. Brick: The only thing that I would suggest is no crotons but bougainvillea.

Mr. Winkeljohn: And where you have a nuisance climbing, jumping the fence, that's the first go-to type of plant.

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

Mr. Winkeljohn: Ok, so we'll look at it, there's no action for you today.

Mr. Quesada: I just wanted to run it by you as I promised the resident I would.

Mr. Suarez: And this is Carlos, just a quick question, and I don't know if this falls under the field report or not but, I know Ben you're usually the one that handles it but, what's going on with the entrance to the pool, there's a lot of concerns, people can't get in the pool, people aren't getting their things, they said the FOBs are not working. Is there something going on with that?

Mr. Quesada: My best advice and we have been in communication with Wendy and some of your HOA Board members is, that nobody is going to the website, so if somebody gave out Mayra's email and as opposed to following the guidelines, and we've even added just to you know a step by step PDF document, it's about 5 steps only, and we even included illustrations in this step by step, 5 step guide, to try to help people because I think the biggest issues is people are not following instructions, Carlos. Whether it's, they're trying to add and third or fourth person, and give us convenient information, but when we fact check it, it's not adding up that they have to pay, so right there somebody applied, doesn't want to pay and is making up a story why that third or fourth person should get one.

Mr. Suarez: Ok, and I'm not worried about that part, there's some people, and I know the people, they usually don't complain, but they have the App, they have it on their phone, it was working, and then they go a week later and now it's not working.

Mr. Brick: That's not true.

Mr. Quesada: Well, have them contact Mayra in those cases but, the only case that I've ever seen is if somebody got a new phone, they have to go through the registration process again which the good news is, I told you guys a few meetings ago is that the company that we purchased the credentials from, switch their model so that if you switch phones, you can transfer it to a new device. So, that part of it has actually been made more seamless, I know even Cheryl had an issue like that where her new phone, we were happy to help her out, that's only happened in my experience and with Mayra has been maybe a handful of times. Other than that, I think a lot of people just aren't following the instructions. So, here's the good news Carlos, Mayra is going to volunteer her time tonight, she's being very generous and offering to come to the HOA meeting tonight and just help out anybody who may be having issues, so if you want to help spread the word to anybody that's having any specific technical issues, she's going to be documenting their information. We don't know how reliable the internet is there but, she'll try on the spot at the very least she'll collect enough information and get back to them and help them out through that process. What Cheryl found out with her phone is that if you don't delete the App when you get your new phone and redo it, that tends to be the biggest issue we've had with new devices, so I'm sure Mayra can share that at the meeting tonight.

Mr. Suarez: Ok, and I think that's a great idea because people that are whining and complaining, if they don't take the time to go there, then don't complain.

Mr. Quesada: And direct them to our website too, I'm telling you, we've added so many links on the documentation page just for the pool, that if people were to click on each one of those, I think it would be very helpful for them.

Mr. Brick: So, Carlos, just so you understand, it's user error, there's only two things that device knows, it knows yes and no, that's it, open or close, it's that simple. The thing that may be messing people up a little bit is that the handshake is not instantaneous, it takes about a second or a second and a half, for the phone to communicate to the reader when the App is open. If your phone is closed, and your location services are on, the lock will open but it takes like 2 or 3 seconds, you just have to hold the phone there, and you wait for it to click, and it's done.

Mr. Winkeljohn: Right, so you'll have a laundry list of issues.

Mr. Suarez: Ok, and I do agree with you, and yes that's a really short time, but there are people having problems, they don't usually complain, they're not normal whiners, they aren't just trying to cause problems, it's worked for them, and it's not working now. So, those are the people that we need to check on. Thank you, Ben for doing that and getting around to it.

Mr. Quesada: You can thank Mayra, she's doing it.

Mr. Winkeljohn: Absolutely, anyone who has technical problems, and there's a range of issues, we're talking about them in different parts and different pieces but the range of issues is, there was an effort through some members of the new HOA Board to complain about it, and they issued some rather aggressive statements directing people to complain to Mayra, rather than follow the procedures to do it right the first time, and so you have a lot of partial installations going on where as soon as they got a bug on their phone, and we all mess with new Apps on our phones, and they don't always install perfectly, everyone's phone is configured differently, and there are two or three different types of phone platforms. So, all those variables add up, it's not unusual for a person to need to call, or go through a few troubleshooting techniques, so there is that person, and we definitely are built to help that person. We've gone a little bit further which Ben mentioned, is we developed a visual step by step, what you should do, and the messaging is really what our job is, to ask our friends at the HOA to let us be the messenger and let us set the



policy and let us define the policy rather than their Board complain about the policy, and complain about partial policy, and invent their own policy on how to solve it because that creates multiplications of confusion. So, we have all this confusion out there because of that, so we're going to send Mayra to the meeting tonight, we're going to direct people to the website, which is going to have a regularly updated guide. I think there was a discussion of even doing a video of showing the video, like a U-Tube video of what it looks like on your screen live, and then you move to the next button, because sometimes a two-dimensional rendering of what these things look like will still lose a person, so maybe we can add that, that's free, it just takes time for staff to put something like that together and we have people that are talented enough to pull that off, or if not, their kids will be able to do it.

Ms. Angell: Well, the thing is, they have to come tonight if they want help.

Mr. Winkeljohn: But tonight, is not the end all, it's a step.

Ms. Berbrick: Yes, it will be like once some of us know how to do it, we'll be able to help other people.

Mr. Quesada: I think a lot of this is going to die down now that summer is winding down and lastly, we're going to put copies of the step-by-step guide, I think we'll give some to the HOA to put on the bulletin board.

Ms. Berbrick: I was just going to say, put it in the mailbox and put one in the pool area itself, once they get in they can use it.

Mr. Quesada: Right.

Mr. Winkeljohn: But, nonetheless, it's far better than what we would be living with a FOB or a key because those devices, which is what sort of the unwritten emphasis by certain people is to go back to a simpler system which they can just hand to people and then we have no control over our pool. This is the reality of managing a facility without an onsite permanent presence, so that's just our reality, and these are the types of headaches and challenges the whole community has to learn from, and there's a lot of turnovers so you have a new percentage of the community maybe 10% or 20% every year that this is all new too and the loudest person wins kind of approach. So, our job is to get as many tools in their hands as possible to get this done.

Mr. Brick: Well, what surprises me is that none of those people remember the \$50 a pop Medico keys that used to open that door.

Mr. Winkeljohn: Well history is very valuable to be repeated.

Mr. Brick: And nobody will copy it either, it's not like you could take it to a locksmith and copy it.

Mr. Winkeljohn: Right.

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

Mr. Quesada: Again, we can always modify the schedule but we were going based on our busiest times.

Ms. Berbrick: And that's fine, I just wanted to know what the time was.

Mr. Quesada: Ok.

Ms. Angell: But we had told the security guard, he's not supposed to open the door just for anybody.

Ms. Berbrick: But if you have an ID that shows that you live in the neighborhood you should be able to get in.

Mr. Winkeljohn: Yes, but the guard is not trained to do that, they've not been asked to do that.

Ms. Berbrick: Well, they're also not trained to sit there and smoke and just talk.

Mr. Winkeljohn: Well, that's not what I'm talking about but, we can't have a new procedure that undermines the existing procedure.

Ms. Berbrick: Ok.

Mr. Brick: Because all everybody is going to do now is they're going to say, oh I have an ID, why can't I get a new ID, it's a bad idea.

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

Mr. Winkeljohn: Ok I think we've covered it, is everybody good?

Ms. Angell: Can I just change the subject to something else?

Mr. Winkeljohn: Please, go ahead.

Ms. Angell: I was going to ask about the fountain out front. I don't think it's working.

Mr. Quesada: So, I'm waiting on an update, I should have it to you, I'll give you a call today, but they were waiting on a piece that was supposed to arrive this week, so any day now. It was one piece, it's a specialty plumbing piece and it has to do with your union where your plumping meets your motor. Leaving your motor running and air getting in is

what you're trying to prevent, so that's where we're at. They did everything, they replaced the motor, they redid the plumbing but we're just missing that one piece.

Ms. Angell: Ok.

Mr. Quesada: I'm just glad we were able to squeeze it in because it could have been more pricey.

Ms. Angell: Right, it could have been more expensive.

Mr. Quesada: Yes.

Ms. Angell: Ok.

Mr. Quesada: So, any day now but I'm going to hopefully have an update today.

Ms. Angell: Alright, thank you.

Mr. Quesada: No problem.

Mr. Winkeljohn: Are there any other field questions? Not hearing any we can move on to the next item.

**D. CDD Manager**

**1) Number of Registered Voters – 620**

**2) Consideration of Proposed Fiscal Year 2023 Meeting Schedule**

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

Mr. Winkeljohn: Under manager's report, the statutory update on your registered voters is 620. The fiscal 2023 meeting schedule, you approve this once a year, we hold meetings as business requires, obviously we can move them occasionally, so you're not locked in but it does meet the requirement and a motion would be appreciated.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, accepting the Fiscal Year 2023 Meeting Schedule was approved.

Mr. Winkeljohn: Item 3, we have your Form 1s which were issued back in June, you should have gotten it in the mail, two of you have submitted them, the other three have not been submitted. I did see a memo yesterday that the county has extended the deadline to September 1st, so you have a few more days before they start fining you. The form actually covers the prior year, and the year cut-off is December 31st, so the form that was due in June is for the prior fiscal year through December 31st, so you're obligated to do

that form. So, when you were appointed to the Board you filled out one of those forms, so you need a new one for the period between when you filled out the form and December 31st due in June, so it's the same form, but you can email it to them and they'll take it via email.

Ms. Berbrick: Ok.

Mr. Winkeljohn: Otherwise, it will be a fine of \$25 a day, up to \$1,500.

Ms. Berbrick: Can I get another form?

Mr. Winkeljohn: I'll be happy to give you one, they're online under the Supervisor of Elections website, so it's everywhere, but I'll give you one.

Ms. Berbrick: Ok.

Mr. Winkeljohn: And that includes our two Board members on the phone as well.

Mr. Suarez: What's that form number?

Mr. Winkeljohn: Form 1.

Mr. Suarez: Ok.

Mr. Winkeljohn: And you can find it on the Supervisor of Elections website for Dade County for candidate information under there and you'll see it, if not I can email you one also but, you're definitely going to start being fined after September 1st.

Mr. Cochran: Right, so just get them in before September 1st is the bottom line.

## **SEVENTH ORDER OF BUSINESS      Financial Reports**

### **A. Approval of Check Run Summary**

### **B. Balance Sheet and Income Statement**

Mr. Winkeljohn: Moving on to your financial reports which are in your packets, this is a late year so you get a really good idea of how the year went fiscally, and in these sets of the financials, page 1 of the financials is your cash balance sheet. It shows that you did burn down your annual assessments down to a \$71,000 balance and that is your actual balance for the rest of the year, so next year when you get your revenue of \$223,000 a year, you'll be starting off with a little bit of money in the bank. Last year you started October 1st with zero in your bank, so you'll climb out of this hole, and again, with an assessment increase takes almost 2 years before you level out because of the timing.

Mr. Brick: Do we have anything in reserve for emergency practices?

Mr. Winkeljohn: \$70,000.

Mr. Brick: Great.

Mr. Winkeljohn: Not enough.

Mr. Brick: No, but it's definitely something.

Mr. Winkeljohn: It's better than zero.

Mr. Brick: Right.

Ms. Berbrick: What do most places this size have?

Mr. Winkeljohn: I usually shoot for no less than one full operating year, so about \$225,000 would be about the right amount for you guys, if you have a building, you have responsibilities, you have a roof that you have to repair, you would have to borrow the money, so that's something to talk about for the next budget cycle.

Mr. Brick: So, that \$70,000 is from this year?

Mr. Winkeljohn: It's all the history of this District as of today.

Mr. Brick: There was no carryover from last year?

Mr. Winkeljohn: Last year you used every penny.

Mr. Brick: Ok, I thought so, ok.

Mr. Quesada: And remember, we're catching up because of tree trimming, we had deferred, and so you kind of had to keep up with your two hurricane seasons within the same budget year.,

Mr. Winkeljohn: Right, you may remember Russ when you first got on the Board, you had about a \$30,000 budget that was one-time money and when you spent that, now you're using that excess money from every year for everything, so eventually you had to increase it, which you did, you didn't increase it excessively, you did a very modest increase and it takes a couple of years for that to balance out because you're spending the new money as well.

Mr. Brick: Yes, I understand.

Mr. Winkeljohn: But all that said, I think you've accomplished a lot in maintenance this year and you have a team of people keeping a close eye on the maintenance, so you've got good results. Is there a motion to accept the financials?

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

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Winkeljohn: Are there any other discussion items?

Ms. Berbrick: Can I just ask a question, how many houses do we have in our community, is it 321?

Mr. Winkeljohn: That sounds right, let me look it up, it's in the budget, it's 321.

Ms. Berbrick: Ok, I just wanted to make sure. Thank you, that's all I had.

Mr. Winkeljohn: Any other questions?

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Winkeljohn: Hearing nothing else, is there a motion to adjourn?

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

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



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October 7, 2022

Board of Supervisors  
Hemingway Point Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Hemingway Point Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hemingway Point Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or

confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM**

Our fee for these services will not exceed \$4,600 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Hemingway Point Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Hemingway Point Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,  
*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202



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# *Hemingway Point CDD*

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## *FIELD REPORT*

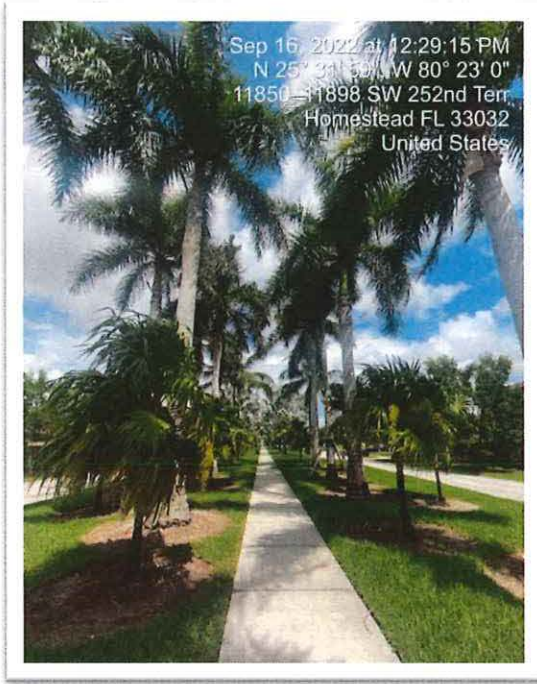


**October 26, 2022**

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

**LANDSCAPING**

- Monthly landscaping services completed by Nicoya Landscaping.
- Queen palms on SW CDD Tracts Cleaned by Nicoya Landscaping.



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

## POOL/FOUNTAIN

- Monthly pool and fountain service completed by Bright and Blue.
- Entrance fountain pump re-plumb completed.



**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**

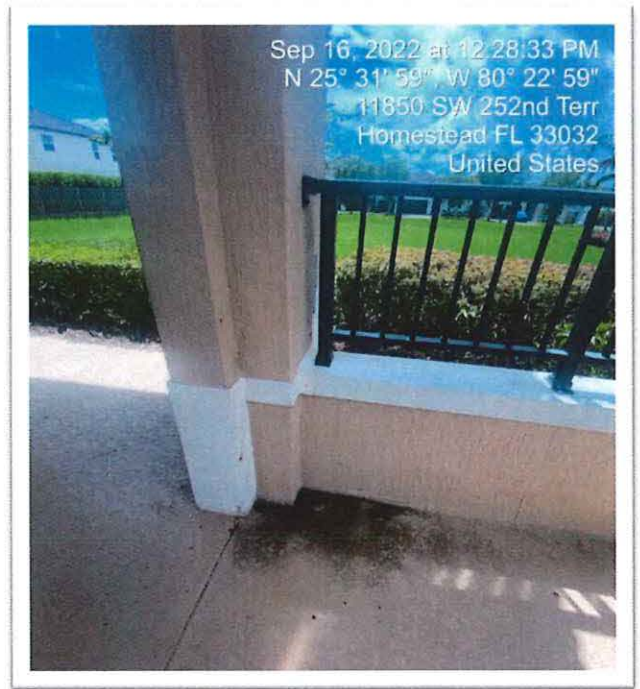
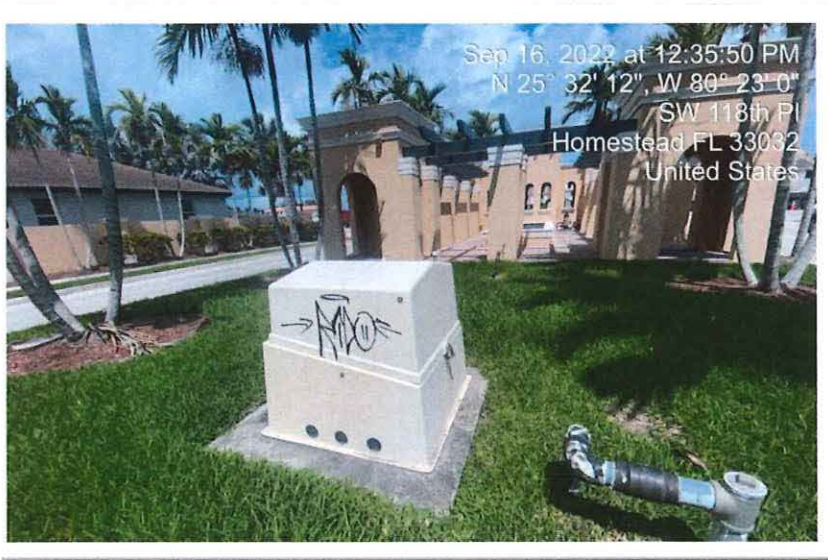
- Playground in satisfactory condition.



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



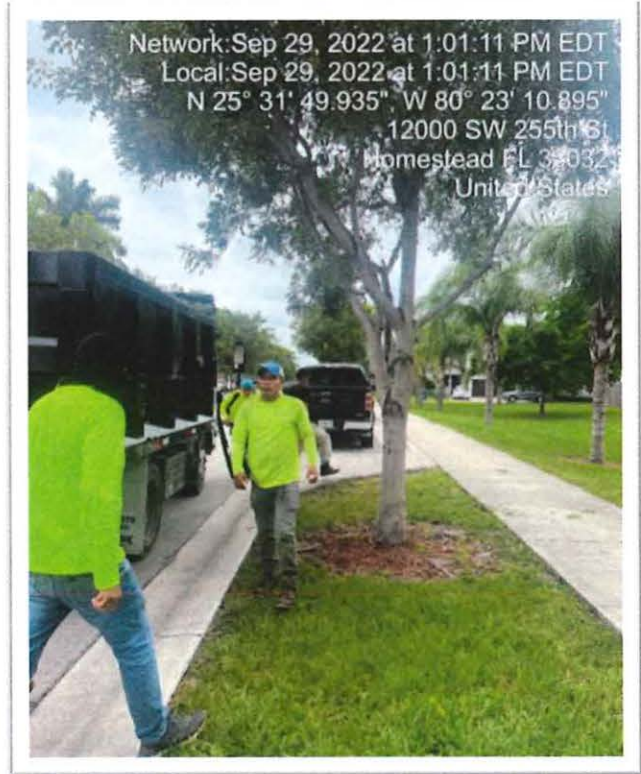
- Graffiti on irrigation equipment box will be removed by 10.19.2022
- Mildew stains in mailbox cool deck area will be removed by 10.19.2022
- Small stains on main entrance monument will be repainted 10.19.2022



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

### Hurricane Ian Update

- No observable damage to structures or amenities.
- Tree branches and CDD tracts cleaned by Nicoya Landscaping by 9.29.2022.



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**



# Search for Financial Disclosure Filers

## Search Results

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

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

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

**Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.**

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

**Coordinator:**

Rich Hans

Governmental Management Services

5385 N. Nob Hill Rd

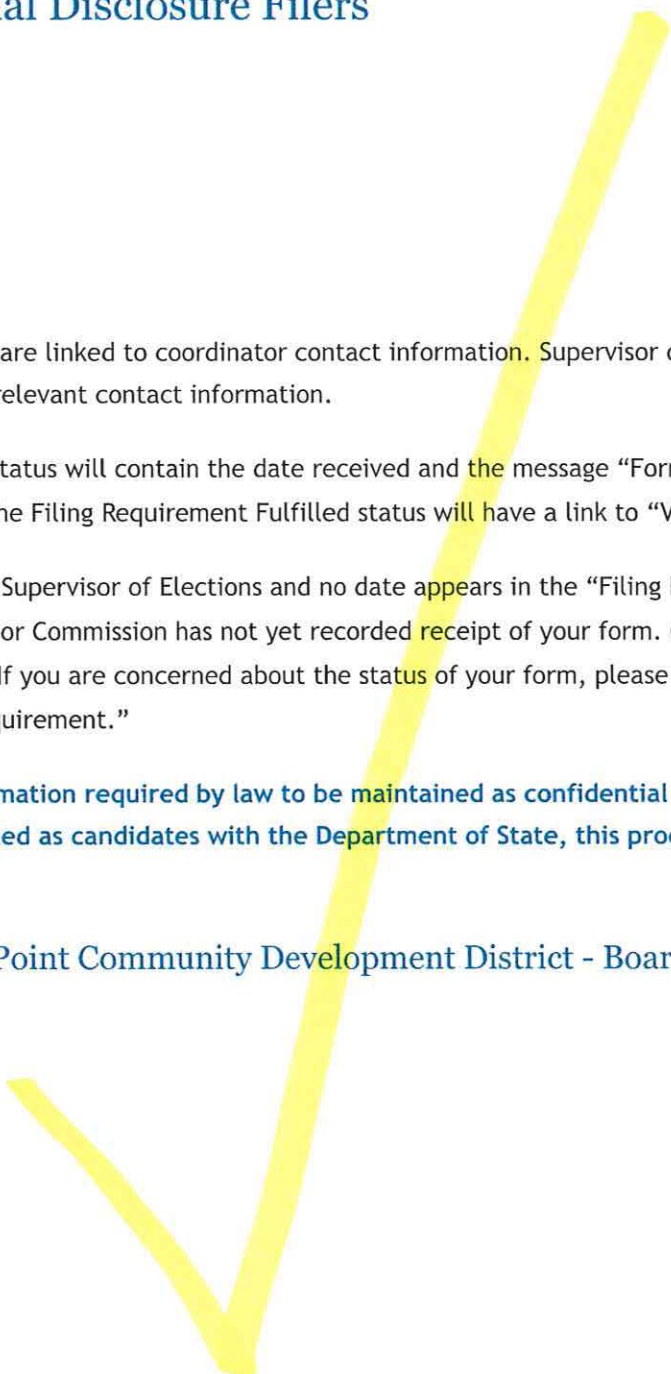
Sunrise, FL, 33351

(954) 721-8681




[rhans@gmssf.com](mailto:rhans@gmssf.com)

**Narrow results to a particular suborg:**

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



Filer ID	Form Year	Full Name	Organizations	Statutory Filing	Filing Requirement	Filing History
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				Requirement	Fulfilled	
275424	2021	Angell,, Cheryll	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 06/13/2022	<a href="#">View Filing History</a>
292145	2021	Berbrick, Randy	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 08/26/2022	<a href="#">View Filing History</a>
275425	2021	Brick, Russell	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 06/28/2022	<a href="#">View Filing History</a>
275427	2021	Suarez, Carlos	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 09/01/2022	<a href="#">View Filing History</a>
292820	2021	Toro, Anthony	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 08/30/2022	<a href="#">View Filing History</a>

[Search Again](#)

### General Information about Filing Financial Disclosure

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

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

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

**HEMINGWAY POINT**  
**Community Development District**

Summary of Invoices

October 26, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.s</b>	<b>Amount</b>
<b>General Fund</b>	8/1-8/31	1140-1143	\$ 7,176.97
	9/1-9/30	1144-1157	\$ 17,895.41
<b>Total</b>			<b>\$ 25,072.38</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/22	00058	7/26/22	17289	202207	320-53800-46400				DISCOUNT LIGHTING & SUPPLIES, INC.	*	124.69	124.69	001140
8/11/22	00028	3/01/22	216247	202203	320-53800-46500				FLORIDA'S BRIGHT & BLUE POOLS	*	520.00		
			MAR 22	-	POOL SERVICE					*	520.00		
		7/01/22	216683	202207	320-53800-46500					*		1,040.00	001141
			JUL 22	-	POOL SERVICE								
8/11/22	00001	8/01/22	147	202208	310-51300-34000				GMS-SF, LLC	*	3,090.00	4,412.28	001142
			AUG 22	-	MGMT FEES								
		8/01/22	147	202208	310-51300-35100					*	20.83		
			AUG 22	-	COMPUTER TIME								
		8/01/22	147	202208	310-51300-31300					*	208.33		
			AUG 22	-	DISSEMINATION								
		8/01/22	147	202208	310-51300-49500					*	83.33		
			AUG 22	-	WEBSITE ADMIN								
		8/01/22	147	202208	310-51300-42000					*	6.64		
			AUG 22	-	POSTAGE								
		8/01/22	147	202208	310-51300-42500					*	3.15		
			AUG 22	-	COPIES								
		8/01/22	148	202208	320-53800-34000					*	1,000.00		
			AUG 22	-	FIELD SERVICES								
8/11/22	00040	8/01/22	1673	202208	320-53800-46200				NICOYA LAWNSCAPING, INC.	*	1,600.00	1,600.00	001143
			AUG 22	-	LANDSCAPE MAINT								
TOTAL FOR BANK A											7,176.97		
TOTAL FOR REGISTER											7,176.97		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/16/22	00023	8/08/22	610729-0	202208	310-51300-48000					*	170.30		
					NOT OF PH & REG MTG								
		9/06/22	617756-0	202209	310-51300-48000					*	96.85		
					PUBLIC MTGS FOR FY23				ALM MEDIA, LLC			267.15	001144
9/16/22	00006	7/31/22	176259	202207	310-51300-31500					*	645.00		
					JUL 22 - GENERAL COUNSEL				BILLING COCHRAN LYLES MAURO &			645.00	001145
9/16/22	00038	9/08/22	84956006	202209	320-53800-41000					*	192.04		
					SEP 22 - INTERNET				COMCAST			192.04	001146
9/16/22	00058	2/28/22	16984	202202	320-53800-46400					*	61.95		
					DOGGIE POOPY BAGS								
		8/30/22	17362	202208	320-53800-46400					*	19.50		
					9.5 LED				DISCOUNT LIGHTING & SUPPLIES, INC.			81.45	001147
9/16/22	00005	8/23/22	7-860-61	202208	310-51300-42000					*	205.05		
					DELIVERIES THRU 8/17/22				FEDEX			205.05	001148
9/16/22	00010	8/11/22	04890-39	202207	320-53800-43000					*	400.35		
					11850 SW 252ND TER CLUBH								
		8/11/22	16670-96	202207	320-53800-43000					*	66.91		
					11880 SW 248TH ST GRD HSE								
		9/12/22	04890-39	202208	320-53800-43000					*	937.54		
					11850 SW 252ND TER CLUBH								
		9/12/22	16670-96	202208	320-53800-43000					*	146.45		
					11880 SW 248TH ST GRD HSE				FPL			1,551.25	001149
9/16/22	00028	8/11/22	216893	202208	320-53800-46500					*	899.51		
					REPLACEMENT PUMP MOTOR								
		9/01/22	216919	202209	320-53800-46500					*	520.00		
					SEP 22 - MONTHLY POOL SVC				FLORIDA'S BRIGHT & BLUE POOLS			1,419.51	001150
9/16/22	00001	9/01/22	149	202209	310-51300-34000					*	3,090.00		
					SEP 22 - MGMT FEES								
		9/01/22	149	202209	310-51300-35100					*	20.83		
					SEP 22 - COMPUTER TIME								
		9/01/22	149	202209	310-51300-31300					*	208.33		
					SEP 22 - DISSEMINATION								



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/22	149	202209	310	51300	-49500			*	83.33		
			SEP 22						WEBSITE ADMIN				
		9/01/22	149	202209	310	51300	-51000			*	15.00		
			SEP 22						OFFICE SUPPLIES				
		9/01/22	149	202209	310	51300	-42000			*	3.99		
			SEP 22						POSTAGE				
		9/01/22	149	202209	310	51300	-42500			*	145.00		
			SEP 22						COPIES				
		9/01/22	150	202209	320	53800	-34000			*	1,000.00		
			SEP 22						FIELD SERVICES				
									GMS-SF, LLC			4,566.48	001151
9/16/22	00016	9/16/22	09162022	202209	300	20700	-10100			*	1.35		
									TRANS TAX RECEIPTS SER13				
									HEMINGWAY POINT CDD C/O WELLS FARGO			1.35	001152
9/16/22	00025	9/16/22	09162022	202209	300	20700	-10100			*	91.13		
									TRANS TAX RECEIPT SER14				
									HEMINGWAY POINT CDD C/O WELLS FARGO			91.13	001153
9/16/22	00050	8/26/22	08152022	202208	320	53800	-46300			*	150.00		
									AUG 22 - JANITORIAL				
		8/26/22	08262022	202207	320	53800	-46300			*	150.00		
									7/18-7/31 JANITORIAL				
									ADRIAN SUAREZ MARTINEZ			300.00	001154
9/16/22	00040	8/20/22	1692	202208	320	53800	-46200			*	540.00		
									PALM SERVICES				
		9/01/22	1694	202209	320	53800	-46200			*	1,600.00		
			SEP 22						LANDSCAPE MAINT				
									NICOYA LAWNSCAPING, INC.			2,140.00	001155
9/16/22	00053	8/15/22	29060	202208	320	53800	-46000			*	675.00		
									INSP ELEC POOL PUMP				
									ORTIZ CONSTRUCTION SERVICES			675.00	001156
9/16/22	00065	8/30/22	INV/2022	202204	320	53800	-34500			*	1,280.00		
									4/2-4/24 - SECURITY				
		8/30/22	INV/2022	202205	320	53800	-34500			*	1,440.00		
									5/7-5/30 - SECURITY				
		8/30/22	INV/2022	202206	320	53800	-34500			*	1,280.00		
									6/4-6/26 - SECURITY				
		8/30/22	INV/2022	202207	320	53800	-34500			*	1,760.00		
									7/2-7/31 - SECURITY				
									1ST CHOICE SECURITY LLC			5,760.00	001157
									TOTAL FOR BANK A		17,895.41		
									HEMP HEMINGWAY PT PPOWERS				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/18/22 PAGE 3  
 \*\*\* CHECK DATES 09/01/2022 - 09/30/2022 \*\*\* HEMINGWAY PT - GENERAL FUND  
 BANK A HEMINGWAY POINT CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	..EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER							17,895.41	

HEMP HEMINGWAY PT PPOWERS

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
September 30, 2022

	<u>Governmental Fund Types</u>			<u>Totals 2022</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
Cash	\$45,494	---	---	\$45,494
Due from Debt Service	\$0	---	---	\$0
Investments:				
<u>Series 2013</u>				
Reserve	---	\$82,950	---	\$82,950
Interest	---	\$46	---	\$46
Revenue	---	\$161,823	---	\$161,823
Sinking	---	\$7	---	\$7
Construction	---	---	\$360	\$360
<u>Series 2014</u>				
Reserve	---	\$85,013	---	\$85,013
Interest	---	\$38	---	\$38
Revenue	---	\$139,101	---	\$139,101
Sinking	---	\$8	---	\$8
Construction	---	---	\$12	\$12
Due from General Fund	---	\$0	---	\$0
<b>TOTAL ASSETS</b>	<u>\$45,494</u>	<u>\$468,986</u>	<u>\$372</u>	<u>\$514,852</u>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
Liabilities:				
Accounts Payable	\$3,373	---	---	\$3,373
Due to Debt Service	\$0	---	---	\$0
Fund Balances:				
Restricted for Debt Service	---	\$468,986	---	\$468,986
Restricted for Capital Projects	---	---	\$372	\$372
Unassigned	\$42,121	---	---	\$42,121
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$45,494</u>	<u>\$468,986</u>	<u>\$372</u>	<u>\$514,852</u>

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**General Fund**

Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended September 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/22	ACTUAL THRU 09/30/22	VARIANCE
<b>REVENUES:</b>				
Operations Assessments	\$223,250	\$223,250	\$224,100	\$850
Interest/Misc. Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$223,250</b>	<b>\$223,250</b>	<b>\$224,100</b>	<b>\$850</b>
<b>EXPENDITURES:</b>				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$10,334	\$5,598	\$4,736
Engineering Fees	\$1,500	\$1,500	\$2,310	(\$810)
Dissemination Agent	\$2,500	\$2,500	\$2,500	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$15,000	\$10,533	\$4,468
Annual Audit	\$4,200	\$4,200	\$4,400	(\$200)
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$37,080	\$37,080	\$37,080	\$0
Computer Time	\$250	\$250	\$250	\$0
Telephone	\$50	\$50	\$0	\$50
Postage	\$1,000	\$1,000	\$1,297	(\$297)
Printing & Binding	\$750	\$750	\$644	\$107
Insurance	\$6,807	\$6,807	\$6,405	\$402
Legal Advertising	\$600	\$600	\$502	\$98
Other Current Charges	\$850	\$850	\$637	\$213
Website Admin	\$1,000	\$1,000	\$1,000	\$0
Office Supplies	\$200	\$200	\$90	\$110
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Property Taxes	\$0	\$0	\$6,898	(\$6,898)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$91,296</b>	<b>\$91,296</b>	<b>\$89,318</b>	<b>\$8,876</b>
<i>Maintenance</i>				
Field Management	\$12,000	\$12,000	\$12,000	\$0
Security/Pool Attendant	\$30,000	\$30,000	\$19,170	\$10,830
Phone/Internet	\$1,800	\$1,800	\$2,401	(\$601)
Electric	\$5,000	\$5,000	\$6,416	(\$1,416)
Water	\$2,500	\$2,500	\$1,771	\$729
Property Insurance	\$4,057	\$4,057	\$3,817	\$240
Repairs & Maintenance	\$22,500	\$22,500	\$14,398	\$8,103
Landscape Maintenance	\$22,500	\$22,500	\$21,266	\$1,234
Tree Trimming	\$3,000	\$3,000	\$9,196	(\$6,196)
Janitorial Service & Supplies	\$5,000	\$5,000	\$4,619	\$381
Pool Maintenance	\$7,200	\$7,200	\$11,987	(\$4,787)
Operating Supplies	\$4,500	\$4,500	\$29	\$4,471
Pressure Washing	\$4,000	\$4,000	\$8,930	(\$4,930)
Landscape Lighting & Replacement	\$5,000	\$5,000	\$5,030	(\$30)
Contingencies	\$16,000	\$16,000	\$3,442	\$12,558
<b>TOTAL MAINTENANCE</b>	<b>\$145,057</b>	<b>\$145,057</b>	<b>\$124,471</b>	<b>\$20,586</b>
<b>TOTAL EXPENDITURES</b>	<b>\$236,353</b>	<b>\$236,353</b>	<b>\$213,790</b>	<b>\$29,461</b>
Excess (deficiency) of revenues over (under) expenditures	(\$13,103)	(\$13,103)	\$10,310	\$30,311
Net change in Fund Balance	(\$13,103)	(\$13,103)	\$10,310	\$30,311
FUND BALANCE - Beginning	\$13,103		\$31,811	
FUND BALANCE - Ending	\$0		\$42,121	

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2013**

Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended September 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/22	ACTUAL THRU 09/30/22	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$1,061	\$1,061
Special Assessments	\$165,900	\$165,900	\$166,339	\$439
<b>TOTAL REVENUES</b>	<b>\$165,900</b>	<b>\$165,900</b>	<b>\$167,400</b>	<b>\$1,500</b>
<b>EXPENDITURES:</b>				
<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	\$1,181	\$1,181	\$0
<i>Maturity 2032</i>				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$19,219	\$19,219	\$19,219	\$0
<i>Maturity 2042</i>				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$39,319	\$39,319	\$39,319	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$160,488</b>	<b>\$160,488</b>	<b>\$160,488</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$5,413	\$5,413	\$6,913	\$1,500
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$355)	(\$355)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$355)</b>	<b>(\$355)</b>
Net change in Fund Balance	\$5,413	\$5,413	\$6,558	\$1,145
FUND BALANCE - Beginning	\$155,313		\$238,268	
FUND BALANCE - Ending	\$160,726		\$244,826	

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2014**

Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended September 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/22	ACTUAL THRU 09/30/22	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$971	\$971
Special Assessments	\$170,480	\$170,480	\$171,311	\$831
<b>TOTAL REVENUES</b>	<b>\$170,480</b>	<b>\$170,480</b>	<b>\$172,282</b>	<b>\$1,802</b>
<b>EXPENDITURES:</b>				
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	\$57,741	\$57,741	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$166,638</b>	<b>\$166,638</b>	<b>\$166,638</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$3,843	\$3,842	\$5,644	\$1,802
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in Fund Balance	\$3,843	\$3,842	\$5,644	\$1,802
FUND BALANCE - Beginning	\$131,711		\$218,516	
FUND BALANCE - Ending	\$135,554		\$224,160	

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - SERIES 2013**  
Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended September 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/22	ACTUAL THRU 09/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$355	\$355
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$355</b>	<b>\$355</b>
Net change in Fund Balance	\$0	\$0	\$355	\$355
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$360	

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - SERIES 2014**  
Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended September 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/22	ACTUAL THRU 09/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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	<b>\$355,000</b>
Interest Rate:	6.25%	
Maturity Date:	November 1, 2032	<b>\$615,000</b>
Interest Rate:	6.75%	
Maturity Date:	November 1, 2042	<b>\$1,165,000</b>
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><b>\$1,865,000</b></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	<b>\$47,000</b>
Interest Rate:	5.00%	
Maturity Date:	November 1, 2034	<b>\$760,000</b>
Interest Rate:	6.75%	
Maturity Date:	November 1, 2044	<b>\$1,270,000</b>
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><b>\$2,245,000</b></u></u>	

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

<u>On Roll Assessments:</u>						\$ 223,250.85	Series 2013 \$ 165,900.31	Series 2014 \$ 170,480.46	\$ 559,631.61	Net
Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$235,000.89	\$174,631.90	\$ 179,453.12	\$589,085.91	Gross
						General Fund 39.89%	Debt Service Fund 29.64%	Debt Service Fund 30.46%	Total	
11/10/22	\$ 1,049.05	\$ -	\$ 10.49	\$ 295.28	\$ 1,333.84	\$ 514.65	\$ -	\$ 819.19	\$ 1,333.84	
11/26/21	\$ 16,717.59	\$ 662.00	\$ 167.18	\$ -	\$ 15,888.41	\$ 6,262.01	\$ 2,981.50	\$ 6,644.90	\$ 15,888.41	
12/3/21	\$ 500,523.33	\$ 19,820.37	\$ 5,005.25	\$ -	\$ 475,697.71	\$ 189,947.62	\$ 145,099.80	\$ 140,650.29	\$ 475,697.71	
12/10/21	\$ 33,076.44	\$ 1,309.81	\$ 330.78	\$ 0.35	\$ 31,436.20	\$ 12,524.15	\$ 8,944.51	\$ 9,967.55	\$ 31,436.20	
12/20/21	\$ 11,025.48	\$ 400.23	\$ 110.24	\$ -	\$ 10,515.01	\$ 4,189.17	\$ 2,991.86	\$ 3,333.99	\$ 10,515.01	
1/10/22	\$ 3,555.58	\$ 105.59	\$ 35.56	\$ -	\$ 3,414.43	\$ 1,406.05	\$ 2,008.38	\$ -	\$ 3,414.43	
2/4/22	\$ 4,375.04	\$ 112.71	\$ 43.75	\$ 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	\$ 0.86	\$ 1,920.41	\$ 740.98	\$ -	\$ 1,179.43	\$ 1,920.41	
5/6/22	\$ 2,017.23	\$ -	\$ 20.18	\$ 95.88	\$ 2,092.93	\$ 807.55	\$ -	\$ 1,285.38	\$ 2,092.93	
6/7/22	\$ 5,572.53	\$ -	\$ 55.73	\$ 165.50	\$ 5,682.30	\$ 2,239.53	\$ 1,066.30	\$ 2,376.47	\$ 5,682.30	
7/5/22	\$ 7,230.74	\$ -	\$ 72.34	\$ 322.12	\$ 7,480.52	\$ 3,029.52	\$ 3,245.46	\$ 1,205.54	\$ 7,480.52	
7/11/22	\$ 33.67	\$ -	\$ 0.34	\$ 13.00	\$ 46.33	\$ 17.88	\$ -	\$ 28.45	\$ 46.33	
8/6/22	\$ -	\$ -	\$ -	\$ 5.83	\$ 5.83	\$ 2.31	\$ 1.35	\$ 2.17	\$ 5.83	
9/8/22	\$ 70.07	\$ -	\$ 0.70	\$ 29.14	\$ 98.51	\$ 38.01	\$ -	\$ 60.50	\$ 98.51	
<b>TOTALS</b>	<b>\$ 589,122.25</b>	<b>\$ 22,430.09</b>	<b>\$ 5,890.70</b>	<b>\$ 947.92</b>	<b>\$ 561,749.38</b>	<b>\$ 224,099.60</b>	<b>\$ 166,339.15</b>	<b>\$ 171,310.64</b>	<b>\$ 561,749.38</b>	
						100.38%	100.26%	100.49%		

<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
5/17/22		\$ 1,285.38	1003
6/16/22	\$ 1,066.30	\$ 2,377.00	1117/8
7/13/22	\$ 3,245.46	\$ 1,205.54	1129/1130
9/16/22	\$ 1.35	\$ 91.13	1152/3
	<u>\$ 166,339.15</u>	<u>\$ 171,310.64</u>	
Bal to Transfer	\$ (0.00)	\$ (0.00)	