



***Hemingway Point***  
***Community Development District***

**<http://www.hemingwaycdd.com>**

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

**April 26, 2023**



# ***Hemingway Point***

## ***Community Development District***

### ***Special Meeting 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**  
**April 26, 2023**  
**6:00 p.m.**

**Silver Palms By Lennar/ Clubhouse Silver Palms**  
**23770 SW 115, Avenue, Miami, FL 33032**  
**<https://meet.goto.com/614333661>**  
**1 (872) 240-3412; Access Code: 614-333-661**

1. Oath of Office for Mr. Carlos Suarez
2. Roll Call
3. Approval of the Minutes of the March 29, 2023 Meeting
4. Update on FY24 Budget
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field/Property Manager – Monthly Report
  - D. CDD Manager
6. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
7. Supervisors Requests and Audience Comments
8. Adjournment

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

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

The special meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, March 29, 2023, at 2:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

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

Also present were:

Paul Winkeljohn	District Manager
Ben Quesada	District Manager
Scott Cochran	District Counsel
Kevin Wimberly	DML Security (by phone)

**FIRST ORDER OF BUSINESS**

**Oath of Office for Mr. Carlos Suarez**

Mr. Winkeljohn: Since Carlos is attending by phone today, we'll do his oath next time he attends in person.

**SECOND ORDER OF BUSINESS**

**Roll Call**

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

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 25, 2023 Meeting**

Mr. Winkeljohn: The minutes from the January 25, 2023 meeting were circulated, if those are in order a motion to approve would be welcomed.

On MOTION by Ms. Berbrick seconded by Ms. Angell with all in favor, the Minutes of the January 25, 2023 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution  
#2023-03 Approving the Proposed  
Fiscal Year 2024 Budget and  
Setting the Public Hearing**

Mr. Winkeljohn: We went ahead and started the budget process for you because we talked about it at our last meeting that we would bring you a draft. The draft budget does a few things, it gives you two options, one of which is a very nominal increase which I'll talk about in a minute, and the other one is an increase that would bring your budget to match your actual expenses because they get a little low over the years. A few years go by, and costs are going up, and the line item doesn't change unless you change it. The other thing is that you bought some things, and did some repairs that were beyond your budget, and were never budgeted for. Even though you raised it a few years ago to bring in field management and to bring in pressure washing and so forth, and some holiday lighting, you still sort of meet where you're using reserves on a regular basis. So, the accountants looked at it and one, they want you to replenish your reserves, and two they'd like your budget to match. So, option #2 in there is about an \$88 increase per owner to do that. One of the things that's very annoying but very difficult to deal with your District is the tax office went around all of South Florida and Dade County and assigned a property value to previously exempt CDD property, particularly clubhouses. The new Tax Collector because an elected official, and you know the history, in Dade County, and they used to be appointed, so it's kind of a professionally run thing, they didn't do this sort of stuff. When they made it political, the politicians just felt, we're going to see if we can get away with it kind of thing. They did it to this property and many of them throughout. For yours, the address that they had sent the tax bill somewhere else, so we didn't know it was being taxed until after the deadline to appeal it this year, so we had to pay it. So, that was about \$8,000 in expenses that was not budgeted for that we went ahead and paid because you collect late fees, and you get into all kinds of problems. So, this next cycle we will appeal and try to persuade

the county not to do that again and not charge us next year but, because it was a bill that could still be required, we had to budget for it.

Mr. Brick: What was the deadline?

Mr. Winkeljohn: It's usually around August or September.

Mr. Brick: Because we've been talking about this for a while now.

Mr. Winkeljohn: Right, but we didn't get the tax bill.

Mr. Brick: Right.

Mr. Winkeljohn: So that said, and basically there's a couple types of appeal processes, there's a formal one where you go to the Value Adjustment Board, or an Exemption Board, and you just write them a letter and they say, yes, you're right, or they say no, and then you have to meet the second deadline to go before their Board, and we successfully did it here and we were under the impression that they were going to not bill other Districts as long as you met the requirements. There are no official requirements but, through the hearing that Scott actually did we found kind of what they're looking for which was additional signage, and this clubhouse, and ones like this, have an option and they had a gate, so they have multiple points of success or failure. So, the point is that if somebody comes into the property and wants to use the public facilities that are available, they ask, hey do you have a clubhouse and can I go to it, the guard has to be trained to say, yes you may, and then there's a procedure for that. Well, you don't have a guard, and then your pool, 9 times out of 10 there's not going to be anyone there should the tax person drive up and say, I want to access your pool, and it's a District membership driven pool access which means you have to be a property owner to use it. Yes, it's public access, they can gain access, like a tour, or apply as a member, but without an office or a person there, that gets a little bit harder to demonstrate. So, yours is going to be a little bit sticky, we don't know what the outcome will be, you can't promise one way or the other but, we'll do everything we've done before. We've had others successfully demonstrated, there's a sign we put up that should meet the requirements but, you have to win the argument.

Mr. Quesada: And just so you guys know we put a laminated sign for now, but we actually ordered you a more durable sign, and Mayra told me tomorrow morning she's going to be meeting with the handyman and he's going to install it, so you'll have

something more permanent there but, since the minute we were notified, your signage was put up there, and I can tell you your website is very thorough as far as explaining the rules.

Mr. Winkeljohn: Right, so let me take over there. So, the second thing you do is you have to have your website clearly articulate all the steps that we learned in their trial that Scott ran for us. We've done all that, we made it standard throughout, we have probably 30 or 40 clients in Dade County, so we're very familiar with it. All that said, we'll do everything we can and keep you apprised of it, but we don't know the outcome. So, the point is that your budget has gotten tighter, and the other thing that's happening is the cost of living, as you can guess, we did our last increase just before COVID, a couple of years before COVID and then here you are with an hourly wage change in Dade County that got implemented since that time, and every year it goes up \$1 every year, so the labor we use is obviously that landscaper, so that's the unusual part of what's happening. So, just for the record and for everybody's understanding, though the clubhouse or the cabana and the pool system was built with tax bond funds, and it is open to the public, the people who pay for all of that are each property owner because you're making the debt payment that we've assigned. So, the rules allow us to operate the way we do and that if somebody wants to be, it's public in that sense that they can be equal to what a resident is which means they have to pay annually for one year's access to the full amount that a resident would pay, and so in your rules and in your fees we've carved that amount out, and that satisfies the rules and it also is a significant deterrent for the price of using a pool.

Mr. Suarez: Can you guys hear me?

Mr. Quesada: Yes, we can.

Mr. Winkeljohn: Yes, that's better. So, all that said, we're proposing the budget but you don't have to act on it today. We can take feedback from you all on what option you're thinking of, if you choose no increase option which is going to be against staff's and your accountant's recommendation, for the simple fact that you have clearly some expenses potentially next year that you're going to have to use reserves for. So, whenever you use reserves, or last year's reserves, one, you don't have the money you need in October, November and December which is called the first quarter operating.

The first quarter operating are the three months of the new fiscal year where there's no revenue because your revenue doesn't come until late December, and so you have to have extra money for that plus, in recent history you do own property with trees, and a lot of debris, and you are grossly under financed to recover from a hurricane should you get hit by one.

Mr. Brick: He can't hear you.

Mr. Winkeljohn: Who?

Mr. Brick: Carlos.

Mr. Winkeljohn: What do you want to do?

Mr. Quesada: Have him call one of our cell phones, can he call on your cell phone?

Mr. Winkeljohn: He can call mine, yes.

Mr. Quesada: Ok, Carlos just call Paul's cell phone.

Mr. Winkeljohn: Is he going to call in?

Mr. Brick: He says ok.

Mr. Winkeljohn: Great. So, while we're waiting for Carlos, basically I'm looking for your guidance, if you have new services, or wanted to significantly increase your services, we need to know that and have an estimate of what that would do to your budget as well. Yes sir?

Mr. Brick: Ok, so I don't even really need to see it but, I need to know or what I think we need is we need to do an increase, and if \$88 puts us right where we need to be, I'd rather see it be \$100.

Mr. Winkeljohn: Right, I would say \$100.

Mr. Brick: So that we're having a lot of surplus coming in because you're talking about \$8.00 a month, and \$100 on the taxes, so that's nothing.

Mr. Winkeljohn: Right.

Mr. Toro: So, you're saying we need it, is that the yearly amount or monthly?

Mr. Winkeljohn: Well, we deal in one-year increments. Carlos, did you disconnect from the GotoMeeting?

Mr. Quesada: No, I did.

Mr. Winkeljohn: Ok.

Mr. Suarez: Yes, I'm disconnected from it now.

Mr. Winkeljohn: Alright.

Mr. Brick: So, our current bill right now is about \$1,600 a year, is that right?

Mr. Winkeljohn: Yes, well your actual operating and maintenance assessment is \$732 a year and the other \$700 is the debt portion.

Mr. Brick: Right, so it would be become \$1,700.

Mr. Toro: I just wanted to make sure that it was not monthly but yearly.

Mr. Brick: No, it's not per month.

Mr. Winkeljohn: It's annual, it's a one-time assessment.

Mr. Toro: Thank you.

Mr. Brick: So, I would rather see us wind up with a surplus and if I do some quick math here, \$12 times 321 would give us \$3,848.

Mr. Winkeljohn: Right, with 321 units, you're a fairly small community by District math comparisons because the overhead to operate a District is usually right around, let's say \$100,000 or \$120,000 for insurance and the regulatory part. So, you actually have a very small amount after that amount when you cover that by 321 units to generate your operating, and so that's just the challenge of your community, and you definitely need our engineer and our attorney, both have to change their fees, they haven't done it since 2005 or 2006, that's a long time ago and with their staffing they can't operate like that. The same thing in my company, I know that anyone who serves us, if they had health insurance for their employees, that went up 70% in the last 18 months for the private sector, plus the wage stuff, so we already know, it's just reality and there's nothing you can do to lower your expenses without eliminating a service, and I don't think your community has ever said they wanted that. They tend to be pounding the table about more services, and when we do here from your residents that's what they want is they want Cadillac resort-level treatment and you have to pay for it but, your comment is that you would propose \$100?

Mr. Brick: At least, yes.

Mr. Winkeljohn: Ok, and how does the rest of the Board feel?

Mr. Toro: I'm good with that.



Mr. Winkeljohn: Ok, so there's a couple of things you can do today, really what you're doing is you're setting the ceiling, the highest amount that you're comfortable assessing your residents for the services, and you don't have to define all the services today. So, if the Board feels that's a comfortable number you can adopt resolution #2023-03 with an amendment to the proposed budget with an assessment increase of \$100.

Mr. Suarez: Hey Paul, real quick, I might have missed it but, why are we wanting to go from, because I thought the original was \$88 increase, why do we want to add an extra \$12 just to have reserves? I think at this time too, with all the increase and everything else, I mean it sounds like \$12 is not a lot of money but, it could be for some people, so I mean to me, do we really need to have that \$12 is my question. (inaudible comment) So, to me if we could keep the cost down to our residents versus, hey we want to increase \$12 just to get more money sitting in the reserves, is that really the right thing we want to do right now, that's just my opinion.

Ms. Berbrick: Well, you know what Carlos, we haven't gotten hit with a hurricane in a bit, we're about due, and I know I don't want to have to do a special assessment suddenly so that we can get our places cleared up, I'd rather have that money there but, you know we are all a group, we all have to vote on it but, I'm just saying I think that \$12 could do us some good having it there.

Mr. Suarez: Yes, it's potentially good if something like that happened.

Ms. Berbrick: Yes, well chances are pretty good, all I know is, do you really want to take that chance?

Mr. Suarez: I only think people look at the annual cost, I guarantee you, because I started seeing it with mine, our homeowner's insurance is going to skyrocket from last year. So, to me to put another burden on people, and it's not just \$12, we're about to throw another \$100 a year on people, and so to me, I think we should really think, do we really need to have that \$12, we're already saying we have to have \$88, do we really need to add that additional cost, and that's just me because it's not just this, people's insurance is going to go up, property taxes are already going up, regardless, now the HOA, homeowners insurance is going up, even auto insurance is going up, and that's

just the State of Florida. So, to me, if we don't really need that \$12, I think we should really think about that.

Mr. Brick: So, I just want to say one thing. This isn't about making you comfortable, this is about making our community safe and secure in the event of an emergency, and if that's an issue for you, then maybe perhaps you need to adjust your priorities.

Mr. Suarez: No, but Russ I'm talking me, I'm talking for our community, because this is not just me, so I don't need to adjust my priorities because when I'm on this Board I'm not thinking about me, Russ, I'm thinking about everybody, and I think that people, right now, financially it is tough, so we don't really do that, and I don't appreciate you Russ saying, you, you, you, this is not about me, this is about our community and there's a lot people in our community who not only did their property tax go up, but homeowner's insurance, auto insurance, all of this, if we don't need to add that extra expense, I don't think we need to do it. So, I'm asking and don't be pointing a finger at me saying this is the reason. (inaudible comment)

Ms. Angell: Can I say something? I understand where you're coming from Carlos, I really do, and I'm going to talk as a senior citizen in our community, and I am a senior citizen and I want to be secure, and I'm willing to pay that \$100, that extra \$12 because hopefully next year we won't have to add to it. So, not only are we thinking of this year, we have to think of next year also, and that's where I'm coming from, and I'm on a fixed income, I'm not a worker of two people in the family making money. I'm one person, on a real fixed income, and feel that people can pay, they may not, and I'm unfortunately going to say this, they may have to give up something, like I have to give up something, I do give up things to pay my bills, and I feel that I'm living in this community and if it's going to be \$88, make it \$100, and hopefully next year we're not going to have add to it. So, then the people in the community, yes, they're going to be mad for a bit, I can see that but, next year when we say there's nothing that is in the budget, they're also going to be happy about it, and that's only my opinion, I just wanted to say coming from an older person.

Mr. Suarez: We all have our budgets, I got you. (inaudible comment) So to me, I would rather think about the people in the community, I don't think it's right to tell somebody else how to live their lives. (inaudible comment)

Mr. Winkeljohn: Ok, thank you. Is there any other feedback? How do you want to proceed? Would you like to table this, talk about it next month? Would you like to set the hearing and set the ceiling at this point, that would be appropriate, if you are ready.

Mr. Brick: Yes.

Mr. Winkeljohn: So, basically the trick will be to set the public hearing date, June or July would be when I would recommend doing it. You have to do it more than 60 days from today, and obviously it's the end of March now, so you'd have to squeeze it in May, but that would be hard because right now you're in a weird 5-week month, so this is really late for your normal meeting, I would shoot for a June or July meeting.

Ms. Angell: Can you hold it a second, can I ask you a question. I thought we were having a meeting in April at Silver Palms?

Mr. Winkeljohn: Yes, we have a townhall meeting, yes that's all set.

Ms. Angell: Ok so that's still on.

Mr. Winkeljohn: Yes, and we can socialize and discuss this there but, the actual hearing to adopt it is a different process.

Ms. Angell: Ok, and that's after it anyway.

Mr. Winkeljohn: Yes.

Ms. Angell: Alright.

Mr. Winkeljohn: So, at the hearing you would have an option of only matching what you set today or lowering it, you can't go up, that's what I mean by ceiling.

Ms. Angell: Ok, thank you.

Mr. Winkeljohn: You could also change your mind again in April, and go back to, say you change your mind completely and say no increase, you could re-set the hearing with no increase, and what that would do for you is prevent, and one of the steps of an increase is a mailed notice to each resident inviting them to that hearing.

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

Mr. Winkeljohn: Ok, so the hearing date would be June 28th, and the next question is, I think this is a good facility for your community to hold it at, this is local enough and can hold your capacity, so you would set it at your meeting time and date on June 28th at this location, and your option is, you would tell me in your motion whether you want option #1, #2 or a third option which I heard was \$100, and we will bring back to you a budget that will reflect that amount of money and we'll circulate that, is there a motion?

On MOTION by Ms. Angell seconded by Ms. Berbrick with 4 in favor, 1 opposed, Resolution #2023-03 approving the proposed Fiscal Year 2024 Budget and setting the Public Hearing on June 28, 2023 at 2:00 p.m. at 1355 Waterstone Way, Homestead, Florida using the \$100 increase option was approved.

Mr. Winkeljohn: Ok so moving on, at this time we have Kevin on the phone from DML.

Mr. Quesada: Kevin, are you there?

Mr. Wimberly: Yes, I'm here.

Mr. Winkeljohn: Do you want to introduce why Kevin is on the phone?

Mr. Quesada: Sure. So, everyone, in your agenda if you could just jump to the field report, you have a proposal from DML Security, and it goes back to our last Supervisor's request which was to look into cameras at the entrance.

Mr. Winkeljohn: And let's take a brief break so we can get that item opened on your tablets. Is it in the agenda?

Mr. Quesada: Yes, it's in the agenda, so hold on, let me find the exact page for you.

Mr. Suarez: It's page 38.

Ms. Angell: Thank you.

Mr. Quesada: Thank you. Page 36 is what I have here but, I'll check it.

Mr. Winkeljohn: It's the third tab in your tabs.

Mr. Suarez: Alright, yes, it's page 36.

Ms. Angell: Ok, I found it.

Mr. Quesada: Ok so, Kevin is on the phone, and he actually does your smart cameras that you have at the pool already, and he's helped with your access control system, so we reached out to him since he's already in the community, and has software and connections are already set up there and discuss the possibility of adding additional surveillance at the main entrance monument. So, Kevin, go ahead and can you kind of give a verbal summary of more or less what you're proposing?

Mr. Wimberly: Sure, so we were basically asked to provide a quote for coverage at the front entrance. We're going to put in, and I have a couple of different options here as you work your way down but, in a nutshell what we're going to do is we're going to put an equipment box with a professional series NVR, we're going to have two license plate cameras, 4 megapixels, full color license plate cameras, which we'll build for a database for license plates, as well as recording for a month continuously. In addition to that we're going to have full coverage of the entire entrance using five 180-degree sensor smart cameras, these are 8 megapixel cameras, which are 4K, crystal clear, so we're going to have coverage of the entire front entrance, covering the front entrance, both the exits, as well as the back area. So, just a complete 360-degree view of the entrance. You're going to have the battery backup, and the standard enclosure, which is going to house the equipment, probably the best location would be kind of behind the pool pump equipment under the overhang for example, and I don't know if you've actually seen that portion but, that would be the most protected area. That's the most shaded area, and it would be most protected. Now, I do recommend putting an air conditioning box in, and it does come at a cost, and the cost would be to put in the box, it's basically an equipment box that has an air conditioner in there that you can regulate and your equipment is going to, you're going to get support from the manufacturer. Now, I also gave, there's a line item there, you guys have internet access, well no, at the pool clubhouse, but to get internet for that, it is a straight shot, but it's a very long shot, I mean there is a possibility that we could use it but, I think it would be better if you guys had a standalone network there so that we can manage it remotely, oversee everything, the condition of the equipment, as well as full video, and give that to the Board members. If for whatever reason, the property does not provide, I provide another option, it will be a one-time fee for the actual modem, and the program for that, and then I believe I have that at \$45 a

month, which you're not going to see anywhere else. In addition to that, I gave the option, which on the second page, and it kind of works it way down, for the rack mount, and if you stick with the box, that is not included but there is a line item there at \$3,892, so that's optional, and I also gave the option if we were to sign a 3-year service agreement, which I have with many other properties, so if we were to sign that, I would also give an additional discount of the overall project which came at \$2,750, that quarterly service agreement would be \$1,425, and that would cover all standard service calls, that would provide all preventative maintenance, I would also provide standard video exports when required. So, basically the idea is to protect your property, 24 hours at one entrance, we'll be able to use this for entrance and exiting of vehicles, and we would provide access to management and Board members if that's what is requested.

Mr. Brick: Kevin, the bottom number here, that includes the discount for the service agreement?

Mr. Wimberly: \$11,801, it does not, so if we were to sign the contract you would get an additional \$2,750 off, and that line item is at the very end, that \$2,750 is a discount, and that does not look like it was included, so it would be under \$10,000, it would be \$11,801 minus the \$2,750.

Mr. Brick: And your quarterly service fee is \$1,450?

Mr. Quesada: Quarterly, yes.

Mr. Wimberly: Correct, and that would provide all service agreements, that would provide preventative maintenance, and all service calls.

Mr. Cochran: That amount for the quarterly service is per year though, correct?

Mr. Wimberly: I'm sorry, I couldn't hear you.

Mr. Cochran: Is it \$1,450 per year, not per quarter, correct?

Mr. Wimberly: No, per quarter.

Mr. Cochran: Ok.

Mr. Suarez: So, the total cost is about \$15,000 including the quarterly service?

Mr. Brick: For the first year.

Mr. Quesada: Yes, for the first year.

Mr. Wimberly: Well, yes, and if you did that math quick, you'd have the discount of that item, which is basically half the labor, and good portion of the actual equipment itself.

Mr. Suarez: So, can I ask a question, I know that people are reading that, but so now this amount is what, and I'm sure people in the community didn't know this, what is the major return on the investment for this money? Like what is this actually doing for us beside people going in and out, so can we actually use this data if somebody's house got broken into, we could go back and research the video and say, ok these are the cars that came in around this time, and use this to do something, or is it more or less just for our community to feel a little bit safer as to who's coming in and out, because I guarantee that's a question we're going to get. (inaudible comment)

Mr. Winkeljohn: Well, the short answer is yes.

Mr. Wimberly: I'm sorry, is this question for management or is it a question for me?

Mr. Winkeljohn: I'll answer Kevin.

Mr. Suarez: For management or for you. (inaudible comment)

Mr. Winkeljohn: Go ahead Kevin.

Mr. Wimberly: Paul, do you want to answer it, or do you want me to answer?

Mr. Winkeljohn: No, you can, go ahead.

Mr. Quesada: Go ahead Kevin.

Mr. Wimberly: So, we provide video per management's request but, we also, in the event that there is an incident or an accident, we provide video and we work with the detectives all over the tri-county area. So, anywhere we have properties that we have cameras that we provide coverage we work almost on a weekly basis providing images and video, license plates, we provide services as well directly to management or directly to the property themselves where in the event a video needs to be run for a license plate, or I can get vehicle registration and owner registration of that. My other properties where we have entrances where there is theft, or car accidents, and need us to pull the video, we can hand it off to the detectives, and typically it's in favor of their cases, which I've been working with many CDDs and properties, and Paul can fill in that information if you

would like, I mean we work directly with the police department and the detectives, so the answer is yes.

Mr. Suarez: (inaudible comment)

Mr. Brick: Well, if you think about it this way, there's two things that I'm thinking about here. One, I see on the news all the time, people that break into other people's houses, they stand there and stare right into a camera and never get caught with their face right on the picture. The other part is, the rest of the people in our community, are they really going to want their comings and goings tracked.

Mr. Suarez: That's true too.

Mr. Brick: Because that's exactly what's going to happen. You will know every time I drive in and out of the community, or you drive in and out of the community.

Mr. Winkeljohn: Well, let me back up just a minute, first of all the statement that people are on cameras and don't get caught is absolutely false. I deal with it 7 days a week, all over South Florida, I can name a dozen arrests that were directly related to license plate cameras in communities in the last year, even in my own house. I had somebody steal a bicycle, I showed the camera to the detective, the detective said I know who he is, and they went and arrested him, so it's that simple. I had one in particular that Kevin and I worked on was, the license plate camera, it was raining when an incident took place, somebody stole a Bentley, and that's a pretty expensive car, and the person who took it on his way in, got caught by the entry camera, you know when you have gates you fix the camera so you catch the driver, and even though the license plate camera didn't work, the visual camera worked and within 4 hours, that person happened to magically be in a car accident in Miramar and the body cam camera of the officer, they loaded the image up, and said be on the look out for this character, matched the analytics of the cameras that do that now, so it matched the person and they arrested him on the scene of his own car accident for the theft of a car 4 hours earlier, so it works, and that's one side of it. The other side of it is protocol, what we do in this business we keep the residents out of the data, and that way it can't be used socially or improperly, and what it does is it also creates a more pristine change of custody. Where you have a paid insured person who's the only one that touches this data, so to speak, so if a detective needs to build a case, the quality of the evidence is more pristine



because there's nobody in the chain of command touching it that isn't at least obligated to perform at a certain level, and that works very well. So, the comings and goings, the data can only be used under your direction which is to support a law enforcement active case, not data collection, not analysis, we could use it for traffic studies, we could use the data anonymously for all kinds of things but, all of it is at your control. So, that's the standard I give you, is that you don't touch it, I touch it with Kevin or either one of us, me, meaning my staff, and that's it, and if you have a security company, we allow them to be a partner in it because they use it for supervision, particularly at the pool, and we use it in that way. Now, can it be abused, yes, is it abused in other situations, yes, but if you put these requirements in place, it works beautifully. I don't think you're in a position to decide today, given the budget discussion we just had but, I would suggest that if we are able to have our townhall meeting in April which is all set up, and invite residents to that, and we could have Kevin there, we can give a short overview of what we want to do, what we're proposing, and if you want a security option, we think this is it.

Mr. Brick: Ok, so that was a poor choice of words on my part.

Mr. Winkeljohn: That's alright.

Mr. Toro: Two questions, does that company offer discounts? Like military discounts or senior discounts or whatever, and the second question is, what data are they using to bring that up here because in the past I've seen car accidents and houses have been broken into but, most of the neighbors have cameras now.

Mr. Winkeljohn: Yes, so when the police or law enforcement are on a case, their first protocol is contact everybody and look for NES cameras and ask the person for a copy because they know they can put something together there. If we have, and I don't know whether you want to do this or not but, I'm saying if you have this, it's an added resource, it's going to be a much higher quality collection data because of the LPR capability, you'll be able to gather real specifics about that car, where a NES camera may not.

Mr. Toro: It's just that the data, everything is for data.

Mr. Winkeljohn: So, all that gets accumulated, we accumulate it in what's called the NVR, the Network Video Recording system which is that, we can store months now,

that's not a problem. So, that data is that stored video and information, and over time we delete, we write over it, so that's the data.

Mr. Toro: And that's a problem, you write over it, you don't store it?

Mr. Winkeljohn: You have a choice, you could pay to store it forever, and there's a certain period of time you don't need it anymore.

Mr. Quesada: Kevin, how long is the NVR that you propose typically with the amount of cameras they'd be using, how long would it record footage for it?

Mr. Wimberly: I can do a survey but, probably it would exceed 45 days of continuous recording, typically the minimum requirement is most properties want about 30 days. (inaudible comment) I prefer the equipment to run continuously and record continuously so there's no gaps and there's no video loss. As Paul would say, it's in the event that you'd want to keep everything backed up, then what we would do is we would once you get to that 45 days, or whenever this particular system maxes out at, we could just do a complete backup and it can be stored on a hard drive, or a removal hard drive to look at and be offsite, it really depends on what the property wants to do. Usually if there's an incident, I mean typically it's usually reported within 24 to 48 hours and then they would check the backlog and review that. (inaudible comment). But again, having that continuous recording and then archiving it, and storing it off the site, and keeping it in a save deposit box or whatnot, if that's the choice you guys want.

Ms. Angell: I have a question.

Mr. Winkeljohn: Yes.

Ms. Angell: For something like this, as a resident of the neighborhood, are we going to have to let him know our license plate numbers?

Mr. Winkeljohn: No, you don't have to be registered, you don't have to do anything.

Ms. Angell: Ok.

Mr. Winkeljohn: It's reactionary in that respect which is appropriate.

Ms. Angell: Ok.

Mr. Wimberly: Right, so the way these license plate cameras work is, I mean, cameras were designed to record video, and license plate cameras have analytics built in and they have filters built in to filter out break lights, and the tail lights, and the license

plate lights, the cameras have the capability of not just providing you a very good image of archiving that live video which we can go back and look at but, it also creates a database on a searchable file. So, usually we match that up, if we're looking for a specific license plate, AGP123, for instance, and we had a good read, we can go back and run a report on that and find that time and help to narrow it down when we are auditing a timeframe. (inaudible comment) Keep in mind, these are attached to a national live database, there are cameras that are designed for that, but that's not what this is, those are a much more complex system that are attached to a national database but, the idea is it has a capturing license plate feature in the event that you need it, and we use them all the time as Paul had stated before.

Mr. Quesada: Kevin, one of the questions Mr. Toro had was, if you offer any military discounts or anything like that, senior discounts or anything.

Mr. Winkeljohn: Well, I'd like to answer that actually.

Mr. Wimberly: Go ahead Paul.

Mr. Winkeljohn: Yes, so what he's already talked about is, his big discount and his business model is tied to the maintenance, so he gives you a reduced labor, and reduced costs which cuts the profit off of those for the ongoing steady income of a maintenance contract, and we've learned that in this industry that keeps the quality of something like Kevin's firm available to you at really a high frequency, so that's the biggest discount that's available. We do have a friends and family discount, we call it, which we've already beaten up Kevin enough on this because I do a lot of work with him and he's very respectful of our budget process. So, we haven't bought this yet, we're not going to buy it for several months, we can look at it more closely and look for some efficiencies maybe. Ultimately, if the Board gives us an operating amount, we'll make the project fit, and if it's impossible we'll say something but, that's typically how these go, does that answer your question?

Mr. Toro: Yes sir, it does.

Mr. Winkeljohn: And there's no tax on this.

Mr. Quesada: And you can always build on it, like if you guys start off modest you can always add to it at the next fiscal year, so that's just something to think about.

Mr. Winkeljohn: Right.

Mr. Wimberly: Correct, I also just have one point I want to bring up, that is also going to cover the pool as well, so it covers the entrances as well as your pool area. (inaudible comment) So, typically that pricing for that type of preventative maintenance would be for one portion of the system but, I see that we do have a past relationship with this Board, I'm going to cover the pool area, as well as the front entrance under that one cost.

Mr. Brick: Is that data encrypted at all, the video signal?

Mr. Wimberly: Well, it is encrypted when we connect the system.

Mr. Brick: Ok I was just curious if someone could sit on the side of the road and hack the video.

Mr. Wimberly: No, the system is going to be logged, the only way they're going to get into the system and know what they're doing, and if anything is tampered with, we're going to typically know that. If there's an access point, like a WiFi access point where we're giving access but, we log all these done. As far as networking goes, I mean, myself, I've been in this for 20 plus years in networking and my staff is on board as well. (inaudible comment)

Mr. Brick: What about the panel itself, will the panel itself be under surveillance?

Mr. Wimberly: The panel itself, if that's something you're interested in we can do.

Mr. Brick: Well, the reason I asked is because very night I come home, there's two or three kids sitting in there and in the morning when I leave, they're sitting in there waiting for the bus, so idle hands are the devil's workshop or however you want to put that, and you know how kids are today, if they see something they're going to want to touch it.

Mr. Wimberly: Sure, well I mean, we can always put a camera in there that opens the panel itself, so we could add a camera in there it's a very minimal cost, I don't know maybe \$200 for just a simple camera. Again, the idea is when we have these contracts for preventative maintenance agreement, I monitor, as long as we have network connection there, we monitor it. So, the idea is if something gets tampered with, the NVR goes down, or something goes down I'm going to know. (inaudible comment) So, I'm going to know before management knows because we monitor this, and that's the whole idea. A lot of times camera systems get installed and everyone looks at it, and the

Board has access to it, you might look at it for a week or two, or two or three weeks because it's a new toy to play with, and then after couple weeks it gets forgotten. Well, then 4 or 5 months goes by and then an incident happens. (inaudible comment) So, I'm going to be monitoring it and if I see system goes down, or I see a camera goes down, and those are the alerts and notifications that we receive, then I'm going to send a technician out there, and we're going to know in real time basically.

Mr. Brick: Ok.

Mr. Wimberly: (inaudible comment) We have what's called video verified monitoring services which can be on a per-basis or overall system basis, where that camera, let's just say for example that camera looking at that panel is at a point that no one should be touching that panel. Well, if that camera sends a signal that detects a person is there, through the analytics we have, and you're paying for that service, there's an alert that goes on to the monitoring station, and there is a live person that logs in, and says, oh someone is tampering with this equipment, and they get a CEO to verify, and at that point we'll go through whatever the protocols are, they will dispatch the police, they will call management, they will call me, you, a Board member, or whatever it is, and when it comes to a police broadcast, that is a very high level that you'll verify it, it's a verified signal. (inaudible comment) Again, that's another service that can be provided if your budget allows, and if you guys request that after this meeting, and you want some options for those types of things, then we can do that. (inaudible comment) Those things need to be upgraded for those functions to be done but, you mentioned that earlier, there was vandalism and whatnot, and that's something we can discuss in the next meeting, or if that's something that you guys want us to bring to the table, we'd be more than happy to present that.

Mr. Brick: Ok.

Mr. Quesada: Any other feedback for Kevin? Do you want Kevin to revise anything from what you see in front of you?

Mr. Toro: Just a quick question, do we have other company's proposals, or like a bidding process, or is this just one company?

Mr. Quesada: Again, they already have the pool contract so we went to them first just to throw a number at you guys since we're talking budgets and see if this is a number that would work.

Mr. Toro: Ok.

Mr. Quesada: So, we can certainly look for other proposals as well.

Mr. Toro: Ok.

Mr. Brick: Would we want to have two different companies working on this, I think it should be handled by one company regardless, don't you?

Mr. Toro: Well, no, let me give you an example, I have different service providers because they provide a service, a better service and a cheaper service for one company, and then another company provides other services cheaper, so you can mix and match, as long as you get the best equity back, and cheaper services, so that's why I was asking.

Mr. Brick: Ok.

Mr. Toro: I understand your point, having one company, but sometimes having multiple companies with the cheaper prices, could be a better deal.

Mr. Winkeljohn: Yes, we can do that, if you request it. In this business I don't typically bring a lot of multiple security firms in because they all buy through the same distribution legs, and so you're paying basically for the same equipment. Why you buy apples to apples equipment, you're going to get apples to apples pricing, so the difference between them is their labor rates, and their experience which you're buying, and so you go to an unknow third party, you're buying risk that you don't have presently because you already know the firm. There isn't a thing that usually the first email I get is, where are the bids, so I fully understand that but, it's up to you, if you want another one, we can, I have other contractors I work with that can provide it, you'll see just what I said.

Mr. Toro: Right, and sometimes it's good to see options, and see it on paper, hey there are our options, ok then maybe Kevin's proposal is the best option if we had another option to choose from.

Mr. Winkeljohn: Absolutely, it's up to the Board.

Mr. Suarez: And I think it keeps people honest but, you guys can vote but I think we should at least get another quote so that we can say we have apples to apples.

Mr. Brick: And you know Carlos I agree with you but, at the same time, you're going to get the same email from the same people that we get all the time, it's only 4 or 5 different people, and it's the same tired old email, all the time.

Mr. Quesada: Kevin, I know you have to go, thank you for your time. No more questions for you.

Mr. Wimberly: Alright, I appreciate the opportunity and I wish you all the best, and have a great afternoon.

Mr. Quesada: Thank you.

Mr. Suarez: Thank you.

Mr. Brick: Do we have any money for this right now?

Mr. Winkeljohn: No.

Ms. Berbrick: Right, I was going to say that.

Mr. Winkeljohn: Right, it's due diligence, and I would ask that if you do want other proposals that we wait until we get to a point when we're actually funded for something like that.

Ms. Berbrick: I totally agree.

Mr. Quesada: Ok.

Mr. Winkeljohn: Right, and I'm servicing over a dozen gates right now, in this immediate area and my firm's partner does about another dozen, and we've all gone through all of the contractors, and we all end up with Kevin, and when you buy big stuff, the discount with his maintenance, and I don't like maintenance contracts at all, normally, but in this situation, particularly with gates, but with cameras, it wins everyday and I deal with all these areas like Coral Gables, old Cutler Road folks, they own their own security company's, and Kent Security is one of them, and they wanted to know why I was paying that other company, they drill it into you so many times, and I say, you try to match this, go ahead.

Mr. Toro: I agree with you 100%.

Mr. Winkeljohn: So, what I usually do is, and yes we can do that, when we get that road we'll definitely approach it that but, in terms of getting a concept nailed down because a lot of people have different ideas when you say cameras, they have one vision, and he has another vision because he's the technical professional, and so we're

starting that process and merging our expectations with what he can do in the field, then you can match the pricing and make sure you're getting the competitive market.

Ms. Angell: Well, at least for now, let's say some neighbors want to know about the security system, we have an idea of a price.

Mr. Winkeljohn: Correct, right.

Ms. Angell: And we can say something to them and say that is more expensive and we're going to bring it up again.

Mr. Quesada: And you guys are going to have that meeting next month at the other clubhouse, so this is again, food for thought, we wanted to throw it out there while we were talking budgets, and you know what it costs.

Mr. Winkeljohn: Right, and there's a few things that you already have on your list that we refreshed the price from but, what you usually get is like, can you cover the playground with a canopy, we've done that one. The one we usually get is, can we heat the pool, like we know those numbers and we keep that on a spreadsheet so that when you get asked, we can pull it up, we can refresh the pricing, and the homework is already done.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Quote with National General Insurance Company**

Mr. Winkeljohn: Moving on to item No. 5 on your agenda is an optional insurance policy, I don't normally put these one my agendas because it's part of a new thing that's going out where governments offer flood insurance, government meaning, these are insurance companies that pull government funds, so they service just governments like ours, and you are technically in a AE flood zone so you can get flood insurance, it's really a Board decision. I don't have any reason to recommend it, personally, like I don't see the need but you may, and it's really a Board decision by motion to say we accept or want it, or we deny it, and there's no harm or foul. I mean, if you had a building like this one, with lots of fitness equipment and electrical things, and so forth, you might consider flood insurance but, you have an unoccupied pool facility, so I don't see that as necessary but, I as a professional rule, we always bring this to you.

Ms. Angell: My opinion is that I don't think that we need it at this time.



Mr. Winkeljohn: Would you like to put that in a motion?

Ms. Angell: Yes, I motion at this time that I don't think we need the flood insurance.

Mr. Toro: I second that.

On MOTION by Ms. Angell seconded by Mr. Toro with all in favor, authorizing staff to deny the quote with National General Insurance Company for flood insurance was approved.

## SIXTH ORDER OF BUSINESS

## Staff Reports

Mr. Winkeljohn: Moving on to staff reports, Mr. Attorney.

### A. Attorney

Mr. Cochran: I don't have a whole lot to discuss, just going to piggyback a little bit on what Paul was talking about earlier with the tax issue. I submitted the exemption application for the tax year 2023 and I'm optimistic that having worked with the Property Appraiser's office that hopefully we will not be assessed this year, or if it does we will go through the appeal process and knock that out, and I think with the pieces that staff has put in place, and I think from what I've seen in terms of other Districts given several issues that the exemption should get granted for this year, either initially by the Property Appraiser's staff or having to go through the appeal process. That being said, I'm still in communication with the attorneys there, and although we didn't, as he explained with the mix up and we sent the information, I'm still talking with them to see if we can get back anything that we've paid for tax year 2022. I don't want to make any presentations about that because I just don't know what they'll do, I don't think we have a lot of leverage on that but, if they're just concerned about doing the right thing that's one thing, so we'll see what happens there but, I just wanted to let you know. So, I wouldn't say bank on getting a refund for that money but, I'm just saying it is a possibility, so that's all I have to report for now. Also, just an addition, he had mentioned something about in terms of budgeting, with some of our other Districts we have requested fee adjustments, our firm, for this year, but we're not doing that here, so I just wanted to let you all know that.

Mr. Winkeljohn: Ok, thank you.

**B. Engineer**

Mr. Winkeljohn: Nothing under engineer's report.

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

Mr. Winkeljohn: Moving on to Ben for the field report.

Mr. Quesada: Well, we kind of covered some things already with the cameras. Going back to the field report, you guys are coming up for your pre-hurricane season tree trimming so you have a line item already in the budget that you've approved, we were able to get you some saving there, so some good news there. You did have an issue with the sidewalk over by the pool pump area, I haven't had a chance to see if the work was completed, I know we had a gentleman there yesterday doing some of the maintenance work. The other issue that we've noticed is that your palm there, I'm going to talk to Milton, it doesn't look like we can strap it enough and pull it in enough because of the walkway being so close by but, it's starting to damage, if you look at page 43, it's starting to damage your fence there, the third part of that palm, so we're probably going to have to remove that to prevent that from causing more damage to the pool pump area. Lastly, you had three lamp posts in the playground that are starting to lean quite a bit. Typically, when a developer comes in, they don't always hurricane proof their signage and posts, so we had them come out there and re-secure those as well.

Mr. Brick: That's done?

Mr. Quesada: Again, let me verify because he was there yesterday so I haven't gotten a report as far as what was completed yesterday, outside of your bathroom clogging situation because that was unforeseen, that happened over the weekend, so that kind of delayed them from doing all the other jobs that they were going to come and do, so I'll have an update for you by tomorrow.

Mr. Winkeljohn: Are there any questions for Ben? Yes?

Ms. Angell: I just wanted to bring up something, I didn't realize after living here for the years that I have, that there's a sprinkler system that is where the trees are in the middle, and I just happened to be going out the past Monday at 3:00 p.m. and the sprinklers were on, and it was only on part of that area where the palm trees are. I'm not talking about where we have that fountain, I'm talking about the next part, it was

only partway that the sprinklers were on, do they take turns on those sprinklers because I never saw them before.

Mr. Quesada: So, let's go back to the beginning, you guys don't have irrigation in your contract, that's not something Milton does. What we have had done is quarterly, we've had the same company, which they're timing it now with all of the tree trimming, so I'll have them come out and do wet check for you. So, they'll come, and anything that's a broken head or anything minor, they'll come, they'll turn on system, inspect all the zones and report any breaks or issues there, that's how we've been doing it, and you're coming up with the tree trimming so that's something else I discussed with them to come in and take a look at your irrigation system. I know that if it's got multiple zones which that sounds like it, you have a break in the median, that each zone turns on a different time, so depending on how long it takes for the whole cycle to run, that's why you're seeing it's sporadic in different areas. I can get you a little bit more detailed information after the wet check but, just so you know it does cost a little bit more mapping it out and whatnot, so we can always go that route as well and get you a little bit more details.

Mr. Winkeljohn: It just sounds like a timer might be off.

Mr. Quesada: Correct.

Ms. Angell: I just wondered if the time was off, I never saw it before.

Mr. Winkeljohn: Ok, we'll check it.

Mr. Quesada: The wet check, I'll get you all that information, anything basic like that will get addressed on the wet check, if you want more detail than that, like a map, that's something a little bit more costly.

Mr. Winkeljohn: But they'll make sure the clocks are set, we usually do it at night.

Mr. Quesada: Correct.

Ms. Angell: Ok.

Mr. Quesada: Or very early in the morning, like 4 or 5 in the morning.

Ms. Angell: Right.

Mr. Winkeljohn: I know just regionally we've had zero rain since January, so the fact that it might be running during the day, I was thinking, wow somebody thought to turn it on for a little bit extra water.

Ms. Angell: Right, ok.

Mr. Quesada: I added a note for that, thank you.

Ms. Angell: And thank you.

Mr. Winkeljohn: Are there any other questions for Ben? One of the things, and I'm going to say this out loud that I'm going to ask Ben to do to be ready for our April townhall meeting, is to have a list of projects accomplished, type of repairs we've done.

Mr. Brick: Absolutely.

Mr. Winkeljohn: I know we've spent an enormous amount of money on lighting fixtures over the years. I was looking at one of the pictures and remembering that we redid the entire fence at the pool to reduce security problems, and it seems to have actually gotten a little better since we did, just in my collective mind. We've replaced pumps, I mean we've had quite a few and finally got the fountain functioning, so all those upgrades, so we'll just do an inventory list of all of that, we'll go back through your records and make sure we have that, and just your track record, and I can commend this Board publicly with that record very easily. You guys have done nothing but take on maintenance projects, many times outside of your scope and bigger than your budget, like you've leaned forward quite a bit over the years and I think the community needs to see that when you're talking about that \$100, you're definitely getting something for it, there's no doubt, so we'll do that as well, and we'll have the camera project in queue.

#### **D. CDD Manager**

Mr. Winkeljohn: So, we'll be ready for that, and I'm sort of blending into my report with that. Anything else you'd like to see done with that meeting? I can do a quick budget introduction and how the assessment and the debt works, a lot of people don't understand that, that's always a good thing to talk about.

Mr. Brick: I think you should absolutely explain that.

Mr. Winkeljohn: Right.

Mr. Brick: And I also think that we need to cover what our reserves are for, and also to document and detail to the rest of the people who show up that the cameras are not going to take care of us.

Mr. Winkeljohn: Yes, and we'll talk about that, and one of the main projects on your list is the sidewalk repair project as an example, and I can articulate that.

Ms. Berbrick: There's still the one on my street that hasn't been done right from the get go.

Mr. Brick: Well, actually I'm going to bring that up in the comments.

Mr. Winkeljohn: Ok, or we can talk about it now if you want.

Mr. Brick: Ok, so on the NW corner of 258th the detectable warning was never installed, and the grass was never cut and there was never any sidewalk way there, so that needs to be addressed and it needs to be fixed.

Mr. Winkeljohn: Ok.

Mr. Brick: It's been since the very beginning.

Mr. Winkeljohn: Right, so it's never been done.

Mr. Brick: There are also several places in the community where the detectable warning has been torn up and they need to be inspected.

Mr. Winkeljohn: You mean like the ADA little bumps, the detectable warnings, that's a phase I haven't heard before.

Mr. Brick: Yes.

Mr. Winkeljohn: I call them the yellow bumps.

Mr. Brick: That's actually the name for them, so we need to address that.

Mr. Winkeljohn: Well, that's a more complicated sentence than that, we don't own the sidewalks.

Mr. Brick: I understand.

Mr. Winkeljohn: So, we have a choice, from your direction, do you want me to address it with the county, see if we can get it fixed?

Mr. Brick: Yes, I'd like you to use some of your influence.

Mr. Winkeljohn: I exhausted it several times over, and it failed terribly but, I'm happy to bring it up to them.

Ms. Berbrick: Yes, I would bring it up and see where you go with it.

Mr. Winkeljohn: And in the meantime, we could look at a price on what it would take to do that, is that alright?

Mr. Brick: Yes.

Mr. Winkeljohn: Ok, but in other communities where it's ours, and you have a stack of money in the budget, you said get something done, I get it done.

Mr. Brick: Oh sure. So, I had a comment from a resident today about the website not being updated, and I actually looked at it and confirmed it.

Mr. Winkeljohn: What is meant by updated?

Mr. Brick: Field reports are not available.

Mr. Winkeljohn: Right, historically we didn't put them on there, but 5 minutes ago I wrote on his agenda that we should add them.

Mr. Brick: Also, what we need to do is, the months that we do not hold the meeting, on that page, it needs to say meeting canceled.

Mr. Winkeljohn: Right, it does say that.

Mr. Brick: Why can't I see it?

Mr. Quesada: Sometimes it's on the actual documents page, which is above it that says it's canceled.

Mr. Winkeljohn: Now, as a practice we still do a field report, so we can handle that kind of together, we could still have the field report there but the actual business meeting was canceled, that's a great way to put it.

Mr. Brick: Ok, so I also don't see anywhere where it says, well I do see for March 29th it says canceled but, it's March 29th and we're here.

Ms. Berbrick: It was supposed to be canceled.

Mr. Brick: So, that's the only place that I see the meeting was canceled.

Mr. Quesada: That was corrected when we did the corrections for the website.

Mr. Brick: And we didn't have a meeting in December, we didn't have a meeting in January, or did we meet in January.

Mr. Winkeljohn: Yes, we did.

Ms. Angell: January 25th we had a meeting.

Mr. Quesada: Ok, we'll update the website and make sure it's up to date.

Mr. Brick: Ok, so January, 2023, the agenda is available, no minutes, no audio recording, or no field report, unavailable.

Mr. Winkeljohn: Ok, got it.

Mr. Brick: So, if we're going to take the time to detail it, I think we should maintain it.

Mr. Quesada: Got it.

Mr. Brick: Ok, I'm done.

Mr. Quesada: Going back to some of these things, going back and forth on the field to District manager, I did get a price on the lights. Your lights are in good shape around the mail kiosk area, like the ones that are mounted up above, the ones that are mounted on the smaller wall that are loose and beat up, one of the things we noticed and we've had similar issues here is that, your landscaping material is really close to where these lights are, so the most likely if it's not kids vandalizing it, it's accidentally bumping it when they're using these heavy trimmers to cut your hedges. So, extending those bases by about 2' with a pole usually prevents a lot of that damage from happening, and to do that it's about \$375 per light, and I think we counted 6 along that walkway that needs to get replaced, so roughly like \$2,000, I just wanted to let you guys know because that was another request from the last meeting to get those lights replaced. So, we're going to find the most comparable model and something with an incandescent bulb so that it's easier for maintenance, so it's not built in LED like the other lights.

Ms. Berbrick: Do we have the money for that?

Mr. Quesada: At this particular moment, maybe, maybe not but we're going to get it addressed.

Mr. Winkeljohn: Right, and that's reasonable maintenance, you have a maintenance line that would fit into it, and it's not just maintenance it's preventative.

Ms. Berbrick: Right.

Mr. Winkeljohn: So, you're sort of replacing something that's broken, but you're solving a potential problem as to why it's always broken.

Ms. Angell: Thank you.

Mr. Winkeljohn: So, we sort of morphed out of the manager's report, I was giving you a list of things for the townhall meeting, are there any other things that you guys want to be on the agenda, or displayed or discussed?

Ms. Berbrick: And this will be on the website, and is there any other way we can make sure that people know that it's happening?

Mr. Winkeljohn: Well, we'll send it to Wendy to put into the circular for the HOA, if those of you who are on the HOA could help communicate that meeting that would be great.

Ms. Angell: Well, I can ask Wendy, or I can ask Mendez who is the HOA president, so we can ask them to send an email about the meeting. I don't know if they would send a formal letter but, we can ask them.

Mr. Toro: We could post it at the pool.

Mr. Winkeljohn: Yes, we could post it at the pool.

Ms. Angell: Yes, we could do that.

Mr. Winkeljohn: So, we'll coordinate that with you then, and if anybody is on like a Facebook page or anything like that, that would be a great place also.

Mr. Quesada: We'll email Wendy about it as far as taking care of that side of it.

Mr. Winkeljohn: Very good.

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

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

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

Mr. Winkeljohn: Moving on to financial reports, those are on your tablets, if you wanted to review or comment, now would be the time, or a motion to accept is welcomed.

On MOTION by Ms. Berbrick seconded by Mr. Brick 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 Supervisor's requests?

**NINTH ORDER OF BUSINESS      Adjournment**

Mr. Winkeljohn: Hearing none, that's all we have, a motion to adjourn the meeting would be in order.

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

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

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

***Approved Proposed Budget  
Fiscal Year 2024***

***Hemingway Point  
Community Development District***

***April 26, 2023***



# Hemingway Point

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Maintenance Assessments	\$223,250	\$219,430	\$3,820	\$223,250	\$253,746
Misc. Income	\$0	\$7	\$0	\$7	\$0
Carry Forward Surplus	\$32,289	\$38,355	\$0	\$38,355	\$26,098
<b>Total Revenues</b>	<b>\$255,539</b>	<b>\$257,792</b>	<b>\$3,820</b>	<b>\$261,612</b>	<b>\$279,844</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees/FICA Taxes	\$10,334	\$1,722	\$2,153	\$3,875	\$10,334
Engineering Fees	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$2,500	\$2,500
Assessment Roll	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Attorney Fees	\$15,000	\$5,278	\$7,916	\$13,194	\$15,000
Annual Audit	\$4,600	\$4,600	\$0	\$4,600	\$4,800
Trustee Fees	\$8,000	\$8,000	\$0	\$8,000	\$8,000
Management Fees	\$37,080	\$18,540	\$18,540	\$37,080	\$39,305
Computer Time	\$250	\$125	\$125	\$250	\$500
Telephone	\$50	\$0	\$50	\$50	\$50
Postage	\$1,250	\$37	\$250	\$287	\$1,250
Printing & Binding	\$750	\$132	\$500	\$632	\$750
Insurance	\$7,686	\$6,886	\$0	\$6,886	\$7,715
Legal Advertising	\$1,000	\$70	\$750	\$820	\$1,000
Other Current Charges	\$850	\$293	\$293	\$587	\$850
Website Compliance	\$1,000	\$500	\$500	\$1,000	\$1,060
Office Supplies	\$200	\$6	\$50	\$56	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Property Taxes	\$0	\$8,126	\$0	\$8,126	\$8,500
<b>Total Administrative</b>	<b>\$94,225</b>	<b>\$56,740</b>	<b>\$32,725</b>	<b>\$79,616</b>	<b>\$105,439</b>
<i>Maintenance</i>					
Field Management	\$12,000	\$6,000	\$6,000	\$12,000	\$12,720
Security/Pool Attendants	\$30,000	\$7,539	\$15,077	\$22,616	\$22,000
Phone/Internet	\$1,800	\$1,183	\$1,183	\$2,367	\$2,500
Electric	\$6,000	\$2,989	\$2,989	\$5,979	\$7,500
Water	\$4,500	\$3,248	\$3,248	\$6,497	\$6,500
Property Insurance	\$4,580	\$4,198	\$0	\$4,198	\$6,500
Repairs & Maintenance	\$22,500	\$3,000	\$15,000	\$18,000	\$20,000
Landscape Maintenance	\$22,500	\$9,600	\$9,600	\$19,200	\$21,000
Tree Trimming	\$7,500	\$0	\$7,500	\$7,500	\$7,500
Janitorial Service & Supplies	\$5,000	\$2,178	\$3,049	\$5,226	\$4,750
Pool Maintenance	\$7,200	\$5,134	\$5,990	\$11,124	\$12,000
Operating Supplies	\$4,500	\$76	\$4,500	\$4,576	\$4,500
Pressure Washing/Painting	\$4,000	\$0	\$8,000	\$8,000	\$8,000
Landscape Lighting & Replacement	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Pest Control	\$0	\$655	\$0	\$655	\$660
Contingencies/Reserve	\$22,028	\$7,962	\$15,000	\$22,962	\$33,275
<b>Total Maintenance</b>	<b>\$159,108</b>	<b>\$53,762</b>	<b>\$102,136</b>	<b>\$155,898</b>	<b>\$174,405</b>
<b>Total Expenditures</b>	<b>\$253,333</b>	<b>\$110,502</b>	<b>\$134,861</b>	<b>\$235,514</b>	<b>\$279,844</b>
<b>Assigned Fund Balance</b>	<b>\$2,206</b>	<b>\$147,290</b>	<b>(\$131,041)</b>	<b>\$26,098</b>	<b>(\$0)</b>

Assessment Table

<b>Maintenance Assessments:</b>	<b>FY2023</b>	<b>FY2024</b>
Gross Assessment	\$235,000.00	\$267,100.89
Less: Disc & Col (5%)	(\$11,750.00)	(\$13,355.04)
Net Assessment	\$223,250.00	\$253,745.85
# Units	321	321
<b>Per Unit Gross Assessment</b>	<b>\$732.09</b>	<b>\$832.09</b>
<b>Proposed Increase</b>	<b>\$0.00</b>	<b>\$100.00</b>

**REVENUES:**

**Maintenance Assessments**

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

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

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

**Engineering Fees**

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

**Dissemination Agent**

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

**Assessment Roll**

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

**Attorney Fees**

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

**Annual Audit**

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

**Trustee Fees**

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

**Management Fees**

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

**Computer Time**

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

**Telephone**

Telephone and fax machine.

**Postage**

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

**Printing & Binding**

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

**Insurance**

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

**Legal Advertising**

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

**Administrative: (continued)**

**Other Current Charges**

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

**Website Compliance**

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

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

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

**Capital Outlay**

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

**Maintenance:**

**Security/Pool Attendant**

Security will be determined by the Board of Supervisors.

**Phone/Internet**

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

**Electric**

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

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

**Water**

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

Acct 2198944399	11850 SW 252 <sup>nd</sup> Terrace – Clubhouse
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**Property Insurance**

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

**Repair and Maintenance**

Repairs and maintenance within the district.

**Janitorial Service & Supplies**

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

**Pool Maintenance**

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

**Landscape Maintenance**

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

**Tree Trimming**

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

**Operating Supplies**

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

**Contingencies**

Represents any unforeseen expenditures.

# Hemingway Point

Community Development District

Debt Service Fund  
Series 2013

Description	Adopted Budget FY 2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Special Assessments	\$165,900	\$162,160	\$0	\$162,160	\$165,900
Interest Income	\$0	\$6,307	\$50	\$6,357	\$0
Carry Forward Surplus <sup>(1)</sup>	\$155,313	\$155,262	\$0	\$155,262	\$160,523
<b>Total Revenues</b>	<b>\$321,213</b>	<b>\$323,729</b>	<b>\$50</b>	<b>\$323,779</b>	<b>\$326,424</b>
<b>Expenditures</b>					
<b>Series 2013</b>					
<b>Maturity 2022</b>					
Interest 11/1	\$1,181	\$1,181	\$0	\$1,181	\$0
Principal 11/1	\$45,000	\$45,000	\$0	\$45,000	\$0
Interest 5/1	\$0	\$0	\$0	\$0	\$0
<b>Maturity 2032</b>					
Interest 11/1	\$19,219	\$19,219	\$0	\$19,219	\$19,219
Principal 11/1	\$0	\$0	\$0	\$0	\$45,000
Interest 5/1	\$19,219	\$0	\$19,219	\$19,219	\$17,813
<b>Maturity 2042</b>					
Interest 11/1	\$39,319	\$39,319	\$0	\$39,319	\$39,319
Interest 5/1	\$39,319	\$0	\$39,319	\$39,319	\$39,319
<b>Total Expenditures</b>	<b>\$163,257</b>	<b>\$104,719</b>	<b>\$58,537</b>	<b>\$163,256</b>	<b>\$160,669</b>
<b>EXCESS REVENUES</b>	<b>\$157,957</b>	<b>\$219,011</b>	<b>(\$58,487)</b>	<b>\$160,523</b>	<b>\$165,755</b>

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

11/1/24 Interest \$57,130.62  
11/1/24 Principal \$50,000.00  
\$107,130.62

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

# Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule  
2032 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-23	\$615,000.00	6.250%	\$19,218.75	\$45,000.00	\$64,218.75
1-May-24	\$570,000.00	6.250%	\$17,812.50	\$0.00	
1-Nov-24	\$570,000.00	6.250%	\$17,812.50	\$50,000.00	\$85,625.00
1-May-25	\$520,000.00	6.250%	\$16,250.00	\$0.00	
1-Nov-25	\$520,000.00	6.250%	\$16,250.00	\$50,000.00	\$82,500.00
1-May-26	\$470,000.00	6.250%	\$14,687.50	\$0.00	
1-Nov-26	\$470,000.00	6.250%	\$14,687.50	\$55,000.00	\$84,375.00
1-May-27	\$415,000.00	6.250%	\$12,968.75	\$0.00	
1-Nov-27	\$415,000.00	6.250%	\$12,968.75	\$60,000.00	\$85,937.50
1-May-28	\$355,000.00	6.250%	\$11,093.75	\$0.00	
1-Nov-28	\$355,000.00	6.250%	\$11,093.75	\$65,000.00	\$87,187.50
1-May-29	\$290,000.00	6.250%	\$9,062.50	\$0.00	
1-Nov-29	\$290,000.00	6.250%	\$9,062.50	\$65,000.00	\$83,125.00
1-May-30	\$225,000.00	6.250%	\$7,031.25	\$0.00	
1-Nov-30	\$225,000.00	6.250%	\$7,031.25	\$70,000.00	\$84,062.50
1-May-31	\$155,000.00	6.250%	\$4,843.75	\$0.00	
1-Nov-31	\$155,000.00	6.250%	\$4,843.75	\$75,000.00	\$84,687.50
1-May-32	\$80,000.00	6.250%	\$2,500.00	\$0.00	
1-Nov-32	\$80,000.00	6.250%	\$2,500.00	\$80,000.00	\$85,000.00
		Total	\$211,718.75	\$615,000.00	\$826,718.75



# Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule  
2042 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-23	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$39,318.75
1-May-24	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-24	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-25	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-25	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-26	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-26	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-27	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-27	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-28	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-28	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-29	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-29	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-30	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-30	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-31	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-31	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-32	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-32	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-33	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-33	\$1,165,000.00	6.750%	\$39,318.75	\$85,000.00	\$163,637.50
1-May-34	\$1,080,000.00	6.750%	\$36,450.00	\$0.00	
1-Nov-34	\$1,080,000.00	6.750%	\$36,450.00	\$90,000.00	\$162,900.00
1-May-35	\$990,000.00	6.750%	\$33,412.50	\$0.00	
1-Nov-35	\$990,000.00	6.750%	\$33,412.50	\$95,000.00	\$161,825.00
1-May-36	\$895,000.00	6.750%	\$30,206.25	\$0.00	
1-Nov-36	\$895,000.00	6.750%	\$30,206.25	\$105,000.00	\$165,412.50
1-May-37	\$790,000.00	6.750%	\$26,662.50	\$0.00	
1-Nov-37	\$790,000.00	6.750%	\$26,662.50	\$110,000.00	\$163,325.00
1-May-38	\$680,000.00	6.750%	\$22,950.00	\$0.00	
1-Nov-38	\$680,000.00	6.750%	\$22,950.00	\$120,000.00	\$165,900.00
1-May-39	\$560,000.00	6.750%	\$18,900.00	\$0.00	
1-Nov-39	\$560,000.00	6.750%	\$18,900.00	\$125,000.00	\$162,800.00
1-May-40	\$435,000.00	6.750%	\$14,681.25	\$0.00	
1-Nov-40	\$435,000.00	6.750%	\$14,681.25	\$135,000.00	\$164,362.50
1-May-41	\$300,000.00	6.750%	\$10,125.00	\$0.00	
1-Nov-41	\$300,000.00	6.750%	\$10,125.00	\$145,000.00	\$165,250.00
1-May-42	\$155,000.00	6.750%	\$5,231.25	\$0.00	
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00	\$165,462.50
		<b>Total</b>	<b>\$1,222,931.25</b>	<b>\$1,165,000.00</b>	<b>\$2,387,931.25</b>

# Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule  
2042 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-23	\$1,780,000.00	6.750%	\$58,537.50	\$45,000.00	\$103,537.50
1-May-24	\$1,735,000.00	6.750%	\$57,131.25	\$0.00	
1-Nov-24	\$1,735,000.00	6.750%	\$57,131.25	\$50,000.00	\$164,262.50
1-May-25	\$1,685,000.00	6.750%	\$55,568.75	\$0.00	
1-Nov-25	\$1,685,000.00	6.750%	\$55,568.75	\$50,000.00	\$161,137.50
1-May-26	\$1,635,000.00	6.750%	\$54,006.25	\$0.00	
1-Nov-26	\$1,635,000.00	6.750%	\$54,006.25	\$55,000.00	\$163,012.50
1-May-27	\$1,580,000.00	6.750%	\$52,287.50	\$0.00	
1-Nov-27	\$1,580,000.00	6.750%	\$52,287.50	\$60,000.00	\$164,575.00
1-May-28	\$1,520,000.00	6.750%	\$50,412.50	\$0.00	
1-Nov-28	\$1,520,000.00	6.750%	\$50,412.50	\$65,000.00	\$165,825.00
1-May-29	\$1,455,000.00	6.750%	\$48,381.25	\$0.00	
1-Nov-29	\$1,455,000.00	6.750%	\$48,381.25	\$65,000.00	\$161,762.50
1-May-30	\$1,390,000.00	6.750%	\$46,350.00	\$0.00	
1-Nov-30	\$1,390,000.00	6.750%	\$46,350.00	\$70,000.00	\$162,700.00
1-May-31	\$1,320,000.00	6.750%	\$44,162.50	\$0.00	
1-Nov-31	\$1,320,000.00	6.750%	\$44,162.50	\$75,000.00	\$163,325.00
1-May-32	\$1,245,000.00	6.750%	\$41,818.75	\$0.00	
1-Nov-32	\$1,245,000.00	6.750%	\$41,818.75	\$80,000.00	\$163,637.50
1-May-33	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-33	\$1,165,000.00	6.750%	\$251,037.50	\$85,000.00	\$375,356.25
1-May-34	\$1,080,000.00	6.750%	\$36,450.00	\$0.00	
1-Nov-34	\$1,080,000.00	6.750%	\$36,450.00	\$90,000.00	\$162,900.00
1-May-35	\$990,000.00	6.750%	\$33,412.50	\$0.00	
1-Nov-35	\$990,000.00	6.750%	\$33,412.50	\$95,000.00	\$161,825.00
1-May-36	\$895,000.00	6.750%	\$30,206.25	\$0.00	
1-Nov-36	\$895,000.00	6.750%	\$30,206.25	\$105,000.00	\$165,412.50
1-May-37	\$790,000.00	6.750%	\$26,662.50	\$0.00	
1-Nov-37	\$790,000.00	6.750%	\$26,662.50	\$110,000.00	\$163,325.00
1-May-38	\$680,000.00	6.750%	\$22,950.00	\$0.00	
1-Nov-38	\$680,000.00	6.750%	\$22,950.00	\$120,000.00	\$165,900.00
1-May-39	\$560,000.00	6.750%	\$18,900.00	\$0.00	
1-Nov-39	\$560,000.00	6.750%	\$18,900.00	\$125,000.00	\$162,800.00
1-May-40	\$435,000.00	6.750%	\$14,681.25	\$0.00	
1-Nov-40	\$435,000.00	6.750%	\$14,681.25	\$135,000.00	\$164,362.50
1-May-41	\$300,000.00	6.750%	\$10,125.00	\$0.00	
1-Nov-41	\$300,000.00	6.750%	\$10,125.00	\$145,000.00	\$165,250.00
1-May-42	\$155,000.00	6.750%	\$5,231.25	\$0.00	
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00	\$165,462.50
		<b>Total</b>	<b>\$1,646,368.75</b>	<b>\$1,780,000.00</b>	<b>\$3,426,368.75</b>

**Hemingway Point**  
Community Development District

Debt Service Fund

Series 2014

Description	Adopted Budget FY 2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Special Assessments	\$170,480	\$166,283	\$4,197	\$170,480	\$170,480
Interest Income	\$0	\$3,833	\$850	\$4,683	\$0
Carry Forward Surplus <sup>(1)</sup>	\$135,125	\$130,162	\$0	\$130,162	\$136,116
<b>Total Revenues</b>	<b>\$305,605</b>	<b>\$300,278</b>	<b>\$5,047</b>	<b>\$305,325</b>	<b>\$306,596</b>
<b>Expenditures</b>					
<b>Series 2014</b>					
Interest 11/1	\$57,741	\$57,741	\$0	\$57,741	\$56,469
Principal 11/1	\$55,000	\$0	\$55,000	\$55,000	\$55,000
Interest 5/1	\$56,469	\$0	\$56,469	\$56,469	\$55,197
<b>Total Expenditures</b>	<b>\$169,210</b>	<b>\$57,741</b>	<b>\$111,469</b>	<b>\$169,210</b>	<b>\$166,666</b>
<b>EXCESS REVENUES</b>	<b>\$136,396</b>	<b>\$242,538</b>	<b>(\$106,422)</b>	<b>\$136,116</b>	<b>\$139,930</b>

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

11/1/24 Interest	\$	55,197.00
11/1/24 Principal	\$	55,000.00
	\$	110,197.00

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

# Hemingway Point

Community Development District

Series 2014 (Phase Two Project)

Amortization Schedule  
2044 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-15	\$2,500,000.00	4.625%	\$75,374.50	\$0.00	
1-Nov-15	\$2,500,000.00	4.625%	\$57,812.50	\$35,000.00	\$168,187.00
1-May-16	\$2,465,000.00	5.250%	\$63,984.50	\$0.00	
1-Nov-16	\$2,465,000.00	5.250%	\$63,984.50	\$40,000.00	\$167,969.00
1-May-17	\$2,425,000.00	4.625%	\$63,059.50	\$0.00	
1-Nov-17	\$2,425,000.00	4.625%	\$63,059.50	\$40,000.00	\$166,119.00
1-May-18	\$2,385,000.00	4.625%	\$62,134.50	\$0.00	
1-Nov-18	\$2,385,000.00	4.625%	\$62,134.50	\$45,000.00	\$169,269.00
1-May-19	\$2,340,000.00	4.625%	\$61,094.00	\$0.00	
1-Nov-19	\$2,340,000.00	4.625%	\$61,094.00	\$45,000.00	\$167,188.00
1-May-20	\$2,295,000.00	4.625%	\$60,053.00	\$0.00	
1-Nov-20	\$2,295,000.00	4.625%	\$60,053.00	\$50,000.00	\$170,106.00
1-May-21	\$2,245,000.00	4.625%	\$58,897.00	\$0.00	
1-Nov-21	\$2,245,000.00	4.625%	\$58,897.00	\$50,000.00	\$167,794.00
1-May-22	\$2,195,000.00	4.625%	\$57,740.50	\$0.00	
1-Nov-22	\$2,195,000.00	4.625%	\$57,740.50	\$55,000.00	\$170,481.00
1-May-23	\$2,140,000.00	4.625%	\$56,469.00	\$0.00	
1-Nov-23	\$2,140,000.00	4.625%	\$56,469.00	\$55,000.00	\$167,938.00
1-May-24	\$2,085,000.00	4.625%	\$55,197.00	\$0.00	
1-Nov-24	\$2,085,000.00	4.625%	\$55,197.00	\$55,000.00	\$165,394.00
1-May-25	\$2,030,000.00	4.625%	\$53,925.00	\$0.00	
1-Nov-25	\$2,030,000.00	4.625%	\$53,925.00	\$60,000.00	\$167,850.00
1-May-26	\$1,970,000.00	4.625%	\$52,425.00	\$0.00	
1-Nov-26	\$1,970,000.00	4.625%	\$52,425.00	\$65,000.00	\$169,850.00
1-May-27	\$1,905,000.00	4.625%	\$50,800.00	\$0.00	
1-Nov-27	\$1,905,000.00	4.625%	\$50,800.00	\$65,000.00	\$166,600.00
1-May-28	\$1,840,000.00	4.625%	\$49,175.00	\$0.00	
1-Nov-28	\$1,840,000.00	4.625%	\$49,175.00	\$70,000.00	\$168,350.00
1-May-29	\$1,770,000.00	4.625%	\$47,425.00	\$0.00	
1-Nov-29	\$1,770,000.00	4.625%	\$47,425.00	\$75,000.00	\$169,850.00
1-May-30	\$1,695,000.00	4.625%	\$45,550.00	\$0.00	
1-Nov-30	\$1,695,000.00	4.625%	\$45,550.00	\$75,000.00	\$166,100.00
1-May-31	\$1,620,000.00	4.625%	\$43,675.00	\$0.00	
1-Nov-31	\$1,620,000.00	4.625%	\$43,675.00	\$80,000.00	\$167,350.00
1-May-32	\$1,540,000.00	4.625%	\$41,675.00	\$0.00	
1-Nov-32	\$1,540,000.00	4.625%	\$41,675.00	\$85,000.00	\$168,350.00
1-May-33	\$1,455,000.00	4.625%	\$39,550.00	\$0.00	
1-Nov-33	\$1,455,000.00	4.625%	\$39,550.00	\$90,000.00	\$169,100.00
1-May-34	\$1,365,000.00	5.400%	\$37,300.00	\$0.00	
1-Nov-34	\$1,365,000.00	5.500%	\$37,300.00	\$95,000.00	\$169,600.00
1-May-35	\$1,270,000.00	5.500%	\$34,925.00	\$0.00	
1-Nov-35	\$1,270,000.00	5.500%	\$34,925.00	\$100,000.00	\$169,850.00
1-May-36	\$1,170,000.00	5.500%	\$32,175.00	\$0.00	
1-Nov-36	\$1,170,000.00	5.500%	\$32,175.00	\$105,000.00	\$169,350.00
1-May-37	\$1,065,000.00	5.500%	\$29,287.50	\$0.00	
1-Nov-37	\$1,065,000.00	5.500%	\$29,287.50	\$110,000.00	\$168,575.00
1-May-38	\$955,000.00	5.500%	\$26,262.50	\$0.00	
1-Nov-38	\$955,000.00	5.500%	\$26,262.50	\$115,000.00	\$167,525.00
1-May-39	\$840,000.00	5.500%	\$23,100.00	\$0.00	
1-Nov-39	\$840,000.00	5.500%	\$23,100.00	\$120,000.00	\$166,200.00
1-May-40	\$720,000.00	5.500%	\$19,800.00	\$0.00	
1-Nov-40	\$720,000.00	5.500%	\$19,800.00	\$130,000.00	\$169,600.00
1-May-41	\$590,000.00	5.500%	\$16,225.00	\$0.00	
1-Nov-41	\$590,000.00	5.500%	\$16,225.00	\$135,000.00	\$167,450.00
1-May-42	\$455,000.00	5.500%	\$12,512.50	\$0.00	
1-Nov-42	\$455,000.00	5.500%	\$12,512.50	\$145,000.00	\$170,025.00
1-May-43	\$310,000.00	5.500%	\$8,525.00	\$0.00	
1-Nov-43	\$310,000.00	5.500%	\$8,525.00	\$150,000.00	\$167,050.00
1-May-44	\$160,000.00	5.500%	\$4,400.00	\$0.00	
1-Nov-44	\$160,000.00	5.500%	\$4,400.00	\$160,000.00	\$168,800.00
<b>Total</b>			<b>\$2,547,870.00</b>	<b>\$2,500,000.00</b>	<b>\$5,047,870.00</b>



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# *Hemingway Point CDD*

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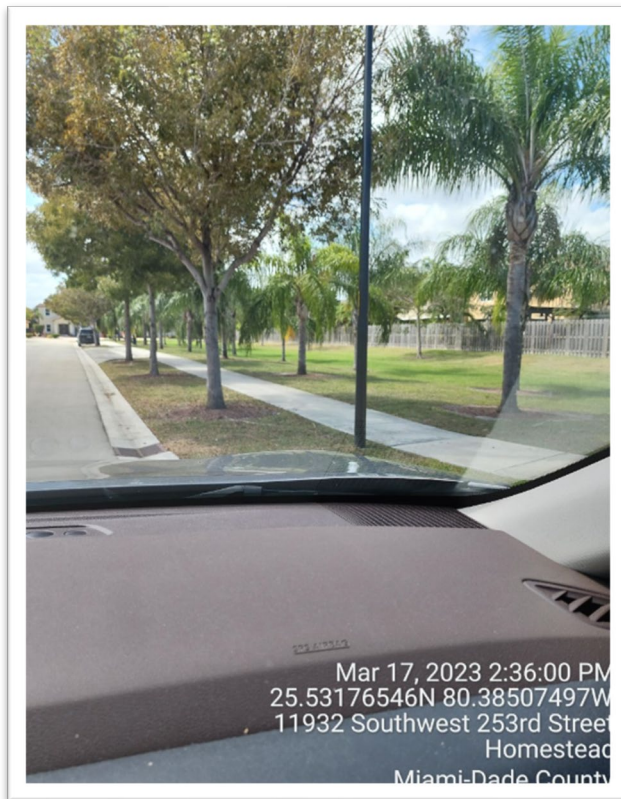
## *FIELD REPORT*



**Meeting April 26, 2023**

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

**LANDSCAPING**



- Landscaping was maintained by Nicoya Landscaping.
- Brightview trimmed all entrance and median palms above 12’
- See wet check report under Exhibit A.

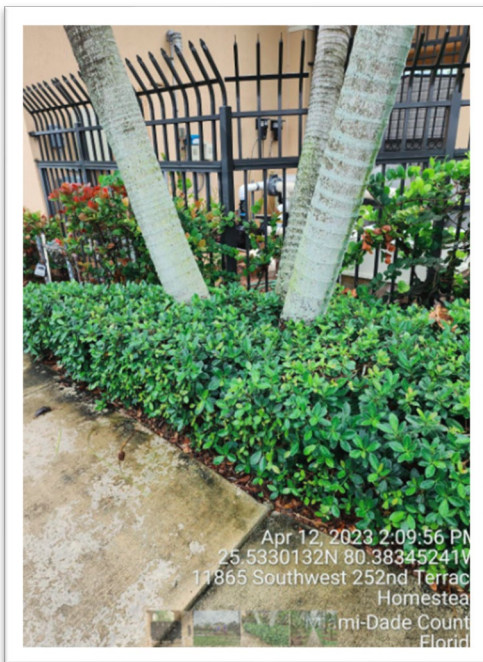
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

**FIELD**

- Three playground light posts straightened out and cemented.

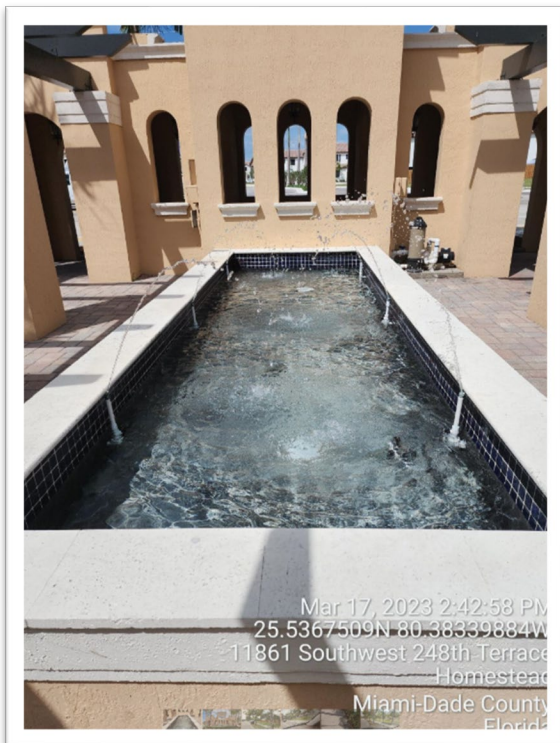


- Sidewalk repair pending by pump area.



**POOL**

- Pool & Fountain was serviced by FL Bright and Blue.
- Vinyl Pool Amenity Membership info sign added.





**EXHIBIT A**

BV Wet Check Report and Photos.



4155 East Mowry Dr. Homestead FL 33033  
 Ph: (305) 258-8011. Fax: (305) 258-0809

**Contract & Authorization For Extra Work**

Date: April 5, 2023 Time: 6:30pm  
 Job Name: Hemingway Point HOA  
 Job Address: 11868 SW 248th  
Princeton, Fl. 33032  
 Attention: Ben Quesada



**Irrigation Wet Check Report**

**Scope of Work / Labor & Materials**

Rainbird timer Irrigation schedule: Monday Wednesday and Friday @ 1:00am

Zone1: in poor condition due to major leaks

Need to repair 3 broken lateral lines and flush out all clogged heads due to breaks. T&M \$945.00

Zone2: in poor condition due to major leaks and missing pipe/heads.

Need to repair 2 broken lateral lines and re-install missing pipe and missing sprinkler head. \$650.00

Zone3: Need to replace 9 severely clogged nozzles. \$90.00

Zone4: Need to replace 5 severely clogged nozzles. \$50.00

Zone5: Need to replace broken sprinkler head and 4 clogged nozzles. \$90.00

Zone6: Need to replace one broken sprinkler head and 2 clogged nozzles. \$70.00

Zone7: Need to replace 4 severely clogged nozzles. \$40.00

Zone8: Need to flush out clogged head and replace. And replace 5 clogged nozzles. \$100.00

Zone9: Need to replace 2 broken 10" valve boxes and 3 clogged nozzles. \$115.00

Zone10: Need to replace 9 severely clogged nozzles. \$90.00

Zone 11: Need to replace 4 broken sprinkler heads and 5 clogged nozzles. \$250.00

Zone 12: Need to troubleshoot 5 dry sprinkler heads and replace one 10" valve box, \$300.00

Zone 13: Need to straighten 4 risers in shrubs for better coverage \$35.00

Zone 14: Not coming on with controller. need to locate valve and investigate problem. \$265.00



**Total Labor & Materials, including Sales Tax \$3,090.00**

**THIS IS NOT AN INVOICE**

## BRIGHTVIEW APRIL WET CHECK REPAIR REPORT



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# BRIGHTVIEW APRIL WET CHECK REPAIR REPORT



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

**Summary of Invoices**

April 26, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.s</b>	<b>Amount</b>
<b>General Fund</b>	3/1-3/31	1222-1233	\$ 18,099.13
<b>Total</b>			<b>\$ 18,099.13</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/23	00006	1/31/23	179149	202301	310	51300	31500			*	1,982.50		
			JAN 23 - GENERAL COUNSEL						BILLING COCHRAN LYLES MAURO &			1,982.50	001222
3/20/23	00038	2/08/23	6438503	202302	320	53800	41000			*	194.41		
			FEB 23 - INTERNET										
		3/08/23	6438503	202303	320	53800	41000			*	204.41		
			MAR 23 - INTERNET						COMCAST			398.82	001223
3/20/23	00075	3/06/23	2194268	202303	310	51300	32300			*	3,500.00		
			TRUSTEE FEES - SER 2013						COMPUTERSHARE TRUST COMPANY, N.A.			3,500.00	001224
3/20/23	00058	2/22/23	17693	202302	320	53800	46400			*	133.90		
			DOGGIE POOPY BAGS						DISCOUNT LIGHTING & SUPPLIES, INC.			133.90	001225
3/20/23	00057	3/09/22	2186-1	202210	320	53800	34500			*	253.50		
			REPLC MASTERLOCK & KEYFOB										
		7/08/22	2413-1	202210	320	53800	34500			*	325.00		
			SVC TO REAR POOL GATE						DML SECURITY SYSTEMS			578.50	001226
3/20/23	00005	2/21/23	8-045-92	202302	310	51300	42000			*	43.51		
			DELIVERIES THRU 2/16/23						FEDEX			43.51	001227
3/20/23	00010	2/10/23	04890-39	202301	320	53800	43000			*	556.91		
			11850 SW 252ND TER#CLBHSE										
		2/10/23	16670-96	202301	320	53800	43000			*	78.05		
			11880 SW 248TH ST#GRDHSE										
		3/13/23	04890-39	202302	320	53800	43000			*	570.46		
			11850 SW 252ND TER#CLBHSE										
		3/13/23	16670-96	202302	320	53800	43000			*	97.82		
			11880 SW 248TH ST#GRDHSE						FPL			1,303.24	001228
3/20/23	00028	2/27/23	217811	202302	320	53800	46500			*	383.00		
			POOL AUTO FILL REPAIR										
		2/28/23	217814	202302	320	53800	46500			*	59.50		
			POOL HANGER SET										
		3/01/23	217738	202303	320	53800	46500			*	520.00		
			MAR 23 - POOL SERVICE						FLORIDA'S BRIGHT & BLUE POOLS			962.50	001229

HEMP HEMINGWAY PT PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/23	00001	3/01/23	03012023	202303 310-51300-34000	MAR 23 - MGMT FEES	*	3,090.00		
		3/01/23	03012023	202303 310-51300-35100	MAR 23 - COMPUTER TIME	*	20.83		
		3/01/23	03012023	202303 310-51300-31300	MAR 23 - DISSEMINATION	*	208.33		
		3/01/23	03012023	202303 310-51300-49500	MAR 23 - WEBSITE ADMIN	*	83.33		
		3/01/23	03012023	202303 310-51300-42000	MAR 23 - POSTAGE	*	7.80		
		3/01/23	03012023	202303 310-51300-42500	MAR 23 - COPIES	*	11.10		
		3/01/23	163	202303 320-53800-34000	MAR 23 - FIELD SERVICES	*	1,000.00		
								4,421.39	001230
3/20/23	00016	3/20/23	03202023	202303 300-20700-10100	TRANS TAX RECEIPTS SER13	*	2,049.77		
								2,049.77	001231
3/20/23	00040	3/01/23	1808	202303 320-53800-46200	MAR 23 - LANDSCAPE MAINT	*	1,600.00		
								1,600.00	001232
3/20/23	00053	2/14/23	29174	202302 320-53800-46000	REPLC BRACKET/OMETER/VALV	*	1,125.00		
								1,125.00	001233
TOTAL FOR BANK A							18,099.13		
TOTAL FOR REGISTER							18,099.13		

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
March 31, 2023

	<u>Governmental Fund Types</u>			<u>Totals 2023</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
Cash	\$151,436	---	---	\$151,436
Due from Debt Service	\$0	---	---	\$0
Investments:				
<u>Series 2013</u>				
Reserve	---	\$82,950	---	\$82,950
Interest	---	\$19	---	\$19
Revenue	---	\$225,598	---	\$225,598
Sinking	---	\$7	---	\$7
Construction	---	---	\$366	\$366
<u>Series 2014</u>				
Reserve	---	\$85,013	---	\$85,013
Interest	---	\$19	---	\$19
Revenue	---	\$196,505	---	\$196,505
Sinking	---	(\$0)	---	(\$0)
Construction	---	---	\$12	\$12
Due from General Fund	---	\$0	---	\$0
Prepaid Expenses	\$0	---	---	\$0
<b>TOTAL ASSETS</b>	<u>\$151,436</u>	<u>\$590,110</u>	<u>\$378</u>	<u>\$741,924</u>
 <b><u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u></b>				
Liabilities:				
Accounts Payable	\$4,059	---	---	\$4,059
Due to Debt Service	\$0	---	---	\$0
Deferred Inflows of Resources:				
Unavailable Revenue	\$0	---	---	\$0
Fund Balances:				
Restricted for Debt Service	---	\$590,110	---	\$590,110
Restricted for Capital Projects	---	---	\$378	\$378
Unassigned	\$147,377	---	---	\$147,377
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$151,436</u>	<u>\$590,110</u>	<u>\$378</u>	<u>\$741,924</u>

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

Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended March 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<b>REVENUES:</b>				
Operations Assessments	\$223,250	\$219,430	\$219,430	\$0
Interest/Misc. Income	\$0	\$0	\$7	\$7
<b>TOTAL REVENUES</b>	<b>\$223,250</b>	<b>\$219,430</b>	<b>\$219,438</b>	<b>\$7</b>
<b>EXPENDITURES:</b>				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$5,167	\$1,722	\$3,445
Engineering Fees	\$2,500	\$1,250	\$0	\$1,250
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$7,500	\$5,278	\$2,223
Annual Audit	\$4,600	\$4,600	\$4,600	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$37,080	\$18,540	\$18,540	\$0
Computer Time	\$250	\$125	\$125	\$0
Telephone	\$50	\$25	\$0	\$25
Postage	\$1,250	\$625	\$37	\$588
Printing & Binding	\$750	\$375	\$132	\$243
Insurance	\$7,686	\$7,686	\$6,886	\$800
Legal Advertising	\$1,000	\$500	\$70	\$430
Other Current Charges	\$850	\$425	\$293	\$132
Website Admin	\$1,000	\$500	\$500	\$0
Office Supplies	\$200	\$100	\$6	\$94
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Property Taxes	\$0	\$0	\$8,126	(\$8,126)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$94,225</b>	<b>\$57,843</b>	<b>\$56,740</b>	<b>\$9,229</b>
<i>Maintenance</i>				
Field Management	\$12,000	\$6,000	\$6,000	\$0
Security/Pool Attendant	\$30,000	\$15,000	\$7,539	\$7,462
Phone/Internet	\$1,800	\$900	\$1,183	(\$283)
Electric	\$6,000	\$3,000	\$2,989	\$11
Water	\$4,500	\$2,250	\$3,248	(\$998)
Property Insurance	\$4,580	\$4,580	\$4,198	\$382
Repairs & Maintenance	\$22,500	\$11,250	\$3,000	\$8,250
Landscape Maintenance	\$22,500	\$11,250	\$9,600	\$1,650
Tree Trimming	\$7,500	\$3,750	\$0	\$3,750
Janitorial Service & Supplies	\$5,000	\$2,500	\$2,178	\$323
Pool Maintenance	\$7,200	\$3,600	\$5,134	(\$1,534)
Operating Supplies	\$4,500	\$2,250	\$76	\$2,174
Pressure Washing	\$4,000	\$2,000	\$0	\$2,000
Landscape Lighting & Replacement	\$5,000	\$2,500	\$0	\$2,500
Pest Control	\$0	\$0	\$655	(\$655)
Contingencies	\$22,028	\$11,014	\$7,962	\$3,052
<b>TOTAL MAINTENANCE</b>	<b>\$159,108</b>	<b>\$81,844</b>	<b>\$53,762</b>	<b>\$28,082</b>
<b>TOTAL EXPENDITURES</b>	<b>\$253,333</b>	<b>\$139,687</b>	<b>\$110,502</b>	<b>\$37,311</b>
Excess (deficiency) of revenues over (under) expenditures	(\$30,083)	\$79,743	\$108,935	\$37,319
Net change in Fund Balance	(\$30,083)	\$79,743	\$108,935	\$37,319
FUND BALANCE - Beginning	<b>\$32,289</b>		<b>\$38,441</b>	
FUND BALANCE - Ending	<b>\$2,206</b>		<b>\$147,377</b>	



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

Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended March 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$6,307	\$6,307
Special Assessments	\$165,900	\$162,160	\$162,160	\$0
<b>TOTAL REVENUES</b>	<b>\$165,900</b>	<b>\$162,160</b>	<b>\$168,467</b>	<b>\$6,307</b>
<b>EXPENDITURES:</b>				
<b>Maturity 2022</b>				
Interest 11/1	\$1,181	\$1,181	\$1,181	\$0
Principal 11/1	\$45,000	\$45,000	\$45,000	\$0
Interest 5/1	\$0	\$0	\$0	\$0
<b>Maturity 2032</b>				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$19,219	\$0	\$0	\$0
<b>Maturity 2042</b>				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$39,319	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$163,256</b>	<b>\$104,719</b>	<b>\$104,719</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$2,644	\$57,441	\$63,748	\$6,307
<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	\$2,644	\$57,441	\$63,748	\$6,307
FUND BALANCE - Beginning	\$161,524		\$244,826	
FUND BALANCE - Ending	\$164,168		\$308,574	

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

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended March 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$3,833	\$3,833
Special Assessments	\$170,480	\$166,283	\$166,283	\$0
<b>TOTAL REVENUES</b>	<b>\$170,480</b>	<b>\$166,283</b>	<b>\$170,117</b>	<b>\$3,833</b>
<b>EXPENDITURES:</b>				
Interest 11/1	\$57,741	\$57,741	\$57,741	\$0
Principal 11/1	\$55,000	\$55,000	\$55,000	\$0
Interest 5/1	\$56,469	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$169,210</b>	<b>\$112,741</b>	<b>\$112,741</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$1,271	\$53,543	\$57,376	\$3,833
<u>Other Financing Sources/(Uses):</u>				
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	\$1,271	\$53,543	\$57,376	\$3,833
FUND BALANCE - Beginning	\$135,125		\$224,160	
FUND BALANCE - Ending	<u>\$136,395</u>		<u>\$281,536</u>	

# Hemingway Point

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended March 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$6	\$6
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$6</b>	<b>\$6</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$6	\$6
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in Fund Balance	\$0	\$0	\$6	\$6
FUND BALANCE - Beginning	\$0		\$360	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$366</b>	

# Hemingway Point

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended March 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	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	<b>\$0</b>		<b>\$12</b>	

# HEMINGWAY POINT

## COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<b><u>Series 2013 Special Assessment Bonds</u></b>	
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)
11/1/22	(\$45,000)
Current Bonds Outstanding:	<b><u><u>\$1,780,000</u></u></b>

Bond Issue:	<b><u>Series 2014 Special Assessment Bonds</u></b>	
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)
11/1/22	(\$55,000)
Current Bonds Outstanding:	<b><u><u>\$2,140,000</u></u></b>

**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	
11/23/22	\$ 5,452.95	\$ 215.93	\$ 54.52	\$ -	\$ 5,182.50	\$ 2,087.34	\$ 1,987.67	\$ 1,107.49	\$ 5,182.50	
11/25/22	\$ 13,162.01	\$ 521.21	\$ 131.63	\$ -	\$ 12,509.17	\$ 4,870.45	\$ 993.83	\$ 6,644.89	\$ 12,509.17	
12/6/22	\$ 539,411.46	\$ 21,360.34	\$ 5,394.12	\$ -	\$ 512,657.00	\$ 204,558.97	\$ 153,050.47	\$ 155,047.56	\$ 512,657.00	
12/20/22	\$ 3,555.58	\$ 123.19	\$ 35.56	\$ -	\$ 3,396.83	\$ 1,398.81	\$ 1,998.02	\$ -	\$ 3,396.83	
1/10/23	\$ 3,555.58	\$ 105.59	\$ 35.56	\$ -	\$ 3,414.43	\$ 1,406.05	\$ 2,008.38	\$ -	\$ 3,414.43	
2/8/23	\$ -	\$ -	\$ -	\$ 306.20	\$ 306.20	\$ 122.22	\$ 92.25	\$ 91.73	\$ 306.20	
2/10/23	\$ 9,247.69	\$ 183.11	\$ 92.48	\$ -	\$ 8,972.10	\$ 3,551.37	\$ 2,029.07	\$ 3,391.66	\$ 8,972.10	
3/10/23	\$ 3,555.58	\$ 35.20	\$ 35.56	\$ -	\$ 3,484.82	\$ 1,435.04	\$ 2,049.78	\$ -	\$ 3,484.82	
4/7/23	\$ 5,572.53	\$ 55.73	\$ -	\$ -	\$ 5,516.80	\$ 2,174.31	\$ 1,035.24	\$ 2,307.25	\$ 5,516.80	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTALS</b>	<b>\$ 583,513.38</b>	<b>\$ 22,600.30</b>	<b>\$ 5,779.43</b>	<b>\$ 306.20</b>	<b>\$ 555,439.85</b>	<b>\$ 221,604.55</b>	<b>\$ 165,244.72</b>	<b>\$ 168,590.58</b>	<b>\$ 555,439.85</b>	
						99.26%	99.60%	98.89%		

<u>To Debt Service</u>		001.300.20700.10100
	V#16	V#25
		\$ -
12/7/22	\$ 2,981.50	\$ 7,752.38
12/9/22	\$ 153,050.47	\$ 155,047.56
12/22/22	\$ 1,998.02	
1/23/23	\$ 2,008.38	
2/13/23	\$ 2,121.33	\$ 3,483.39
3/20/23	\$ 2,049.77	
4/18/23	\$ 1,035.25	\$ 2,307.25
	<b>\$ 165,244.72</b>	<b>\$ 168,590.58</b>
Bal to Transfer	\$ (0.00)	\$ 0.00