



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

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

**Marcos Gonzalez, Chairman**  
**Anthony Toro, Vice Chairman**  
**Efrain Ruiz**  
**Cheryll Angell, Assistant Secretary**  
**Carlos Suarez, Assistant Secretary**

**July 24, 2024**



# Hemingway Point

## Community Development District

### Agenda

Seat 4: Marcos Gonzalez – (C.)	
Seat 2: Anthony Toro – (V.C.)	
Seat 5: Efrain Ruiz	
Seat 1: Cheryll Angell – (A.S.)	
Seat 3: Carlos Suarez – (A.S.)	

Wednesday  
July 24, 2024  
10:00a.m.

Waterstone Bay Clubhouse  
1355 Waterstone Way, Homestead, FL 33033  
Microsoft Teams  
Meeting ID: 262 391 492 644; Passcode: i6z5qB  
1 872-240-4685; Phone conference ID: 765 814 401#

1. Roll Call
2. Approval of the Minutes of the May 22, 2024 Meeting – **Page 3**
3. Public Hearing to Adopt the Fiscal Year 2025 Budget – **Page 27**
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2024-04** Annual Appropriation Resolution – **Page 38**
  - D. Consideration of **Resolution #2024-05** Levy of Non Ad Valorem Assessments – **Page 41**
    - B. Motion to Close the Public Hearing
4. Consideration of **Resolution #2024-06** Appointing Sharyn Henning as Assistant Treasurer – **Page 49**
5. Staff Reports
  - A. Attorney – Memorandum – 2024 Legislative Update – **Page 50**
  - B. Engineer – Annual Engineer’s Report – **Page 54**
  - C. Field/Property Manager
    - 1) Monthly Report – **Page 56**
    - 2) Approval of Estimate #2023-70 with Ortiz Construction Services – **Page 63**
  - D. CDD Manager
    - 1) Number of Registered Voters – **662** – **Page 64**
    - 2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule – **Page 65**
    - 3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – **Page 66**
6. Financial Reports
  - A. Approval of Check Run Summary – **Page 67**
  - B. Acceptance of Unaudited Financials – **Page 72**
7. Supervisors Requests and Audience Comments

### 8. Adjournment

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

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

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, May 22, 2024 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present were:

Marcos Gonzalez  
Anthony Toro  
Cheryll Angell  
Carlos Suarez

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary (by phone)

Also present were:

Ben Quesada  
Mayra Padilla  
Scott Cochran

District Manager  
Government Management Services  
District Counsel

*(PLEASE NOTE: Due to audio recording difficulties, these minutes were transcribed to the best of our ability.)*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Quesada called the meeting to order, called roll, and the Pledge of Allegiance was recited by all who attended the meeting.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation Letter from Mr. Russell Brick**

Mr. Quesada: So, the first item on the agenda is unfortunately, your former chairman resigned at the end of the last meeting, Russell Brick, so he formally submitted his letter of resignation, it's on the agenda. So, we would need a motion from the Board to accept his resignation letter.

On MOTION by Ms. Angel seconded by Mr. Suarez with all in favor, accepting the resignation of Mr. Russell Brick was approved.

**B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #5 (11/2026)**

Mr. Quesada: The next item is item No. 2B on the agenda, if you go to page 4, you're going to see a resume for Efrain Ruiz, and he provided his resume which was more than we asked, he just needed a statement or something like that, so he asked to be considered to be appointed for the meetings. I have yet to speak with him, but I know he reached out to some of you guys in the community, and did he express his ability to attend meetings?

Mr. Gonzalez: Yes.

Mr. Quesada: Ok.

Mr. Suarez: Who is the person, what's their name?

Mr. Gonzalez: It's Frank, but that's his legal name.

Mr. Surez: Ok, I know who it is.

Mr. Gonzalez: He had me confused too, but that's his legal name.

Mr. Quesada: So, again, I haven't spoken to him yet, he provided his resume, you've guys had a week to review that information, and it's up to the Board if you're ready to make an appointment it's time to consider this, if not, we can table it to the next meeting, it's your choice.

Mr. Suarez: I'm fine making a motion to appoint, I know Frank, and I know the type of person he is so, I don't have any problem with making a motion to move to vote on Frank.

Mr. Quesada: Ok, so we have a motion from Carlos to appoint Efrain Ruiz, his legal name, otherwise known as Frank, so seat #5, is there a second?

On MOTION by Mr. Suarez seconded by Mr. Gonzalez with all in favor, appointing Efrain Ruiz to fill the unexpired term of office for seat #5 was approved.

**C. Oath of Office for Newly Appointed Supervisor(s)**

**D. Election of Officer(s)**

Mr. Quesada: So, we'll be reaching out to Frank because he needs to have his oath of office administered before he can sit on the Board but, we'll go ahead and get that process started, so we can skip over the oath for now. We do have the election of officers and you are without a chairman at the moment as the Board. We have Anthony as vice chairman, so anytime you add a new Supervisor we put it on the agenda for you to have an election of officers so, it's at the Board's discretion how you want to do that. Let me just restate for the record, being an officer of the Board does not give you any more power than any of your peers, everybody counts as one vote, having a chairman and vice chairman in this instance is just for the process of signing documentation and that individual, whoever it is, that designated officer, cannot sign documents that were not brought to the Board for approval, so again, I just want to make that abundantly clear but, we do have a vacancy as far as who the chairman is at the moment. So, would you guys like to discuss that among yourselves?

Mr. Gonzalez: Cheryl if you want to do it, you can, because I'm new here so if you want to do it, you've been here longer.

Ms. Angell: No, I don't have to do it, it doesn't matter to me, I mean if you want to that's fine because, like I said, we're all here.

Mr. Quesada: It's whatever you guys want to do.

Mr. Gonzalez: Like I said, I'm ok if you want to do it, I have no problem.

Mr. Quesada: Just keep in mind, whoever this person is needs to be available to be able to sign these documents, and thankfully we have an electronic signature policy now, so you would be able to review emails and respond in a timely fashion to sign the documents.

Mr. Gonzalez: Ok, I'll do it.

Ms. Angell: That's fine.

Mr. Quesada: Ok, with that Marcos would be chairman.

Mr. Gonzalez: Are you ok with that?

Mr. Toro: I'm already VC, so that's fine.

Mr. Quesada: So, you want to keep Anthony as the vice chairman, and add Marcos as the chairman?

Ms. Angell: Yes.

Mr. Quesada: Ok, so I'll help you guys with the motion.

Mr. Gonzalez: Ok.

Ms. Angell: Now, does he stay in the same seat number, seat #4?

Mr. Quesada: Yes, the seats don't change. So, we have a motion on the table to have the election of officers, with Marcos Gonzalez as chairman, Anthony Toro remaining as vice chairman, Cheryll Angel remains as an assistant secretary, Carlos Suarez remaining as an assistant secretary, and Efrain Ruiz, the new Board member joining seat #5, as an assistant secretary. All the other officers remain the same, keep in mind, that you have Patti Powers as treasurer, Rich Has as secretary, and I am an assistant secretary to assist with signing documentation.

Mr. Cochran: You can't really make Efrain an officer until he's actually seated on the Board.

Mr. Quesada: Until he takes his oath, got it, thank you for that, so strike that for Efrain, so again, to have the election of officers with Marcos Gonzalez as chairman, Anthony Toro as vice chairman, Cheryll Angel as an assistant secretary, Carlos Suarez as assistant secretary, and all other remaining officers from GMS stay the same, again you have Patti Powers as treasurer, Rich Hans as secretary and Ben Quesada as an assistant secretary. By saying so moved you agree with that motion.

Ms. Angell: So, moved.

On MOTION by Ms. Angel seconded by Mr. Toro with all in favor, Election of officers, keeping the existing slate of officers the same, and electing Marcos Gonzalez as chairman, as stated on the record by Ben Quesada was approved.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 28, 2024 Meeting**

Mr. Quesada: We can move on to the next item on the agenda which is the approval of the minutes of the February 28, 2024 meeting. Any comments from District counsel?

Mr. Cochran: No comments.

Mr. Quesada: Hearing none, any comments from the Board, if not, a motion to approve the minutes would be in order.



On MOTION by Ms. Angel seconded by Mr. Gonzalez with all in favor, the Minutes of the February 28, 2024 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution #2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing**

Mr. Quesada: Item No. 4 of the agenda is resolution #2024-03 approving the proposed fiscal year 2025 budget and setting the public hearing, and that's on page 24 of your agenda, I'll give you guys a minute to catch up to it. The good news to report to you all is GMS is proposing no increase to your assessments this year. I will point out to you that we are dipping a little bit into our carry forward surplus as we did in years previously, not last year per se but, due to the fact that a lot of your equipment is aging, your pool in particular had some leaks this year, and some equipment that needed to be swapped out, and if you want, we were able to adjust these lines items in our budget based on how the expenses are going, I just wanted to point out that as the community ages the cost of some of the replacement items which goes up along with the cost of inflation and materials. You also had slight increases to management fees and your insurance fees, and we do have at least included now something that's going to come up for discussion during the field report for additional security services as far as outdated cameras, so that's something we accounted for, as well as your landscaping costs and maintenance, and whatnot, that's been going up steadily throughout that time. The most important other thing is, if you guys are ok with this draft of the budget, which again, we're just adopting a ceiling, so a not-to-exceed number, which again we're proposing no increase but, it's also to make sure you're available for the public hearing, for the budget adoption, we have to set a date. Obviously, this location is available to you guys, so it's just a matter of at least 60 days from today so we can properly advertise for that hearing. So, I believe, and let me just double check, I want to make sure because we meet typically every month or every two months, so let me give you guys a projection on the 60 days, I believe the earliest we can do it would be by July 24th, which I believe you have a meeting on the 31st if I check the website because you meet the fourth Wednesday of every month. So, we could

technically have it on July 31st which is the scheduled meeting date, we always have to advertise because it's a public hearing but we don't have to have an additional meeting.

Mr. Gonzalez: Well, can we do it on the 24th because that's 60 days?

Mr. Quesada: That's cutting it right on the number of days, which is fine but, you already have an advertised meeting on July 31st, so I'm telling you, what you guys can do instead of having an additional meeting advertised, you can just advertise that it would be a public hearing in addition to your regular CDD meeting on the 31st.

Mr. Gonzalez: So, what you're saying is that we can exceed the 60 days basically.

Mr. Quesada: Yes absolutely, you need a minimum of 60 days to advertise.

Mr. Gonzalez: Ok, so I'm ok with that, the 31st.

Mr. Quesada: Ok, and we want to make sure we have a quorum that day so please let me know.

Mr. Suarez: What's the date?

Mr. Quesada: Carlos, can you make it July 31st?

Mr. Suarez: That I cannot do because that's my anniversary, so I think I'll be somewhere out of town for sure.

Mr. Quesada: Ok.

Mr. Gonzalez: The 24th works for me, I'm just letting you guys know, that I have no issues with that.

Mr. Quesada: Ok, so are you guys ok with advertising a special meeting on the 24th, can you make the 24th just in case Carlos?

Mr. Suarez: Do I have to be in person Ben for that?

Mr. Quesada: I'm sorry, I got it wrong, yes, the 24th is the same day as your meeting, so can you make it on the 24th Carlos?

Mr. Suarez: Do I have to be in person?

Mr. Quesada: Technically not if we have at least 3 Supervisors here but, it's always good to have an insurance policy on that.

Mr. Suarez: Because I know for a fact I'll be in Connecticut on that day.

Mr. Quesada: Ok.

Ms. Angell: I'm not positive because it's my sister's birthday, and she's going to be 70 years old, so I'm not sure if we're doing something that day on the 24th so I can't give you an answer right now.



Mr. Quesada: Ok.

Mr. Gonzalez: Well, Frank can make it, so just in case.

Mr. Quesada: Again, there's no pressure, if you want to push it to August, you can do that too, the deadline is September 15th, we cannot exceed that date, so if you want to move it to the fourth Wednesday in August, you already have an advertised meeting, so that would be August 28th, is that better for everybody?

Mr. Suarez: That would work better for me.

Mr. Quesada: Ok, it's your decision as far as the date, so you can discuss it among yourselves because it doesn't sound like we're going to have all the Supervisors present that day, regardless of what month we do it in.

Mr. Gonzalez: August will give us more time, and that's still within the limits, right?

Mr. Quesada: Yes.

Mr. Gonzalez: I'd rather go with August because everybody has a lot of plans in the summer.

Mr. Quesada: August 28th?

Mr. Gonzalez: Yes, I can make that date.

Mr. Quesada: Ok, Cheryll can you attend at least over the phone on that date?

Ms. Angell: I have a doctor's appointment, I can see if I can change it but, I don't think he'll want me here.

Mr. Quesada: Ok, alright. So, it's up to you guys.

Mr. Suarez: Ben, real quick, can I ask you a question based on this budget, I'm seeing that it's going up \$40,000, and the majority of the stuff I'm seeing has gone down, like Supervisors fees, and FICA.

Mr. Quesada: Correct, those fees are based on the frequency of you guys meeting but, if you're looking at administrative, there's things that fluctuate based on what we're spending, and accounting is always keeping their pulse on it as far as what those expenses look like in the projecting. Insurance was minor, there were some management fee increases on our end, and where you see the biggest increase, when I'm looking at the budget is we added a whole other line item for security system hardware and for video monitoring so, that right there took you guys about \$6,500 above what you guys were paying before when you guys decided to move forward with that which will happen later on the agenda. Again, remember, this money that we found was in your carry forward surplus

for the first quarter operating, so there is no increase in assessments being projected, what we're just showing are certain items increasing in your operating and maintenance of the general fund, so we were able to pull that money out of your carry forward surplus.

Mr. Suarez: Ok.

Mr. Quesada: So, your pool cost was one of the things that went up the most.

Mr. Suarez: Yes, I see that. Well, I just want to make sure because I don't want, at least for me I would not like to have an additional cost to the residents this year.

Mr. Quesada: No, there is no additional cost to the community.

Mr. Suarez: Ok, good, thank you.

Ms. Angell: And about the pool maintenance, are you including in the budget the front entrance that we now have plants in both of the things, so he's not taking care of that front area anymore?

Mr. Quesada: Correct, so listen, I spoke to the pool company, they've been your pool company since 2017 or 2018, around that time, they have not increased you guys once throughout that time span, so they did tell me for fiscal year 2025 that they will be increasing but the fact that we removed the fountain from you, offset that expense. The main reason they're doing it is the cost of pool maintenance has gone up more than anything, and obviously, the minimum wage has gone up so they have to compensate for some of that for the technicians that come into the community.

Mr. Suarez: Hey Ben, if they're going to increase, can we go out for another quote then?

Mr. Quesada: Sure, yes. I mean if you guys want to do that.

Ms. Angell: Didn't you just say they were not going to increase us?

Mr. Quesada: No, right now, they haven't increased you guys as of yet, they mentioned to me starting October 1st for the budget year they were going to be increasing slightly, and I shared that information with the accountant, so she was able to project that. Again, it's nothing weird or significant as far as what brought your numbers up, when you see pool maintenance, the reason why your budget went up is because we spent in the last year, \$10,000 on repairs that are outside the contract, it's not regular maintenance. So, your equipment is aging, and then you had a leak or two that popped up that never happened before, and they're monitoring a third leak but right now, you're not losing any type of significant water. That one is a little deeper, so they have to dig a little bit deeper,

so we don't want to disturb the pool availability during the summer months, so it's something we'll have to take another look at in the winter but, again, whatever you guys want. If for any reason you're not happy with the pool service, or you just want to shop around, those types of things, we can do that, just right now I can tell you they haven't raised your numbers in 7 or 8 years.

Ms. Angell: Well, I was going to say, if he hasn't raised our numbers, then we can bring it up to him that they're not going to have to take care of the front anymore.

Mr. Quesada: Correct, that's done already, and it's not anything significant but, I'll bring more back to you guys with information, and again, if you guys want to shop around or whatever we can. So, let me get you the exact amount, and bring that back to you guys at the next meeting.

Ms. Angell: Ok, sounds good.

Mr. Gonzalez: So, we decided the budget hearing is August 28th?

Mr. Quesada: It's up to you guys.

Mr. Gonzalez: Oh, we haven't decided yet, sorry.

Ms. Angell: No, that's ok.

Mr. Gonzalez: No, what works for you?

Ms. Angell: No, don't worry about me.

Mr. Gonzalez: The reason I said it is because I'm on shift but, the next meeting I'm not on shift, and then the one he said, I'm not on shift either, so those two dates I'm available.

Mr. Quesada: We can advertise a special meeting if you guys want, we have to send out an advertisement regardless, the only reason I mentioned those meeting dates is it's just that since you already usually make yourselves available for those dates, maybe we can meet on those dates.

Mr. Cochran: Because we're going to have to advertise it anyway because it's for the public hearing, if you want to do another day other than the fourth Wednesday of the month, you could do it as long as it's at least 60 days from now.

Mr. Gonzalez: I'm flexible, so whatever works for you guys, there's always one day that I'm gone for 24 hours and the only way I can be available is on the phone.

Ms. Angell: Well, what date did you say in July, you weren't available on the 31st, is that what you said?

Mr. Gonzalez: No, I am available on the 24th which was scheduled.

Ms. Angell: So, if you want to do it on the 24th do it, if I can come I will.

Mr. Quesada: So, you feel like the 24th for you is an easier day to make than August 31st?

Ms. Angell: Well, it's my sister's birthday so I don't know what's happening but, what time is this meeting? Is this during the day meeting or is this an evening meeting?

Mr. Quesada: You guys can change the time if you want.

Ms. Angell: Because it's in the evening, definitely I couldn't make it because I'm sure we're going to have something for my sister that day.

Mr. Gonzalez: Right, in the morning, I can make the morning, I'm good.

Mr. Quesada: So, it's your choice, you guys can make it any reasonable time for whoever you want.

Mr. Cochran: You can make it earlier in the day if you want to, whatever works for you guys.

Ms. Angell: Ok.

Mr. Gonzalez: So, let's say the 24th, what's the earliest you guys can make it?

Mr. Toro: I can make it, I just need to know when so I can block my calendar.

Mr. Gonzalez: So, what's the earliest we can do it, what time?

Ms. Angell: What's a good time, is 11:00 o'clock good for you?

Mr. Cochran: Anytime is fine with me.

Mr. Gonzalez: So, 9:00 a.m., so you have the rest of the day, is that good?

Mr. Quesada: Is that good for everybody, or do you want to do it later?

Ms. Angell: Yes, let's go 10:00.

Mr. Gonzalez: Ok, 10:00 o'clock, yes, so July 24th at 10:00 a.m.

Mr. Quesada: Ok, so July 24th at 10:00 a.m. So, the motion on the table would be for resolution #2024-03 approving the proposed fiscal year 2025 budget and setting the public hearing for July 24th at 10:00 a.m., located at the Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida, 33033, and by saying so moved you agree with that motion.

Mr. Toro: I make that motion.

On MOTION by Mr. Toro seconded by Mr. Gonzalez with all in favor, Resolution #2024-03 approving the proposed Fiscal Year 2025 Budget and setting the Public Hearing on July 24, 2024 at 10:00 a.m. at 1355 Waterstone Way, Homestead, Florida was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Procedures for the General Election**

Mr. Quesada: Moving on to the procedures for the general election, let me just pull that up for you. So, notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hemingway Point Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Miami-Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and they list their phone number there. The seats that are up this election cycle are seats #1 and #2, Cheryll and Anthony, those are your seats and we spoke about this briefly before the meeting. If for any reason those dates are difficult for you, try reaching out with the information provided to the Supervisor of Elections to see, I have heard that they can make accommodations but, I don't know the details, so please reach out to them if you need any assistance with any of the paperwork, I'll be happy to review it and walk you through the process.

Ms. Angell: Thank you.

Mr. Quesada: And the general election, if for any reason you run opposed, it would be on November 5, 2024.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Quesada: Moving on to staff reports, Scott, do you have anything to report?

**A. Attorney**

Mr. Cochran: Just kind of a brief review, I figured I'd go over this again, just a reminder that you have the ethics training requirement in place that you'll need to complete by the end of this year, so by December 31st. Fortunately, for Frank, Efrain Ruiz, since he's been appointed after April 1st, he does not have to do that for this calendar year, he'll have to do it next year but, the rest of you all, since you were on the Board prior to March 31st, you will have to do that this year. So, just a reminder, you got the links, we sent them to Ben with the links on them, and those should be available to you to complete that training so you

can do it at home, it's free of charge. The only thing you'll have to do to indicate that you completed it is when you fill out your Form 1 financial disclosure next year that looks back to this year, you'll check the box that says you completed the training. The other is, a reminder that your Form 1 financial disclosures are due by July 1st, and the state is now handling those electronically this year so it's different than in the past when you got them in the mail and you filled them out, scanned them, emailed them, or mailed them or delivered them, it's all on an electronic system from the state this year. So, you probably have already received hopefully emails from the State Commission on Ethics that have links to set up that login and complete that but, if not, just contact the manager and they can help you with that. So, just a reminder you have to get those in by July 1st, they can fine you if you don't do it on time, they usually give a grace period, and don't start assessing fines until September, but it's still a good idea to knock them out on time. That's really all I have unless anyone has any questions.

Ms. Angell: I do, where do we look for the training?

Mr. Cochran: So, we sent a memo to management, and I think it was included in one of the earlier agenda packages.

Ms. Angell: So, maybe Ben can resend us the memo for the training.

Mr. Quesada: The link for the ethics training, yes.

Mr. Gonzalez: And remember, like he said, because I did them, I did two, it's two that we have to complete.

Mr. Cochran: Yes, there's like two, most of them are broken up into two parts of two hours each.

Mr. Gonzalez: There's nothing, like you said, there's nothing that says it's completed, like he said, once you have the form, then when you document it online, because one is just listening to an audio, and then at the end, there's really nothing that says you completed this.

Ms. Angell: Right, saying that you did it.

Mr. Gonzalez: Yes, but then on the form you have to check off that you've completed the ethics training. Which form is it again?

Mr. Cochran: So, it's the Form 1 financial disclosure form, so for this year, you won't check the box this year, in fact, it probably won't even let you for this year because the way the Form 1s work is kind of like your tax returns, they look back to the prior year, so your



Form 1s that you completed in 2024, look back to 2023. So, since the requirement didn't apply to CDD Supervisors in 2023, you won't have to check that for your 2024 Form 1s, but then when you get them next year you will check that box.

Mr. Gonzalez: Ok.

Mr. Quesada: They did add some additional requirements on the Form 1 so pay close attention, I think they're asking for if you have stocks, and any type of retirement information, I think it's above \$25,000, and I'll double check on the number but, please pay attention to that item because in the past I don't think they made you list those requirements but, now they are.

Mr. Gonzalez: Ok, so this is something, it's just stocks, great, there's nothing on Crypto or anything like that either?

Ms. Angell: No, and I did mine already, and I didn't have to do that, and then it says, once you send it in, you get another email and it says, you've been successful, the Florida Commission on Ethics received your Form 1, they send you a form.

Mr. Gonzalez: Ok.

Mr. Quesada: Again, if you have any questions, please shoot those to us, and we'll help you with that.

Mr. Cochran: And I think on the Form 1s or on the tape to get there, I think there's a phone number for somebody at the Florida Commission on Ethics also, like a hotline, and apparently, they actually answer the phone.

Mr. Quesada: Thank you, Scott, anything else for the attorney?

Mr. Cochran: No.

## **B. Engineer**

Mr. Quesada: Nothing under engineer.

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

Mr. Quesada: Moving on to field, Mayra.

Ms. Padilla: So, for the field report, so you guys know the palms got trimmed, also the palms on 23rd Street, they also got trimmed. I actually saw Nicoya doing it, they took a lot of stuff out, and the palms were being, some of them are at different stages but, I haven't gotten to check it but, I'm sure they're going to tell me that it was raining.

Mr. Gonzalez: Just a quick question because what you guys have circled, so on 248th Street, on the street itself where there's the palms at the main entrance?

Mr. Quesada: Yes, so those are going to be completed, so they had to pause what they were doing yesterday because of the rain.

Mr. Gonzalez: Ok.

Mr. Quesada: Sometimes, depending on when they finish trimming, there's just staging the area, and in less than 24 hours they're coming and picking up the next day without the trucks.

Mr. Gonzalez: And on a side note on that, I understand this is something else for another agenda, but that front, now that the lights are completed already, I think it should be ready for whatever it is that MasTec agrees to help out with, like fix the front because it's looking a little drab, it doesn't look good.

Mr. Quesada: I've been working on a lot of moving parts but, we should have a proposal ready for you guys at the next meeting.

Mr. Gonzalez: Ok, perfect.

Mr. Quesada: I just wanted to identify the costs, we can work with them but, also just share the information with you.

Mr. Gonzalez: And is there a way that we can have some kind of say a little bit on the plants that are going to be put in the front for like the clean up pretty much because like where they dug up, like if we put the same ones at least with the fencing in, or whatever it is, just to make it more appealing because it looks like crap.

Mr. Quesada: We're only doing this Marcus for now, because I know we're working on getting the restoration on the wall addressed, and I'll have those numbers for you at the next meeting but, for one, I set up a meeting between meetings if the Board is comfortable with that, Mayra and myself and whoever, and meet with you and walk that area, and maybe even some of you with Milton and have Milton come and inspect that area.

Mr. Gonzalez: Yes, would you guys please do that?

Mr. Quesada: We'll bring a number back to the Board, it's just to identify the area that Marcus is referencing and present that information to the Board at the next meeting.

Ms. Angell: Yes, that sounds good.

Mr. Gonzalez: Ok.

Mr. Quesada: So, we can do that.

Ms. Padilla: So, in the pool area the vandalized fan, they did fix it, also we added a lock to the timer box. The fountain, as you guys can see it was filled in and I think it looks great.

Mr. Gonzalez: Yes, it looks great. How much a year were we spending on that fountain?

Mr. Quesada: It was more on the maintenance, it was not really costing you guys a lot, it's a small fountain.

Mr. Gonzalez: Ok.

Mr. Quesada: The issue you guys were having was wear and tear, cleaning, some pump and motor issues that happened over time, and most recently you guys had a lot of vandalism occurring in that area, so I know we've heard that there's a bus stop where people are congregating to that area where they break those little jets, and just finding parts for that is tricky enough and it was running you guys roughly about \$1,000 every time we had to fix those jets.

Mr. Gonzalez: Ok.

Mr. Quesada: So, I feel just that alone is going to save you guys long term as far as just having replacements.

Mr. Gonzalez: Yes.

Ms. Padilla: So, the playground area, the fence was vandalized too, and I'm not sure what happened there, but that was repaired.

Mr. Quesada: It was twice vandalized.

Ms. Padilla: Yes, so that was repaired. I also noticed, and one of the contractors told us that, and it was on this date, May 9th I went to the pool area, and I noticed graffiti and there was a bookbag there and then I spoke to the contractor, it was vandalized and the contractor told Ben and me that there was someone sleeping there.

Ms. Angell: In the pool area you mean?

Ms. Padilla: No, where the kiosk is at, where the mailboxes are.

Mr. Gonzalez: The mailboxes, there was someone sleeping there?

Ms. Padilla: Yes, it was weird because when I went I said to myself, maybe somebody was waiting for a bus there.

Mr. Gonzalez: Well, I did notice there when I walk my dog and I go with my kids, I do just notice like there's teenagers that will go in there, so they go in there and God

knows what happens but, that door was odd and that's the second time that it was ripped, it was literally like taken off its hinges but, I think if we were to suspect, I would just say more like teenagers just going in and out of there, big groups of them too, it's like 10 to 15 teenagers.

Ms. Padilla: And that's what I thought because it was a bookbag and there were clothes there too. So, the contractor told me that there was someone sleeping there. So, I know we were going to talk to you guys about possibly adding surveillance there, so that's just something to bring to your attention, and we did leave his stuff behind because that's what I thought, oh it's probably somebody that's waiting for the bus, and then he said no, they were sleeping here and he took off, and he left his stuff here.

Mr. Gonzalez: I mean I've never seen any like vagrants or anything, but in the future I guarantee you once everything starts getting developed, like I told you, we will see everything, because that little front area especially is like perfect for them, so that's something in the future we might have to think about what we're going to do to close that off because that's no good.

Ms. Padilla: And I don't know if you guys have any feedback for me but, I think for the most part I think the community is looking great, and the palms, when I went to go check the areas they were removing them.

Mr. Gonzalez: The only thing is, I know the budget is starting and I'm not trying to aggregate more stuff but, in the future, I think the seeds, especially at my end like in the front area these things are just ridiculous, so the seeds number one in the main entrance, it's become kind of like a nuisance a little bit where the big seeds from the palm tree there, it's spilling onto the street and there's flies and stuff, I mean that there in itself should kind of be cleaned up a little bit, so I would say the #1 priority would be at least there. The second one, by the house, and especially by I would say on the backend where those palms are too, with Milton, an easy fix with that, it doesn't have to be perfect that they have to clean it but, I would say just to cut the seed when it comes out, cut it and just throw it away. So, it's not a pain in the neck to pick up, the only one that I do think is that the front area because it looks messy, when it starts raining, those things get everywhere and they are also a liability if you think about it, you have kids with scooters, the motorized scooters coming through and they slip, it's one of those things and somebody could sue the CDD.

Mr. Quesada: So, I'll ask them to do that, some places depending on the median, and those big palms that you're talking about, is that a median?

Mr. Gonzalez: Yes.

Mr. Quesada: Ok, those, some Districts do those twice a year, keep in mind it's going to be an added expense but, to me, if you could lock it by some type of an agreement, you still have to worry about the costs increasing year over year.

Mr. Gonzalez: Or even, I would think option two is that, even if let's say, I don't know how that works but, I mean I've looked at some equipment where it's suction, where they go in there and they suction the debris.

Mr. Quesada: Well, it generally falls on the ground and I don't think we need a bucket truck.

Mr. Gonzalez: Right, but what I'm saying is what falls on the ground, and the ones right now that are in the area where I live and in the back area, those you could do by hand.

Mr. Quesada: So, I may be able to talk him into that. (inaudible comment)

Mr. Gonzalez: Yes, because they do create issues, and then you have people unfortunately that don't pick up their dog poop, so add to that as well.

Mr. Quesada: Right, ok, we'll talk to Milton to see, I'm sure that's something the porter can do, so it shouldn't be a major thing.

Mr. Gonzalez: Right, as long as it is a maintenance thing, like that, it's just easier, it's not that difficult.

Mr. Quesada: Ok. Thank you, Mayra, I don't know if you mind but I'm going to talk about the security stuff.

Ms. Padilla: No, go ahead.

Mr. Quesada: So, obviously you had an increase, and you can see some of the field reports you guys received over the last few months as far just vandalism, and other things, when the playground gate which was just fixed gets broken a second time, in as many weeks you have graffiti, and those are usually activities in the evening hours for the most part unless it's gets reported by somebody onsite. Again, there were some blanks spots to identify with the playground area so, we spoke to DML Securities which is your current access control company, and your video surveillance company, so they already have a footprint in the community. I spoke to them and asked them what would it take to

upgrade the cameras because I think they're quite a few years old, and number two, do they offer some type of night monitoring service which is becoming very popular nowadays? I know of at least two major companies off the top of my head that are doing it but DML has partnered with the people at the central station that offer monitoring and they provide video access to the cameras just like the competition does. We actually just had a District, like I just mentioned because I was doing night checks for you all, so Florida City has 5 outdoor cameras and the monitoring was \$850 a month. So, when you're comparing apples to apples as far as what the monthly expense would be for video night monitoring, the difference with sticking with what DML, as opposed to the competition, is, they already have a footprint of the area, and they already know your equipment, and they're willing to upgrade all your equipment at \$5,200 savings so basically what they're asking is if you enter into an agreement with them, they would bill quarterly, and this is something that we found the money in our existing budget as we proposed that they could upgrade, with an initial investment of \$3,579 they would make the investment to swap out all the equipment and put in brand new, and provide a monthly video monitoring in the evenings whatever hours we dictate, which we can work offline setting up that schedule to the Board's comfort of when those systems would be monitored. The idea is, that if somebody is trespassing after hours at the playground or at the pool area, there's a two-way speaker that makes a warning to that individual that they are trespassing and if they don't comply within a certain period, Miami-Dade Police Department will be contacted. We already have the proper signs there and whatnot to allow enforcement of trespassing, this just gives you the human element so somebody is monitoring that and it helps the police department when somebody is verbally warned, and they show up and they're not compliant.

Mr. Toro: How long is the contract for if we sign?

Mr. Quesada: Let me find that fine print, hold on a second, and just so you have comfort, any agreement that the District does with any contractor can be terminated within 30 days' notice, so that's something we put in all of our agreements, I just want to make sure but, I don't see it listed here that they put in any penalties because sometimes when an additional investment is made by a contractor, as far as discounting your equipment, that comes to be very expensive so they want to recoup that expense, and then they penalize you if you cancel too soon.



Mr. Gonzalez: And legally do we need to have any signage posted that you're being videoed and stuff like that because it is a pool?

Mr. Cochran: Right, so generally you're not required to because it's a public place, there's no expectation of privacy in a public place. Sometimes it's not a bad idea to include some kind of signage indicating that it's being recorded, more as a deterrent effect.

Mr. Gonzalez: Right.

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

Mr. Gonzalez: Also too, is that, assigned from being at night, I would say, is it 24 hours being monitored.

Mr. Quesada: No, so in this case it's a night monitoring service, and I tell you that because this is more for trespassing, and these are more of the activities that are happening.

Mr. Gonzalez: Is it still being recorded during the day?

Mr. Quesada: So, it's recording motion, and that's the smart way to do it, because if there's nothing moving in front of that camera why should they record it?

Mr. Gonzalez: Right.

Ms. Padilla: So, it will take a little time but, they'll be able to see that at 3:00 there was no motion but at 3:15 was some motion.

Mr. Gonzalez: Right, and the other thing too talking about that with the security, the positioning of the cameras because my wife has used the pool a couple of times and they're going to the entrance, and whoever it is, if they're female or male, should be kind of like sitting where they can see who's coming in because she's seen people leave the door open and just let random people come in and that's where the problems come from.

Ms. Angell: That's what I said to them earlier.

Mr. Quesada: Right, and we know the person who is not reporting that, and it's been discussed.

Mr. Gonzalez: And the language too because there's one individual, and I'm not going to mention names but, there's kids there and the way they talk they need to be told, hey listen, just realize there's children around and the graphic nature of your conversations over the phone have to be a little bit muted because it is disrespectful. Like my wife was

there, and she didn't say anything to her but, it was one of those things that was a little disturbing.

Mr. Quesada: Ok.

Ms. Angell: You're talking about the guards speaking?

Mr. Gonzalez: Yes, one of the guards was speaking, the positioning, and the way they were talking, they were talking about sexually explicit stuff, so nobody's kids need to hear about that.

Mr. Quesada: We have a notice to speak to the account manager about that, and I think if we're talking about the same individual, I think we've already requested a different officer for that.

Mr. Gonzalez: Ok.

Mr. Quesada: Ok, so we'll address that with them. Any action that the Board would like to take on the proposal from DML, I just want to know so that we can move forward, summer is coming and I want to be able to have something implemented in time.

Ms. Angell: I think that's very good because the vandalism is happening at night, and we're probably going to start getting these pool parties in the middle of the night, especially with the neighborhood across the street getting so many people. I before had seen kids, I told you, I was driving just by the pool and I saw the kids jump over the fence.

Mr. Quesada: Got it.

Ms. Angell: So, I think we really need it at night, I think it would be a good thing, I know it's a cost for our neighborhood but, if it's not going to put any extra money in the budget for this year, I think it's a good thing to have it like from 8:00 to 8:00 or we can discuss the time because I think there's going to be more vandalism.

Mr. Gonzalez: With the cameras now, legally, is there any like facial recognition, you go and you take their picture, legally, are we allowed to put on the email, hey look these people, and we don't know who it is, but these faces were at the pool if something did happen, so I'm just saying if there was something there.

Mr. Cochran: Well, if it was a criminal activity, then it would be turned over to law enforcement, we don't have police power.

Mr. Gonzalez: No, but we say hey, if you know these kids, what I'm saying if anybody knows because they could be familiar to someone, a lot of time the neighborhood

kids run into this neighborhood, and at least the parents could say to them, what are you doing here, and get on their case.

Mr. Cochran: To be honest, you're basically saying if you get a screen capture that shows somebody's face that staff cannot identify can you like to circulate that and ask for people to identify who it is, is that what kind of what you're saying?

Mr. Gonzalez: Yes, say, do you know these kids?

Mr. Cochran: I'd have to look into it, I mean if you're doing that, you're exposing yourself to potential liability, so I would have to research that to know about it, and I'll say it's not something we typically do unless there was a crime being committed.

Mr. Gonzalez: Ok.

Mr. Quesada: Not only that, 9 times out of 10 when we're doing any type of sharing of documentation, I just want you to know, it goes to the police department, anytime you start sharing surveillance with a private person, especially if there's a criminal investigation going on, that information is tampered, it's considered tampered because it needs to go straight from wherever that server is to the law enforcement for it to be considered admissible evidence.

Mr. Gonzalez: Ok.

Mr. Quesada: We'll have him research it in his spare time to make sure.

Mr. Gonzalez: And that in itself would be like, that happens one time, trust me, the parents will be saying, do not go anywhere near the pool at this time because you're going to get caught.

Mr. Quesada: Ok, so do we have a motion to, in this case, allow District counsel to draft an agreement with DML Security Services for night monitoring and the proposed upgrades to the camera system listed in their proposal #6355?

On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, accepting proposal #6355 from DML Security Services for night monitoring and upgrades to the camera system and authorizing District Counsel to prepare an agreement as stated on the record was approved.

Mr. Quesada: Just the other things that were listed on the field report which was, we put the invoices there for your cost of the tree trimming which we were able to get just

below budget with all the trimming that's going on, so just an update on the that. We're having issues with some of the parking spaces, I never realized that when we go for our site visits during the daytime, there's a lot of cars parked in that center median, it just so happens that when they went to service the palms there were quite a few cars there, so we sent an email to management and they responded and they sent a mass email out to the community just encouraging people not to park along that center median during business hours. (inaudible comment)

**D. Manager**

Mr. Quesada: Nothing under manager.

**SEVENTH ORDER OF BUSINESS      Financial Reports**

**A. Approval of Check Run Summary**

**B. Acceptance of Unaudited Financials**

Mr. Quesada: We can move down to financial reports, we have the check run summary and the unaudited financials, any questions, if not a motion to approve the check run summary and accept the unaudited financials would be in order.

On MOTION by Mr. Suarez seconded by Mr. Gonzolez with all in favor, the check register and the acceptance of the unaudited financials were approved.

**EIGHTH ORDER OF BUSINESS      Supervisors      Requests      and  
Audience Comments**

Mr. Quesada: Any Supervisor's requests or audience comments? Let me just double check, I don't believe we have anybody else on the line.

Mr. Suarez: There's nobody Ben.

Mr. Quesada: Thank you, Carlos, for confirming that, I appreciate that. He is correct, no one else is on the line, so does anybody here have any comments or requests?

Mr. Gonzalez: No.

Ms. Angell: I'm thinking that, and I don't know if we have any extra money or not but, I'm thinking like next year to add some more chairs to our pool area because I see more and more families there on the weekends, and I think we just had for lounges, I know we had just 10.

Mr. Quesada: I know we have some space out there in the corner by the shed.

Mr. Suarez: And I was going to ask, did we get rid of that shed yet?

Ms. Angell: Well, we'll talk about that next, in just one second, I was just going to ask about the chairs for the tables because some of those brown chairs are starting to break, and even those lounges that are brown are starting to fall apart, so I didn't know if next year if we have some money to replace those.

Mr. Quesada: We do have a line item for that, so we'll be discussing as far as the repairs go, we can absorb that cost, any additional equipment is not something we anticipated so, let us get some numbers together and we'll go with that based on that information.

Ms. Angell: Ok.

Mr. Quesada: And we can talk offline as far as how many we may need.

Ms. Angell: Yes, because I think we need a few more for the pool because there's more people there, ok thank you. Ok, Carlos, I'm sorry, go ahead.

Mr. Suarez: No, I was just saying, where are we on that shed, when are we getting rid of that thing?

Ms. Angell: Well, I talked to Lou Mendez this week because I had been talking to him like every few weeks Carlos, I have been calling him and asking him about getting rid of what is inside the shed. Now the door is only staying closed because I put a couple of zip ties to keep it closed because it's all broken. I had asked him, like I said, and he gave me all kinds of answers, oh I have to ask the management company, and I told him a couple of days ago when I talked with him, I said, actually management has nothing to do with that shed, I said the HOA bought it, so that has nothing to do with the management, I said we need to get rid of everything inside because it's not clean because kids went in there, and unfortunately they peed all over everything, so it stinks and it needs to get out of there, and I said the shed we don't want on the property anymore, and he said to me, I think the HOA wants to keep the shed, and I said to him, the CDD, if you keep it, we do not want it on our property. So, that's where we are.

Mr. Suarez: Can we issue a letter to the HOA giving them a deadline to have it out of there?

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

Mr. Quesada: I think if it's ok with you guys, we were talking about this with Cheryll before the meeting, so we can send a certified letter to management of the HOA at

Hemingway Point, requesting them to remove the shed by a certain date, I would recommend at least 30 days because if the Board does need to meet to have a discussion on that topic, we're giving them at least 30 days to be able to come and discuss it but, sending a certified letter is doable.

Ms. Angell: Well, I'm just thinking, I would give them 60 days to move it because they seem like they move slowly.

Mr. Quesada: Ok, do you guys want that?

Mr. Suarez: That's why we give them 30 days Cheryll because they move slow enough.

Ms. Angell: It's up to us to vote on whatever you want.

Mr. Gonzalez: I would say 30 because I agree with Carlos, 100%.

Ms. Angell: Ok.

Mr. Quesada: Ok.

Mr. Gonzalez: So, 30 days, that's ample time for them to get rid of it.

Mr. Suarez: And they should be fine with 30.

Mr. Quesada: Ok. (inaudible comment) Are there any other requests from the Board?

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Quesada: Hearing none, a motion to adjourn the meeting would be in order.

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

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

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



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

***Approved Proposed Budget***  
***FY 2025***



# Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6	<u>Debt Service Fund Series 2013</u>
7	<u>Series 2013 Amortization Schedules</u>
8	<u>Debt Service Fund Series 2014</u>
9	<u>Series 2014 Amortization Schedule</u>
10	<u>Assessment Schedule</u>

**Hemingway Point**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 253,746	\$254,749	\$-	\$254,749	\$253,746
Carry Forward Surplus	26,098	26,098	-	26,098	45,562
<b>TOTAL REVENUES</b>	<b>\$279,844</b>	<b>\$280,847</b>	<b>\$-</b>	<b>\$280,847</b>	<b>\$299,308</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Supervisor Fees	\$9,600	\$2,400	\$3,000	\$5,400	\$8,000
FICA Taxes	734	184	230	413	612
Engineering	2,500	-	1,500	1,500	2,500
Attorney	15,000	7,253	3,108	10,361	11,000
Annual Audit	4,800	4,800	-	4,800	5,000
Assessment Administration	1,000	1,000	-	1,000	1,080
Dissemination Agent	2,500	1,875	804	2,679	2,700
Trustee Fees	8,000	8,000	-	8,000	8,000
Management Fees	39,305	29,479	12,634	42,113	42,449
Information Technology	500	375	161	536	540
Website Maintenance	1,060	795	341	1,136	1,145
Telephone	50	-	25	25	50
Postage & Delivery	1,250	210	250	460	1,250
Insurance General Liability	7,715	7,127	-	7,127	7,839
Printing & Binding	750	195	83	278	500
Legal Advertising	1,000	1,805	-	1,805	1,500
Other Current Charges	850	67	250	317	500
Office Supplies	150	0	150	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
Property Taxes	8,500	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>\$105,439</b>	<b>\$65,738</b>	<b>\$22,535</b>	<b>\$88,273</b>	<b>\$94,990</b>
<b>Operations &amp; Maintenance</b>					
<b>Field Expenditures</b>					
Field Management	\$ 12,720	\$9,540	4,089	\$13,629	\$ 13,738
Security Patrol/Monitoring	22,000	7,892	5,120	13,012	26,000
Security System Hardware	-	-	-	-	2,500
Phone/Internet	2,500	1,782	600	2,382	2,500
Electric	7,500	4,144	2,417	6,561	7,500
Water	6,500	4,388	2,560	6,948	6,500
Property Insurance	6,500	6,554	-	6,554	7,406
Repairs & Maintenance	20,000	5,780	3,372	9,152	20,000
Landscape Maintenance	21,000	21,505	9,217	30,722	25,000
Tree Trimming	7,500	5,456	2,500	7,956	7,500
Janitorial Service & Supplies	4,750	4,278	2,496	6,774	6,500
Pool Maintenance & Repairs	12,000	17,328	10,108	27,436	30,000
Operating Supplies	4,500	-	2,000	2,000	4,500
Pressure Washing/Painting	8,000	1,000	3,000	4,000	8,000
Landscape Lighting & Replacement	5,000	-	1,500	1,500	5,000
Pest Control	660	-	660	660	660
Dues/Licenses	-	250	-	250	250
Contingencies/Reserve	33,275	3,873	3,604	7,477	30,764
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$174,405</b>	<b>\$93,770</b>	<b>\$53,241</b>	<b>\$147,012</b>	<b>\$204,318</b>
<b>TOTAL EXPENDITURES</b>	<b>\$279,844</b>	<b>\$159,508</b>	<b>\$75,776</b>	<b>\$235,284</b>	<b>\$299,308</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$121,338</b>	<b>\$(75,776)</b>	<b>\$45,562</b>	<b>\$ 0</b>

**Hemingway Point**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments - On Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**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.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee 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. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

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.

**Website Maintenance**

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.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Hemingway Point**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

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.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

**Property Taxes**

Miami-Dade, Florida real estate taxes on District property.

**Expenditures - Field**

**Field Management**

This is for the field manager who oversees the daily activity of the field operations of the District.

**Security**

District is currently contracted with **1st Choice Security** for daily Patrols. Budget includes future contract with **DML Security Systems** for security camera monitoring during evening hours.

**Security Hardware**

District may purchase a security camera network for monitoring during the evening hours.

**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.

**Repairs & Maintenance**

Repairs and maintenance within the district.

**Landscape Maintenance**

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

**Hemingway Point**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (continued)**

**Tree Trimming**

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

**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.

**Operating Supplies**

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

**Pressure Washing/Painting**

District contracts companies for Pressure washing of sidewalks and walkways.

**Landscape Lighting & Replacement**

This cost if for maintain the landscape lighting and replacement.

**Pest Control**

This cost if for an annual Bait pretreatment.

**Dues/Licenses**

The District is required to pay a pool permit annual fee to the Florida Dept. of Health Miami Dade County for \$250.

**Contingencies/Reserve**

Represents any unforeseen expenditures.

# Hemingway Point

## Community Development District

### Approved Proposed Budget Debt Service Series 2013 Special Assessment Bonds (Phase One Project)

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$165,900	\$166,367	\$-	\$166,367	\$165,900
Interest Earnings	-	10,573	938	11,510	-
Carry Forward Surplus <sup>(1)</sup>	167,761	174,785	-	174,785	191,994
<b>TOTAL REVENUES</b>	<b>\$333,661</b>	<b>\$351,725</b>	<b>\$938</b>	<b>\$352,662</b>	<b>\$357,894</b>
<b>EXPENDITURES:</b>					
Interest 11/1	\$58,538	\$58,538	\$-	\$58,538	\$57,131
Principal 11/1	45,000	45,000	-	45,000	50,000
Interest 5/1	57,131	57,131	-	57,131	55,569
<b>TOTAL EXPENDITURES</b>	<b>\$160,669</b>	<b>\$160,669</b>	<b>\$-</b>	<b>\$160,669</b>	<b>\$162,700</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$160,669</b>	<b>\$160,669</b>	<b>\$-</b>	<b>\$160,669</b>	<b>\$162,700</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$172,993</b>	<b>\$191,056</b>	<b>\$938</b>	<b>\$191,994</b>	<b>\$195,194</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$55,569
Principal Due 11/1/25	\$50,000
	<b>\$105,569</b>



# Hemingway Point

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2013 Special Assessment Bonds (Phase One Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	1,735,000	6.250%	50,000	57,131	107,131.25
05/01/25	1,685,000	6.250%	-	55,569	
11/01/25	1,685,000	6.250%	50,000	55,569	161,137.50
05/01/26	1,635,000	6.250%	-	54,006	
11/01/26	1,635,000	6.250%	55,000	54,006	163,012.50
05/01/27	1,580,000	6.250%	-	52,288	
11/01/27	1,580,000	6.250%	60,000	52,288	164,575.00
05/01/28	1,520,000	6.250%	-	50,413	
11/01/28	1,520,000	6.250%	65,000	50,413	165,825.00
05/01/29	1,455,000	6.250%	-	48,381	
11/01/29	1,455,000	6.250%	65,000	48,381	161,762.50
05/01/30	1,390,000	6.250%	-	46,350	
11/01/30	1,390,000	6.250%	70,000	46,350	162,700.00
05/01/31	1,320,000	6.250%	-	44,163	
11/01/31	1,320,000	6.250%	75,000	44,163	163,325.00
05/01/32	1,245,000	6.250%	-	41,819	
11/01/32	1,245,000	6.250%	80,000	41,819	163,637.50
05/01/33	1,165,000	6.750%	-	39,319	
11/01/33	1,165,000	6.750%	85,000	39,319	163,637.50
05/01/34	1,080,000	6.750%	-	36,450	
11/01/34	1,080,000	6.750%	90,000	36,450	162,900.00
05/01/35	990,000	6.750%	-	33,413	
11/01/35	990,000	6.750%	95,000	33,413	161,825.00
05/01/36	895,000	6.750%	-	30,206	
11/01/36	895,000	6.750%	105,000	30,206	165,412.50
05/01/37	790,000	6.750%	-	26,663	
11/01/37	790,000	6.750%	110,000	26,663	163,325.00
05/01/38	680,000	6.750%	-	22,950	
11/01/38	680,000	6.750%	120,000	22,950	165,900.00
05/01/39	560,000	6.750%	-	18,900	
11/01/39	560,000	6.750%	125,000	18,900	162,800.00
05/01/40	435,000	6.750%	-	14,681	
11/01/40	435,000	6.750%	135,000	14,681	164,362.50
05/01/41	300,000	6.750%	-	10,125	
11/01/41	300,000	6.750%	145,000	10,125	165,250.00
05/01/42	155,000	6.750%	-	5,231	
11/01/42	155,000	6.750%	155,000	5,231	165,462.50
<b>Total</b>			<b>\$1,735,000</b>	<b>\$1,318,981</b>	<b>\$3,053,981</b>

**Hemingway Point**  
**Community Development District**  
**Approved Proposed Budget**  
**Debt Service Series 2014 Special Assessment Bonds (Phase Two Project)**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$170,480	\$171,365	\$-	\$171,365	\$170,480
Interest Earnings	-	9,445	1,800	11,245	-
Carry Forward Surplus <sup>(1)</sup>	138,695	149,723	-	149,723	165,667
<b>TOTAL REVENUES</b>	<b>\$309,175</b>	<b>\$330,533</b>	<b>\$1,800</b>	<b>\$332,333</b>	<b>\$336,148</b>
<b>EXPENDITURES:</b>					
Interest 11/1	\$56,469	\$56,469	\$-	\$56,469	\$55,197
Principal 11/1	55,000	55,000	-	55,000	55,000
Interest 5/1	55,197	55,197	-	55,197	53,925
<b>TOTAL EXPENDITURES</b>	<b>\$166,666</b>	<b>\$166,666</b>	<b>\$-</b>	<b>\$166,666</b>	<b>\$164,122</b>
<b>TOTAL EXPENDITURES</b>	<b>\$166,666</b>	<b>\$166,666</b>	<b>\$-</b>	<b>\$166,666</b>	<b>\$164,122</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$142,509</b>	<b>\$163,867</b>	<b>\$1,800</b>	<b>\$165,667</b>	<b>\$172,026</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$53,925
Principal Due 11/1/25	\$60,000
	<u>\$113,925</u>

# Hemingway Point

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2014 Special Assessment Bonds (Phase Two Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	2,085,000	4.625%	55,000	55,197	110,196.88
05/01/25	2,030,000	5.000%	-	53,925	
11/01/25	2,030,000	5.000%	60,000	53,925	167,850.00
05/01/26	1,970,000	5.000%	-	52,425	
11/01/26	1,970,000	5.000%	65,000	52,425	169,850.00
05/01/27	1,905,000	5.000%	-	50,800	
11/01/27	1,905,000	5.000%	65,000	50,800	166,600.00
05/01/28	1,840,000	5.000%	-	49,175	
11/01/28	1,840,000	5.000%	70,000	49,175	168,350.00
05/01/29	1,770,000	5.000%	-	47,425	
11/01/29	1,770,000	5.000%	75,000	47,425	169,850.00
05/01/30	1,695,000	5.000%	-	45,550	
11/01/30	1,695,000	5.000%	75,000	45,550	166,100.00
05/01/31	1,620,000	5.000%	-	43,675	
11/01/31	1,620,000	5.000%	80,000	43,675	167,350.00
05/01/32	1,540,000	5.000%	-	41,675	
11/01/32	1,540,000	5.000%	85,000	41,675	168,350.00
05/01/33	1,455,000	5.000%	-	39,550	
11/01/33	1,455,000	5.000%	90,000	39,550	169,100.00
05/01/34	1,365,000	5.000%	-	37,300	
11/01/34	1,365,000	5.000%	95,000	37,300	169,600.00
05/01/35	1,270,000	5.500%	-	34,925	
11/01/35	1,270,000	5.500%	100,000	34,925	169,850.00
05/01/36	1,170,000	5.500%	-	32,175	
11/01/36	1,170,000	5.500%	105,000	32,175	169,350.00
05/01/37	1,065,000	5.500%	-	29,288	
11/01/37	1,065,000	5.500%	110,000	29,288	168,575.00
05/01/38	955,000	5.500%	-	26,263	
11/01/38	955,000	5.500%	115,000	26,263	167,525.00
05/01/39	840,000	5.500%	-	23,100	
11/01/39	840,000	5.500%	120,000	23,100	166,200.00
05/01/40	720,000	5.500%	-	19,800	
11/01/40	720,000	5.500%	130,000	19,800	169,600.00
05/01/41	590,000	5.500%	-	16,225	
11/01/41	590,000	5.500%	135,000	16,225	167,450.00
05/01/42	455,000	5.500%	-	12,513	
11/01/42	455,000	5.500%	145,000	12,513	170,025.00
05/01/43	310,000	5.500%	-	8,525	
11/01/43	310,000	5.500%	150,000	8,525	167,050.00
05/01/44	160,000	5.500%	-	4,400	
11/01/44	160,000	5.500%	160,000	4,400	168,800.00
<b>Total</b>			<b>\$2,085,000</b>	<b>\$1,392,622</b>	<b>\$3,477,622</b>



## RESOLUTION 2024-04

### A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

**WHEREAS**, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, on **May 22, 2024**, the Board set **July 24, 2024**, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

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

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

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

**Section 1. Budget**

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2024 and/or revised projections for fiscal year 2025.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Hemingway Point Community Development District** for the Fiscal Year Ending September 30, 2025, as Adopted by the Board of Supervisors on **July 24, 2024.**"

**Section 2. Appropriations**

That there be, and hereby is appropriated out of the revenues of the **Hemingway Point Community Development District**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 the sum of **\$993,350** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<b>Total General Fund</b>	<b>\$ 299,308</b>
<b>Debt Service 2013</b>	<b>\$ 357,894</b>
<b>Debt Service 2014</b>	<b>\$ 336,148</b>
<b>Total All Funds</b>	<b>\$ 993,350</b>

**Section 3. Supplemental Appropriations**

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

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

Introduced, considered favorably, and adopted this **24<sup>th</sup> day of July, 2024.**

## **Hemingway Point Community Development District**

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Chairman / Vice Chairman

Attest:

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Secretary / Assistant Secretary



## RESOLUTION 2024-05

### A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2025

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

WHEREAS, the Board of Supervisors of the **Hemingway Point Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2025, will amount to \$ 267,100.89 and

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED **this 24<sup>th</sup> day of July 2024**, by the Board of Supervisors of the **Hemingway Point Community Development District, Miami-Dade County, Florida**.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

**Exhibit "A"**  
**Assessment Roll**

Exhibit "A"

FOLIO	O&M	Count
30-6925-016-0010	\$832.09	1
30-6925-016-0020	\$832.09	1
30-6925-016-0030	\$832.09	1
30-6925-016-0040	\$832.09	1
30-6925-016-0050	\$832.09	1
30-6925-016-0060	\$832.09	1
30-6925-016-0070	\$832.09	1
30-6925-016-0080	\$832.09	1
30-6925-016-0090	\$832.09	1
30-6925-016-0100	\$832.09	1
30-6925-016-0110	\$832.09	1
30-6925-016-0120	\$832.09	1
30-6925-016-0130	\$832.09	1
30-6925-016-0140	\$832.09	1
30-6925-016-0150	\$832.09	1
30-6925-016-0160	\$832.09	1
30-6925-016-0170	\$832.09	1
30-6925-016-0180	\$832.09	1
30-6925-016-0190	\$832.09	1
30-6925-016-0200	\$832.09	1
30-6925-016-0210	\$832.09	1
30-6925-016-0220	\$832.09	1
30-6925-016-0230	\$832.09	1
30-6925-016-0240	\$832.09	1
30-6925-016-0250	\$832.09	1
30-6925-016-0260	\$832.09	1
30-6925-016-0270	\$832.09	1
30-6925-016-0280	\$832.09	1
30-6925-016-0290	\$832.09	1
30-6925-016-0300	\$832.09	1
30-6925-016-0310	\$832.09	1
30-6925-016-0320	\$832.09	1
30-6925-016-0330	\$832.09	1
30-6925-016-0340	\$832.09	1
30-6925-016-0350	\$832.09	1
30-6925-016-0360	\$832.09	1
30-6925-016-0370	\$832.09	1
30-6925-016-0380	\$832.09	1
30-6925-016-0390	\$832.09	1
30-6925-016-0400	\$832.09	1
30-6925-016-0410	\$832.09	1
30-6925-016-0420	\$832.09	1
30-6925-016-0430	\$832.09	1
30-6925-016-0440	\$832.09	1
30-6925-016-0450	\$832.09	1
30-6925-016-0460	\$832.09	1

FOLIO	O&M	Count
30-6925-016-1610	\$832.09	1
30-6925-016-1620	\$832.09	1
30-6925-016-1630	\$832.09	1
30-6925-016-1640	\$832.09	1
30-6925-016-1650	\$832.09	1
30-6925-016-1660	\$832.09	1
30-6925-016-1670	\$832.09	1
30-6925-016-1680	\$832.09	1
30-6925-016-1690	\$832.09	1
30-6925-016-1700	\$832.09	1
30-6925-016-1710	\$832.09	1
30-6925-016-1720	\$832.09	1
30-6925-016-1730	\$832.09	1
30-6925-016-1740	\$832.09	1
30-6925-016-1750	\$832.09	1
30-6925-016-1760	\$832.09	1
30-6925-016-1770	\$832.09	1
30-6925-016-1780	\$832.09	1
30-6925-016-1790	\$832.09	1
30-6925-016-1800	\$832.09	1
30-6925-016-1810	\$832.09	1
30-6925-016-1820	\$832.09	1
30-6925-016-1830	\$832.09	1
30-6925-016-1840	\$832.09	1
30-6925-016-1850	\$832.09	1
30-6925-016-1860	\$832.09	1
30-6925-016-1870	\$832.09	1
30-6925-016-1880	\$832.09	1
30-6925-016-1890	\$832.09	1
30-6925-016-1900	\$832.09	1
30-6925-016-1910	\$832.09	1
30-6925-016-1920	\$832.09	1
30-6925-016-1930	\$832.09	1
30-6925-016-1940	\$832.09	1
30-6925-016-1950	\$832.09	1
30-6925-016-1960	\$832.09	1
30-6925-016-1970	\$832.09	1
30-6925-016-1980	\$832.09	1
30-6925-016-1990	\$832.09	1
30-6925-016-2000	\$832.09	1
30-6925-016-2010	\$832.09	1
30-6925-016-2020	\$832.09	1
30-6925-016-2030	\$832.09	1
30-6925-016-2040	\$832.09	1
30-6925-016-2050	\$832.09	1
30-6925-016-2060	\$832.09	1

Exhibit "A"

30-6925-016-0090	\$832.09	1
30-6925-016-0470	\$832.09	1
30-6925-016-0480	\$832.09	1
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## Exhibit "A"

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Exhibit "A"

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TOTAL \$267,100.89 321

**RESOLUTION 2024-06**

**A RESOLUTION OF THE HEMINGWAY POINT  
COMMUNITY DEVELOPMENT DISTRICT  
APPOINTING SHARYN HENNING AS ASSISTANT  
TREASURER OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Hemingway Point Community Development District desire to appoint Sharyn Henning as Assistant Treasurer:

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

1. Sharyn Henning is appointed Assistant Treasurer of the Board of Supervisors

Adopted this \_\_\_\_\_ day of \_\_\_\_\_

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

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

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: July 12, 2024

RE: 2024 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2024 – 136, Laws of Florida (HB 7013).** The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

### **Performance Measures and Standards**

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District’s website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

**2. Chapter 2024 – 80, Laws of Florida (HB 433).** The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements<sup>1</sup> for their direct employees. Effective September 30, 2026, the law amends Florida’s wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

**3. Chapter 2024 – 204, Laws of Florida (HB 149).** The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

**4. Chapter 2024 – 202, Laws of Florida (HB 59).** The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA’s rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA’s declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

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<sup>1</sup> A standard to control an employee’s exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

**5. Chapter 2024 – 221, Laws of Florida (HB 1203).** The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

**6. Chapter 2024 – 44, Laws of Florida (HB 621).** The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

**7. Chapter 2024 – 147, Laws of Florida (SB 7020).** The legislation amends section 1.01, F.S., the statute defining “registered mail,” to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of “registered mail” now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, “return receipt requested” is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

**8. Chapter 2024 – 263, Laws of Florida (HB 321).** This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties<sup>2</sup>. However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

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<sup>2</sup> The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years’ imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida’s Litter Law.

- “Dump,” specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- “Litter,” explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

June 24, 2024

Mr. Paul Winkeljohn  
District Manager  
Hemingway Point Community Development District  
Governmental Management Services, Inc.  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Re: Hemingway Point Community Development District  
District Engineer's Report for Fiscal Year 2024-2025  
Pursuant to Section 9.21 of the Trust Indenture as it relates to  
The Special Assessment Bonds Series 2014.**

Dear Mr. Winkeljohn,

This statement is being made pursuant to Section 9.21 of the Master Trust Indenture between Hemingway Point Community Development District (the "District" or "CDD") and Wells Fargo Bank, National Association as Trustee dated March 1, 2013, as it relates to the Special Assessment Bonds, Series 2014. With this statement we are setting forth (i) our findings as to whether such portions of the 2022 Project owned by the District have been maintained in good repair, working order and condition, and (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2022 Project during the ensuing Fiscal Year 2025, and an estimate of the amount of money necessary for such purpose.

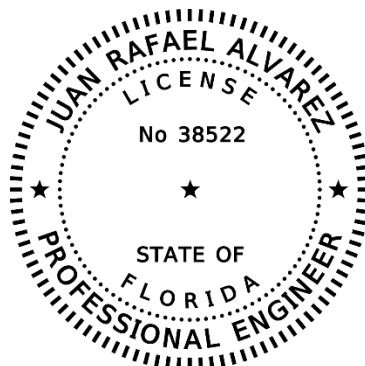
- (i) As of the date of this statement, the land tracts shown in Exhibit 1 attached to this statement, and the completed Project public infrastructure within the tracts, and other public right of ways belonging to the County, i.e., the clubhouse, landscaping and irrigation improvements, lighting, and the guard house, have been conveyed to the District for ownership and maintenance. Based on review of District documents and periodic visits and inspections, the infrastructure owned by the District has been maintained in good repair, working order and condition.
- (ii) We find that for Fiscal Year 2025, the District's proposed amounts for field operations are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. The District carries general liability, property, hired non-owned auto, employment practices liability, and public officials liability and deadly weapon protection insurance under Agreement No. 100123159 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com).

Sincerely,

**Alvarez Engineers, Inc.**

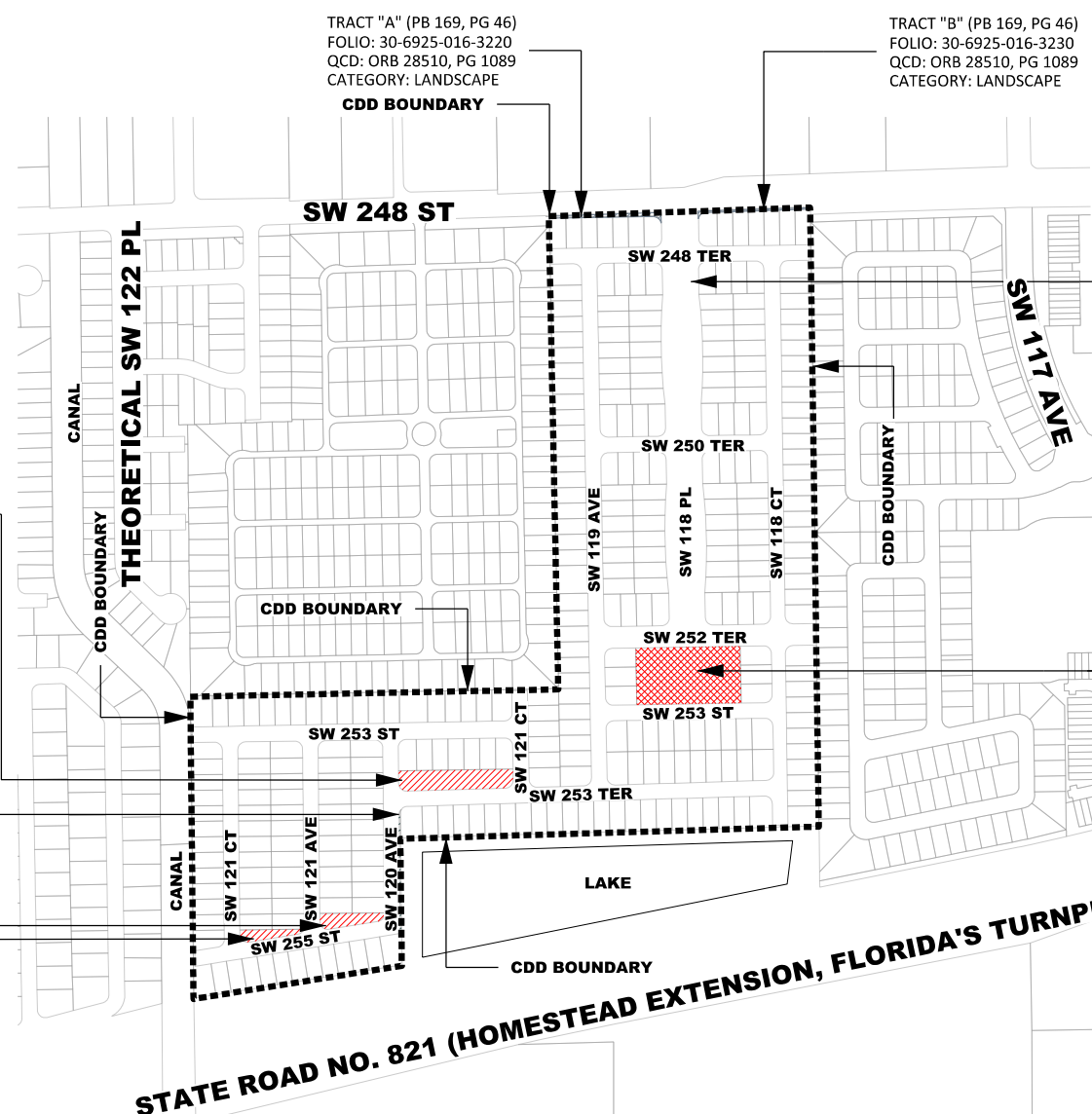
Juan R. Alvarez, PE  
District Engineer Date:  
June 24, 2024



This item has been digitally signed and sealed  
by Juan R. Alvarez, PE on June 24, 2024.

Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.





TRACT "A" (PB 169, PG 46)  
 FOLIO: 30-6925-016-3220  
 QCD: ORB 28510, PG 1089  
 CATEGORY: LANDSCAPE

TRACT "B" (PB 169, PG 46)  
 FOLIO: 30-6925-016-3230  
 QCD: ORB 28510, PG 1089  
 CATEGORY: LANDSCAPE

TRACT "D" (PB 169, PG 46)  
 FOLIO: 30-6925-016-3250  
 QCD: ORB 28510, PG 1089  
 CATEGORY: PARK

TRACT "G" (PB 169, PG 46)  
 FOLIO: 30-6925-016-3280  
 QCD: ORB 28510, PG 1089  
 CATEGORY: LANDSCAPE

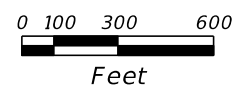
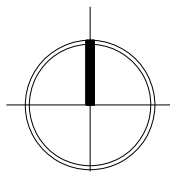
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 QCD: ORB 28510, PG 1089  
 CATEGORY: LANDSCAPE

TRACT "F" (PB 169, PG 46)  
 FOLIO: 30-6925-016-3270  
 QCD: ORB 28510, PG 1089  
 CATEGORY: LANDSCAPE

ALL STREETS, TERRACES, AVENUES, COURTS AND PLACE WITHIN THE DISTRICT BOUNDARIES TOGETHER WITH EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS WERE DEDICATED BY PLAT TO MIAMI-DADE COUNTY (REFER TO HEMINGWAY POINT PB 169, PG 46)

TRACT "C" (PB 169, PG 46)  
 FOLIO: 30-6925-016-3240  
 QCD: ORB 28510, PG 1089  
 CATEGORY: CLUBHOUSE

LEGEND:  
 ORB: OFFICIAL RECORD BOOK  
 PB: PLAT BOOK  
 PG: PAGE  
 QCD: QUIT CLAIM DEED



**ALVAREZ ENGINEERS, INC.**  
**HEMINGWAY POINT CDD**  
**CDD LAND OWNERSHIP**

**EXHIBIT 1**



---

# *Hemingway Point CDD*

---

## *FIELD REPORT*

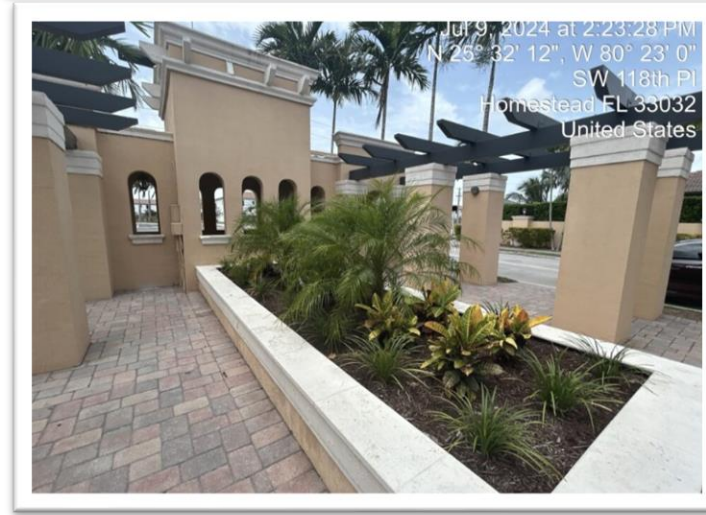


**July 24, 2024**

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

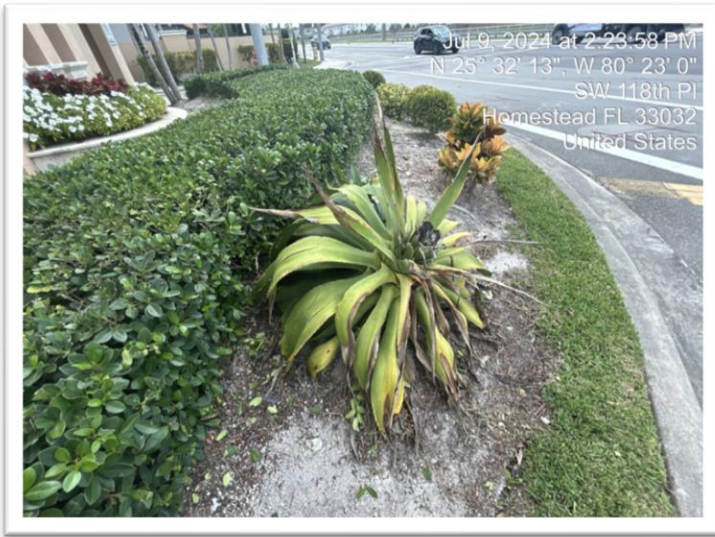


**LANDSCAPING**



- Landscaping was maintained by Nicoya Landscaping.

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



- Nicoya Landscaping will replace annuals and plant material at the community entrance facing 248 ST.



**POOL/PLAYGROUND AREA**



- Pool was serviced by Florida Bright and Blue pools.



- Fans will be repaired by Ortiz Construction.



- No Pets signs were installed for the pool and playground.



- Certified letter was sent to the HOA, regarding removal of the shed in the pool area.

**Exhibit A**



**Prepared For**

Hemingway Point/ Paul Winkeljohn  
11850 Sw 252 Terrace  
Miami, FL

**FIRST IN PROPERTY SOLUTIONS.**  
**LIC No. 20BS00384**

Estimate # 1133  
Date 07/10/2024

PO Box 971683  
Miami, FI 33197  
Phone: (786) 251-5119  
Secondary: +LIC N o. 20BS00384  
Email: alexaguilar@firstinps.com

**Description** **Total**

---

Pressure Wash \$915.00

Mobilize crew to remove shed in pool area  
Empty all contents of the shed and discard  
Disassemble shed  
Properly discard all contents  
Leave area clean  
Touch up paint in area where shed is located  
Paint to be provided  
Leave area clean

Price excludes purchasing paint and materials to paint

---

**Subtotal** \$915.00  

---

**Total** **\$915.00**

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





12250 SW 129 COURT, UNIT 109  
 MIAMI FL 33186  
 T 305 255-8884 / F 305 255-5564  
 CGC # 1518016  
 email: ortiz.const.svcs@gmail.com

# Estimate

Date	Estimate #
7/16/2024	2023-70

Name / Address
HEMINGWAY POINT C/O GMSSF 5385 N. NOB HILL ROAD SUNRISE, FL 33351

Project

Description	Qty	Rate	Total
Pressure clean perimeter wall Repair foam bands Repair and seal hairline cracks Apply primer Apply paint  Materials Labor  NOTE: Client needs to cut back hedges away from wall and columns prior to starting project.		4,800.00	4,800.00

WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL	<b>Total</b>	\$4,800.00
---	--------------	------------



**Elections**  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-8683 F 305-499-8501  
TTY: 305-499-8480

[miamidade.gov](http://miamidade.gov)

## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Hemingway Point Community Development District, as described in the attached MAP, has 662 voters.

A handwritten signature in blue ink, appearing to be "Christina White", written over a horizontal line.

Christina White  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 9<sup>th</sup> DAY OF  
MAY, 2024

*Please submit a check for \$ 60.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.*

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

The Board of Supervisors of the [Hemingway Point Community Development District](#) will hold their regularly scheduled public meetings for [Fiscal Year 2025](#) at 2:00 p.m. at the GMS Homestead office, located at 2804 NE 8 ST Suite #202, Homestead, FL 33033, on the [fourth Wednesday of each](#) month as follows:

October 23, 2024  
[November 27, 2024](#)  
[December 18, 2024 Exception](#)  
January 22, 2025  
February 26, 2025  
March 26, 2025  
April 23, 2025  
May 28, 2025  
June 25, 2025  
July 23, 2025  
August 27, 2025  
September 24, 2025

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

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact [Ben Quesada](#) at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ben Quesada  
Manager

# Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel 

Suborganization Board of Supervisors

Sort by: [PID](#) [Form Year](#) [Filer Name](#) [Filing Requirement](#)

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
275424	2023	Cheryll Ann Angell	• Hemingway Point Community Development District - Board of Supervisors <a href="#">[?]</a>	Form 1 with COE <a href="#">[?]</a>	✔ Form 1 - 5/9/2024	<a href="#">View Filings</a>
275425	2023	Russell Harry Brick	• Hemingway Point Community Development District - Board of Supervisors <a href="#">[?]</a>	Form 1 with COE <a href="#">[?]</a>	✔ Form 1 - 5/6/2024	<a href="#">View Filings</a>
307664	2023	Marcos Gonzalez	• Hemingway Point Community Development District - Board of Supervisors <a href="#">[?]</a>	Form 1 with COE <a href="#">[?]</a>	✘ Form 1 Not Filed	<a href="#">View Filings</a>
275427	2023	Carlos Suarez	• Hemingway Point Community Development District - Board of Supervisors <a href="#">[?]</a>	Form 1 with COE <a href="#">[?]</a>	✔ Form 1 - 6/5/2024	<a href="#">View Filings</a>
292820	2023	Anthony Toro	• Hemingway Point Community Development District - Board of Supervisors <a href="#">[?]</a>	Form 1 with COE <a href="#">[?]</a>	✘ Form 1 Not Filed	<a href="#">View Filings</a>

1-5 of 5

Rows per page: 25

« < 1 > »

[Back](#)

**Hemingway Point**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024  
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
5/1 -5/31	1396-1410	\$21,444.37
6/1 - 6/30	1411-1424	\$17,743.34
<b>TOTAL</b>		<b>\$39,187.71</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/14/24	00006	4/30/24	187500	202404	310	51300	31500		BILLING COCHRAN LYLES MAURO &	*	500.00	500.00	001396
5/14/24	00005	4/30/24	8-485-75	202404	310	51300	42000		DELIVERIES THRU 4/19/24 FEDEX	*	45.68	45.68	001397
5/14/24	00028	4/02/24	0219467	202404	320	53800	46500		STENNER PUMP FEEDER #5	*	143.76		
		4/25/24	0219558	202404	320	53800	46500		50% DEP NEW MOTOR & SEALS	*	764.52		
		5/01/24	0219519	202405	320	53800	46500		MAY 24 - POOL SERVICE	*	520.00		
		5/01/24	0219523	202405	320	53800	46500		MAY 24 -POOL SVC (WTRSN2)	*	1,300.00		
		5/01/24	0219596	202405	320	53800	46500		NEW MOTOR & SEALS FLORIDA'S BRIGHT & BLUE POOLS	*	764.52	3,492.80	001398
5/14/24	00001	5/01/24	191	202405	310	51300	34000		MAY 24 - MGMT FEES	*	3,275.42		
		5/01/24	191	202405	310	51300	35100		MAY 24 - COMPUTER TIME	*	41.67		
		5/01/24	191	202405	310	51300	31300		MAY 24 - DISSEMINATION	*	208.33		
		5/01/24	191	202405	310	51300	49500		MAY 24 - WEBSITE ADMIN	*	88.33		
		5/01/24	191	202405	310	51300	42000		MAY 24 - POSTAGE	*	5.12		
		5/01/24	191	202405	310	51300	42500		MAY 24 - COPIES	*	.30		
		5/01/24	192	202405	320	53800	34000		MAY 24 - FIELD SERVICES GMS-SF, LLC	*	1,060.00	4,679.17	001399
5/14/24	00016	5/14/24	05142024	202405	300	20700	10100		TRANS TAX RECEIPTS SER13 HEMINGWAY POINT CDD C/O WELLS FARGO	*	1,069.00	1,069.00	001400
5/14/24	00025	5/14/24	05142024	202405	300	20700	10100		TRANS TAX RECEIPTS SER 14 HEMINGWAY POINT CDD C/O WELLS FARGO	*	1,201.09	1,201.09	001401
5/14/24	00040	4/04/24	1214	202404	320	53800	46200		FERT SOIL/LIMEROCK/PLANTS HEMP HEMINGWAY PT SRINKUS	*	973.00		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/24 2119	202405 320-53800-46200		*	1,600.00	
		MAY 24 -	LANDSCAPE MAINT	NICOYA LAWNSCAPING, INC.			2,573.00 001402
5/14/24	00053	5/06/24 29478	202405 320-53800-46000		*	2,125.00	
		INSP/REP	COMM ENT LIGHTS	ORTIZ CONSTRUCTION SERVICES			2,125.00 001403
5/14/24	00065	4/04/24 24-003	202403 320-53800-34500		*	1,180.00	
		MAR 24-	SECURITY	1ST CHOICE SECURITY LLC			1,180.00 001404
5/16/24	00038	5/08/24 6438503	202405 320-53800-41000		*	197.49	
		MAY 24 -	INTERNET	COMCAST			197.49 001405
5/16/24	00057	5/06/24 4552-1	202405 320-53800-34500		*	547.25	
		SERVICE CALL-	MENS BR DOOR	DML SECURITY SYSTEMS			547.25 001406
5/16/24	00010	5/13/24 04890-39	202404 320-53800-43000		*	488.02	
		11850 SW 252ND	TER#CLBHSE				
		5/13/24 16670-96	202404 320-53800-43000		*	35.87	
		11880 SW 248TH	ST#GRDHSE	FPL			523.89 001407
5/16/24	00050	5/16/24 05162024	202404 320-53800-46300		*	450.00	
		3/25-5/5	JANITORIAL	ADRIAN SUAREZ MARTINEZ			450.00 001408
5/16/24	00040	3/29/24 1212	202403 320-53800-46200		*	1,740.00	
		PALM SERVICES		NICOYA LAWNSCAPING, INC.			1,740.00 001409
5/16/24	00065	5/10/24 24-004	202404 320-53800-34500		*	1,120.00	
		APR 24-	SECURITY	1ST CHOICE SECURITY LLC			1,120.00 001410
6/06/24	00054	5/23/24 8915392	202405 320-53800-46900		*	5,455.99	
		TRIM PALM TREES		BRIGHTVIEW LANDSCAPE SERVICES, INC.			5,455.99 001411
6/06/24	00057	5/22/24 4593-1	202405 320-53800-34500		*	137.50	
		BTHRM DOOR LOCK	NOT WRKNG	DML SECURITY SYSTEMS			137.50 001412

HEMP HEMINGWAY PT SRINKUS

\*\*\* CHECK DATES 05/01/2024 - 06/30/2024 \*\*\*  
 HEMINGWAY PT - GENERAL FUND  
 BANK A HEMINGWAY POINT CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/06/24	00005	5/28/24	8-513-55	202405	310	51300	42000		DELIVERIES THRU 5/17/24	*	45.58		
									FEDEX			45.58	001413
6/06/24	00071	6/05/24	13-BID-7	202406	330	57200	54000		POOL RNWL 13-60-1637327	*	250.00		
									FLORIDA DEPARTMENT OF HEALTH			250.00	001414
6/06/24	00001	6/01/24	193	202406	310	51300	34000		JUN 24 - MGMT FEES	*	3,275.42		
		6/01/24	193	202406	310	51300	35100		JUN 24 - COMPUTER TIME	*	41.67		
		6/01/24	193	202406	310	51300	31300		JUN 24 - DISSEMINATION	*	208.33		
		6/01/24	193	202406	310	51300	49500		JUN 24 - WEBSITE ADMIN	*	88.33		
		6/01/24	193	202406	310	51300	42000		JUN 24 - POSTAGE	*	7.68		
		6/01/24	193	202406	310	51300	42500		JUN 24 - COPIES	*	6.45		
		6/01/24	194	202406	320	53800	34000		JUN 24 - FIELD SERVICES	*	1,060.00		
									GMS-SF, LLC			4,687.88	001415
6/06/24	00073	5/29/24	05292024	202405	320	53800	46300		RMV MILDEW POOL DECK/MAIL	*	50.00		
									CARMEN HERNANDEZ			50.00	001416
6/06/24	00078	5/31/24	254787	202405	310	51300	48000		LEGAL AD	*	432.37		
									MCCLATCHY COMPANY LLC			432.37	001417
6/06/24	00013	5/09/24	REG VOTE # OF REGISTERED VOTERS	202405	310	51300	49000			*	60.00		
									MIAMI DADE COUNTY ELECTIONS DEPT			60.00	001418
6/06/24	00040	5/17/24	2141	202405	320	53800	46200		PALM SERVICES	*	1,740.00		
		6/01/24	2148	202406	320	53800	46200		JUN 24 - LANDSCAPE MAINT	*	1,600.00		
		6/01/24	2148	202406	320	53800	46200		CRED-DUPLICATE PAYMENT	*	973.00-		
									NICOYA LAWNSCAPING, INC.			2,367.00	001419
6/24/24	00006	5/31/24	187822	202405	310	51300	31500		MAY 24 - GENERAL COUNSEL	*	1,540.00		
									BILLING COCHRAN LYLES MAURO &			1,540.00	001420
									HEMP HEMINGWAY PT SRINKUS				



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/24/24	00038	6/08/24 6438503	202406 320-53800-41000 JUN 24 - INTERNET	COMCAST	*	197.49	197.49 001421
6/24/24	00010	6/12/24 04890-39	202406 320-53800-43000 11850 SW 252ND TER#CLBHSE	FPL	*	486.77	520.21 001422
		6/12/24 16670-96	202406 320-53800-43000 11880 SW 248TH ST#GRDHSE		*	33.44	
6/24/24	00078	5/23/24 IPL01749	202406 310-51300-48000 LEGAL ADS	MCCLATCHY COMPANY LLC	*	1,372.32	1,372.32 001423
6/26/24	00040	6/01/24 2148	202406 320-53800-46200 JUN 24 - LANDSCAPE MAINT	NICOYA LAWNSCAPING, INC.	*	1,600.00	627.00 001424
		6/01/24 2148	202406 320-53800-46200 CRED-DUPLICATE PAYMENT		*	973.00-	
TOTAL FOR BANK A						39,187.71	
TOTAL FOR REGISTER						39,187.71	

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

***Unaudited Financial Reporting***  
***June 30, 2024***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2013</u>
5	<u>Debt Service Fund Series 2014</u>
6	<u>Capital Project Fund Series 2013</u>
7	<u>Capital Project Fund Series 2014</u>
8-9	<u>Month to Month</u>
10-11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

**Hemingway Point**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 159,188	\$ -	\$ -	\$ 159,188
Due From General Fund	-	3,504	-	3,504
<b>Investments:</b>				
<b>Series 2013</b>				
Reserve	-	84,045	-	84,045
Interest	-	25	-	25
Revenue	-	189,950	-	189,950
Sinking	-	15	-	15
Construction	-	-	389	389
<b>Series 2014</b>				
Reserve	-	86,135	-	86,135
Interest	-	55	-	55
Revenue	-	161,375	-	161,375
Sinking	-	(0)	-	(0)
Construction	-	-	13	13
<b>Total Assets</b>	<b>\$ 159,188</b>	<b>\$ 525,104</b>	<b>\$ 403</b>	<b>\$ 684,695</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,843	\$ -	\$ -	\$ 1,843
Due To Debt Service	3,504	-	-	3,504
<b>Total Liabilities</b>	<b>\$ 5,347</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,347</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series	\$ -	\$ 525,104	\$ -	\$ 525,104
Capital Project - Series	-	-	403	403
Unassigned	153,841	-	-	153,841
<b>Total Fund Balances</b>	<b>\$ 153,841</b>	<b>\$ 525,104</b>	<b>\$ 403</b>	<b>\$ 679,348</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 159,188</b>	<b>\$ 525,104</b>	<b>\$ 403</b>	<b>\$ 684,695</b>

**Hemingway Point**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 253,746	\$ 253,746	\$ 254,749	\$ 1,003
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 253,746</b>	<b>\$ 253,746</b>	<b>\$ 254,749</b>	<b>\$ 1,003</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 9,600	\$ 1,000	\$ 2,400	\$ (1,400)
PR-FICA	734	77	184	(107)
Engineering	2,500	1,875	-	1,875
Attorney	15,000	11,250	7,253	3,998
Annual Audit	4,800	4,800	4,800	-
Assessment Administration	1,000	1,000	1,000	-
Dissemination Agent	2,500	1,875	1,875	-
Trustee Fees	8,000	8,000	8,000	-
Management Fees	39,305	29,479	29,479	-
Information Technology	500	375	375	-
Website Maintenance	1,060	795	795	-
Telephone	50	38	-	38
Postage & Delivery	1,250	938	210	728
Insurance General Liability	7,715	7,715	7,127	588
Printing & Binding	750	563	195	368
Legal Advertising	1,000	750	1,805	(1,055)
Other Current Charges	850	638	67	570
Office Supplies	150	113	0	112
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	8,500	-	-	-
<b>Total General &amp; Administrative</b>	<b>\$ 105,439</b>	<b>\$ 71,453</b>	<b>\$ 65,738</b>	<b>\$ 5,715</b>

# Hemingway Point

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Maintenance Expenditures</b>				
Field Management	\$ 12,720	\$ 9,540	\$ 9,540	\$ -
Security/Pool Attendant	22,000	16,500	7,892	8,608
Phone/Internet	2,500	1,875	1,782	93
Electric	7,500	5,625	4,144	1,481
Water	6,500	4,875	4,388	487
Property Insurance	6,500	6,500	6,554	(54)
Repairs & Maintenance	20,000	15,000	5,780	9,220
Landscape Maintenance	21,000	15,750	21,505	(5,755)
Tree Trimming	7,500	5,625	5,456	169
Janitorial Service & Supplies	4,750	3,563	4,278	(716)
Pool Maintenance	12,000	9,000	17,328	(8,328)
Operating Supplies	4,500	3,375	-	3,375
Pressure Washing/Painting	8,000	6,000	1,000	5,000
Landscape Lighting & Replacement	5,000	3,750	-	3,750
Pest Control	660	495	-	495
Dues, Licenses	-	-	250	(250)
Contingencies/Reserve	33,275	24,956	3,873	21,084
<b>Subtotal Field Expenditures</b>	<b>\$ 174,405</b>	<b>\$ 132,429</b>	<b>\$ 93,770</b>	<b>\$ 38,659</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 174,405</b>	<b>\$ 132,429</b>	<b>\$ 93,770</b>	<b>\$ 38,659</b>
<b>Total Expenditures</b>	<b>\$ 279,844</b>	<b>\$ 203,881</b>	<b>\$ 159,508</b>	<b>\$ 44,374</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (26,098)</b>	<b>\$ 49,864</b>	<b>\$ 95,241</b>	<b>\$ 45,376</b>
<b>Net Change in Fund Balance</b>	<b>\$ (26,098)</b>	<b>\$ 49,864</b>	<b>\$ 95,241</b>	<b>\$ 45,376</b>
<b>Fund Balance - Beginning</b>	<b>\$ 26,098</b>		<b>\$ 58,600</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 153,841</b>	

# Hemingway Point

## Community Development District

### Debt Service Fund Series 2013

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 165,900	\$ 165,900	\$ 166,367	\$ 466
Interest Income	-	-	10,573	10,573
<b>Total Revenues</b>	<b>\$ 165,900</b>	<b>\$ 165,900</b>	<b>\$ 176,939</b>	<b>\$ 11,039</b>
<b>Expenditures:</b>				
Interest 11/1	\$ 58,538	\$ 58,538	\$ 58,538	\$ -
Principal 11/1	45,000	45,000	45,000	-
Interest 5/1	57,131	57,131	57,131	-
<b>Total Expenditures</b>	<b>\$ 160,669</b>	<b>\$ 160,669</b>	<b>\$ 160,669</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,232</b>	<b>\$ 5,232</b>	<b>\$ 16,271</b>	<b>\$ 11,039</b>
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,232</b>	<b>\$ 5,232</b>	<b>\$ 16,271</b>	<b>\$ 11,039</b>
<b>Fund Balance - Beginning</b>	<b>\$ 167,761</b>		<b>\$ 258,831</b>	
<b>Fund Balance - Ending</b>	<b>\$ 172,993</b>		<b>\$ 275,101</b>	

**Hemingway Point**  
**Community Development District**  
**Debt Service Fund Series 2014**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 170,480	\$ 170,480	\$ 171,365	\$ 884
Interest Income	-	-	9,445	9,445
<b>Total Revenues</b>	<b>\$ 170,480</b>	<b>\$ 170,480</b>	<b>\$ 180,810</b>	<b>\$ 10,330</b>
<b>Expenditures:</b>				
Interest 11/1	\$ 56,469	\$ 56,469	\$ 56,469	-
Principal 11/1	55,000	55,000	55,000	-
Interest 5/1	55,197	55,197	55,197	-
<b>Total Expenditures</b>	<b>\$ 166,666</b>	<b>\$ 166,666</b>	<b>\$ 166,666</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,814</b>	<b>\$ 3,815</b>	<b>\$ 14,145</b>	<b>\$ 10,330</b>
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,814</b>	<b>\$ 3,815</b>	<b>\$ 14,145</b>	<b>\$ 10,330</b>
<b>Fund Balance - Beginning</b>	<b>\$ 138,695</b>		<b>\$ 235,858</b>	
<b>Fund Balance - Ending</b>	<b>\$ 142,509</b>		<b>\$ 250,003</b>	



**Hemingway Point**  
**Community Development District**  
**Capital Projects Fund Series 2013**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 15	\$ 15
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15</b>	<b>\$ 15</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15</b>	<b>\$ 15</b>
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 375</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 389</b>	

**Hemingway Point**  
**Community Development District**  
**Capital Projects Fund Series 2014**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 13</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 13</b>	

**Hemingway Point**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ 59	\$ 22,529	\$ 222,230	\$ 1,012	\$ 1,091	\$ 1,663	\$ 1,867	\$ 1,705	\$ 2,592	\$ -	\$ -	\$ -	\$ 254,749
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 59</b>	<b>\$ 22,529</b>	<b>\$ 222,230</b>	<b>\$ 1,012</b>	<b>\$ 1,091</b>	<b>\$ 1,663</b>	<b>\$ 1,867</b>	<b>\$ 1,705</b>	<b>\$ 2,592</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 254,749</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 2,400
PR-FICA	46	-	-	-	-	77	-	-	61	-	-	-	184
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,678	500	550	500	1,485	500	500	1,540	-	-	-	-	7,253
Annual Audit	-	-	4,800	-	-	-	-	-	-	-	-	-	4,800
Assessment Administration	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Dissemination Agent	208	208	208	208	208	208	208	208	208	-	-	-	1,875
Trustee Fees	4,500	-	-	-	-	3,500	-	-	-	-	-	-	8,000
Management Fees	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	-	-	-	29,479
Information Technology	42	42	42	42	42	42	42	42	42	-	-	-	375
Website Maintenance	88	88	88	88	88	88	88	88	88	-	-	-	795
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	11	7	8	8	3	56	58	51	8	-	-	-	210
Insurance General Liability	7,127	-	-	-	-	-	-	-	-	-	-	-	7,127
Printing & Binding	11	129	38	1	0	8	0	0	6	-	-	-	195
Legal Advertising	-	-	-	-	-	-	-	432	1,372	-	-	-	1,805
Other Current Charges	-	-	7	-	-	-	-	60	-	-	-	-	67
Office Supplies	-	-	-	-	-	0	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total General &amp; Administrative</b>	<b>\$ 18,762</b>	<b>\$ 4,250</b>	<b>\$ 9,017</b>	<b>\$ 4,122</b>	<b>\$ 5,102</b>	<b>\$ 8,754</b>	<b>\$ 4,172</b>	<b>\$ 5,697</b>	<b>\$ 5,861</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,738</b>

**Hemingway Point**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Maintenance Expenditures</b>													
Field Management	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ -	\$ -	\$ -	\$ 9,540
Security/Pool Attendant	1,945	-	-	1,280	1,280	1,180	1,120	685	403	-	-	-	7,892
Phone/Internet	196	196	196	198	207	198	197	197	197	-	-	-	1,782
Electric	642	716	700	22	549	470	524	-	520	-	-	-	4,144
Water	-	-	1,500	21	1,376	-	-	-	1,491	-	-	-	4,388
Property Insurance	6,554	-	-	-	-	-	-	-	-	-	-	-	6,554
Repairs & Maintenance	425	-	255	1,875	1,100	-	-	2,125	-	-	-	-	5,780
Landscape Maintenance	1,600	2,490	1,600	1,600	1,600	4,475	3,546	3,340	1,254	-	-	-	21,505
Tree Trimming	-	-	-	-	-	-	-	5,456	-	-	-	-	5,456
Janitorial Service & Supplies	160	1,050	418	500	300	625	525	50	650	-	-	-	4,278
Pool Maintenance	520	1,211	520	520	1,720	8,033	1,428	2,855	520	-	-	-	17,328
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing/Painting	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Landscape Lighting & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues/Licenses	-	-	-	-	-	-	-	-	250	-	-	-	250
Contingencies/Reserve	-	-	-	3,873	-	-	-	-	-	-	-	-	3,873
<b>Subtotal Field Expenditures</b>	<b>\$ 14,102</b>	<b>\$ 6,723</b>	<b>\$ 6,249</b>	<b>\$ 10,948</b>	<b>\$ 9,193</b>	<b>\$ 16,041</b>	<b>\$ 8,401</b>	<b>\$ 15,768</b>	<b>\$ 6,345</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,770</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 14,102</b>	<b>\$ 6,723</b>	<b>\$ 6,249</b>	<b>\$ 10,948</b>	<b>\$ 9,193</b>	<b>\$ 16,041</b>	<b>\$ 8,401</b>	<b>\$ 15,768</b>	<b>\$ 6,345</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,770</b>
<b>Total Expenditures</b>	<b>\$ 32,863</b>	<b>\$ 10,973</b>	<b>\$ 15,266</b>	<b>\$ 15,070</b>	<b>\$ 14,295</b>	<b>\$ 24,795</b>	<b>\$ 12,573</b>	<b>\$ 21,465</b>	<b>\$ 12,206</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 159,508</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (32,805)</b>	<b>\$ 11,556</b>	<b>\$ 206,964</b>	<b>\$ (14,058)</b>	<b>\$ (13,204)</b>	<b>\$ (23,132)</b>	<b>\$ (10,706)</b>	<b>\$ (19,760)</b>	<b>\$ (9,614)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 95,241</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (32,805)</b>	<b>\$ 11,556</b>	<b>\$ 206,964</b>	<b>\$ (14,058)</b>	<b>\$ (13,204)</b>	<b>\$ (23,132)</b>	<b>\$ (10,706)</b>	<b>\$ (19,760)</b>	<b>\$ (9,614)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 95,241</b>

**Hemingway Point**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2013, Special Assessment Bonds (Phase One Project)</b>		
Original Issue Amount:	9/30/13	\$2,135,000
Term 1:	\$335,000	
Interest Rate:	5.25%	
Maturity Date:	11/1/2022	
Term 2:	\$615,000	
Interest Rate:	6.25%	
Maturity Date:	11/1/2032	
Term 3:	\$1,165,000	
Interest Rate:	6.75%	
Maturity Date:	11/1/2042	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$82,950	
Reserve Fund Balance	84,045	
Bonds Outstanding		\$2,135,000
Less: Principal Payment - 11/1/13		(\$30,000)
Less: Principal Payment - 11/1/14		(\$30,000)
Less: Principal Payment - 11/1/15		(\$30,000)
Less: Principal Payment - 11/1/16		(\$30,000)
Less: Principal Payment - 11/1/17		(\$35,000)
Less: Principal Payment - 11/1/18		(\$35,000)
Less: Principal Payment - 11/1/19		(\$40,000)
Less: Principal Payment - 11/1/20		(\$40,000)
Less: Principal Payment - 11/1/21		(\$40,000)
Less: Principal Payment - 11/1/22		(\$45,000)
Less: Principal Payment - 11/1/23		(\$45,000)
<b>Current Bonds Outstanding</b>		<b>\$1,735,000</b>

**Series 2014, Special Assessment Bonds (Phase Two Project)**

Original Issue Amount:	8/21/2014	\$2,500,000
Term 1:	\$47,000	
Interest Rate:	4.625%	
Maturity Date:	11/1/2024	
Term 2:	\$760,000	
Interest Rate:	5.00%	
Maturity Date:	11/1/2034	
Term 3:	\$1,270,000	
Interest Rate:	6.75%	
Maturity Date:	11/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$85,241	
Reserve Fund Balance	86,135	
Bonds Outstanding		\$2,500,000
Less: Principal Payment - 11/1/15		(\$35,000)
Less: Principal Payment - 11/1/16		(\$40,000)
Less: Principal Payment - 11/1/17		(\$40,000)
Less: Principal Payment - 11/1/18		(\$45,000)
Less: Principal Payment - 11/1/19		(\$45,000)
Less: Principal Payment - 11/1/20		(\$50,000)
Less: Principal Payment - 11/1/21		(\$50,000)
Less: Principal Payment - 11/1/22		(\$55,000)
Less: Principal Payment - 11/1/23		(\$55,000)
<b>Current Bonds Outstanding</b>		<b>\$2,085,000</b>

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Miami-Dade County**  
**Fiscal Year 2024**

Gross Assessments    \$        267,100.89    \$        174,631.90    \$        179,453.12    \$        621,185.91  
Net Assessments        \$        253,745.85    \$        165,900.31    \$        170,480.46    \$        590,126.61

**ON ROLL ASSESSMENTS**

allocation in %                    43.00%                    28.11%                    28.89%                    100.00%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2013 Debt Service	2014 Debt Service	Total
10/06/23	\$ 95.51	\$ -	\$ 0.95	\$ 64.96	\$ 159.52	\$ 66.45	\$ -	\$ 93.07	\$ 159.52
11/10/23	16.37	-	0.16	10.20	26.41	11.00	-	15.41	26.41
11/17/23	17.46	-	0.17	11.15	28.44	11.85	-	16.59	28.44
11/20/23	10,561.05	429.75	105.61	-	10,025.69	4,318.67	2,981.50	2,725.52	10,025.69
11/24/23	44,265.39	1,752.83	442.68	-	42,069.88	18,188.84	13,913.68	9,967.36	42,069.88
12/07/23	541,924.50	21,459.78	5,419.27	-	515,045.45	221,429.31	144,105.96	149,510.18	515,045.45
12/27/23	1,999.88	59.32	20.00	1.64	1,922.20	800.77	-	1,121.43	1,922.20
01/09/24	2,410.00	71.58	24.10	-	2,314.32	1,011.97	1,004.18	298.17	2,314.32
02/06/24	1,909.05	37.19	19.07	21.25	1,874.04	829.61	1,026.37	18.06	1,874.04
02/27/24	-	-	-	587.45	587.45	252.51	163.40	171.53	587.45
03/11/24	3,895.25	38.36	38.96	14.01	3,831.94	1,645.18	1,024.89	1,161.87	3,831.94
03/20/24	\$0.00	\$0.00	\$0.00	\$41.30	\$41.30	17.75	11.49	\$12.06	\$41.30
04/10/24	4,526.96	0.10	45.27	-	4,481.59	1,867.00	0.01	2,614.58	4,481.59
05/08/24	3,875.16	-	38.75	135.16	3,971.57	1,705.45	1,069.00	1,197.12	3,971.57
06/10/24	3,875.16	-	38.75	197.74	4,034.15	1,731.40	1,066.30	1,236.46	4,034.15
06/24/24	1,997.37	-	19.97	88.98	2,066.38	860.84	-	1,205.54	2,066.38
<b>TOTAL</b>	<b>\$ 621,369.11</b>	<b>\$ 23,848.91</b>	<b>\$ 6,213.71</b>	<b>\$ 1,173.84</b>	<b>\$ 592,480.33</b>	<b>\$ 254,748.61</b>	<b>\$ 166,366.78</b>	<b>\$ 171,364.94</b>	<b>\$ 592,480.33</b>

<b>100.03%</b>	<b>Percent Collected</b>
<b>\$ (183.20)</b>	<b>Balance Remaining to Collect</b>