



***Hemingway Point
Community Development District***

<http://www.hemingwaycdd.com>

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

March 29, 2023



Hemingway Point

Community Development District

Special Meeting Agenda

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

Wednesday
March 29, 2023
2:00 p.m.

Waterstone Bay Clubhouse
1355 Waterstone Way, Homestead, FL 33033
<https://meet.goto.com/614333661>
1 (872) 240-3412; Access Code: 614-333-661

1. Oath of Office for Mr. Carlos Suarez
2. Roll Call
3. Approval of the Minutes of the January 25, 2023 Meeting
4. Consideration of **Resolution #2023-03** Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing
5. Consideration of Quote with National General Insurance Company
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field/Property Manager – Monthly Report
 - D. CDD Manager
7. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
8. Supervisors Requests and Audience Comments
9. Adjournment

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

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

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, January 25, 2023, at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

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| Russell Brick | Chairman |
| Cheryll Angell | Assistant Secretary |
| Carlos Suarez | Assistant Secretary (by phone) |
| Randy Berbrick | Assistant Secretary |

Also present were:

| | |
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| Ben Quesada | District Manager |
| Scott Cochran | District Counsel |
| Paul Winkeljohn | Governmental Management Services (by phone) |
| Mayra Padilla | Governmental Management Services |
| Wendy Lopez | HOA Property Manager (by phone) |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2023-01 Declaring Vacancies on the Board of Supervisors – Seat #3, Seat #4 and Seat #5 and Consideration of Appointment (s) of Supervisor(s) to Vacant Seat(s)

Mr. Quesada: One of the first orders of business is organizational matters, and the consideration of resolution #2023-01 declaring vacancies on the Board of Supervisors for seats #3, #4, and #5, and consideration of appointments of Supervisors to vacant seats. So, Scott if you would walk us through the first step which would be to declare the vacancies.

Mr. Cochran: Yes, so this is just the background, there are three seats, seat #3 which was Carlos Suarez, seat #4, Randy Berbrick, and seat #5, Russell Brick that were up for the general election that happened in November, and in order to qualify for that election you had to qualify back in June before the election. According to the Supervisor of Elections office no one qualified to run for those seats so that means as of, once the time the general election passes the District has to declare those seats vacant and then try to fill those vacant seats. By Statute what happens is, when the seats get declared vacant, the incumbent, if you will, Supervisors that are occupying those seats, remain in those seats until another qualified elector from the District gets appointed to fill the seats, which is known as a holdover until someone is appointed to fill those seats. So, the first order of business basically is that resolution, and that's just declaring vacant seats for those three seats, seats #3, #4, and #5. So, you would need to entertain a motion to adopt that resolution.

On MOTION by Ms. Angell seconded by Ms. Berbrick with all in favor, Resolution #2023-01 declaring vacancies on the Board of Supervisors for Seat #3, Seat #4 and Seat #5 was approved.

Mr. Winkeljohn: Ben, this is Paul, can you hear me?

Mr. Quesada: Yes.

Mr. Winkeljohn: Ok, I dropped off the line and came back in so I could hear you and you could hear me, thank you.

Mr. Quesada: No problem, we just adopted the resolution declaring the vacancies. So, Scott, the next step would be to appoint someone?

Mr. Cochran: Yes, so the next step is, as I mentioned, those seats are now vacant with the adoption of that resolution, and you all may appoint a qualified elector of the District to fill those vacant seats. So, a qualified elector is again, somebody who, basically if you're registered to vote within the District and you meet all the qualifications if you're a US citizen, you're the appropriate age, you reside within the District and you're registered to vote within the District. So, anyone that meets those qualifications can be appointed to fill one of those seats. So, since Carlos Suarez's seat was one of those

seats you can still move to appoint, and basically you have to do them one at a time. So, if you would like to re-appoint Randy Berbrick to seat #4, and Carlos Suarez to seat #3 and Russell Brick to seat #5, which are their seats currently that they are holdovers in, you would just need to make separate motions for each one, so you'd have to take them one at a time. So, it's up to the Board if you'd like to move to appoint each Supervisor to fill one of those seats.

Ms. Angell: I make a motion to fill seat #3 with Carlos Suarez.

On MOTION by Ms. Angell seconded by Ms. Berbrick with all in favor, appointing Carlos Suarez to seat #3 was approved.

Mr. Suarez: I'll make a motion to appoint Randy Berbrick to seat #4.

On MOTION by Mr. Suarez seconded by Ms. Angell with all in favor, appointing Randy Berbrick to seat #4 was approved.

Ms. Berbrick: I will make a motion to appoint Russell Brick to seat #5.

On MOTION by Ms. Berbrick seconded by Ms. Angell with all in favor, appointing Russell Brick to seat #5 was approved.

Mr. Quesada: So, we have now appointed those Supervisors back to their original seats, and just for clarification of the record Carlos Suarez will remain in seat #3, for seat #4 we have Randy Berbrick, who will remain in seat #4, and seat #5 will be Russell Brick.

B. Oath of Office for Elected/Newly Appointed Supervisor(s)

Mr. Cochran: Now, that basically counts as saying that you were newly appointed or if you were elected, so now the Supervisors that are here in person need to take the oath of office, and since Carlos is remote to this meeting, unless he has a

notary present with him to administer the oath in the State of Florida, which I'm assuming is not the case, we can do his oath next meeting.

Mr. Quesada: Ok.

Mr. Cochran: But, for Russ and Randy and at least one of you is a notary, correct?

Mr. Quesada: Yes.

Mr. Cochran: Ok, so it would be appropriate to administer the oaths of office, and that can be done together, you don't have to do them separately.

Mr. Quesada: Ok, so I'm going to read into the record the oath, and once I say the word "I", each of you would state your names independently for the record, so "I".

Mr. Brick: Russell Brick.

Ms. Berbrick: Randy Berbrick.

Mr. Quesada: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Hemingway Point Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Hemingway Point Community Development District, Miami-Dade County, Florida.

Mr. Brick: So help me God.

Ms. Berbrick: I do.

Mr. Quesada: Thank you very much. So, we'll notify our office, and you will be getting an email from them, there is some paperwork you need to file with the state and whatnot but we can talk after the meeting about that.

Ms. Berbrick: Ok.

C. Consideration of Resolution #2023-02 Electing Officer(s)

Mr. Quesada: Now comes the next part of the meeting which is, anytime you have an election, or anytime you have an appointment of officers on your Board is the election of officers. So, the next item is consideration of resolution #2023-02 electing officers, and in your motion, you can state the name of the officers if you want, or just

keep the officers the same which management recommends if there's not an issue there, that you can just make a motion saying that you want to adopt the resolution keeping all the officers in the same positions.

Ms. Berbrick: I make a motion to keep all the officers in the same positions for resolution #2023-02.

On MOTION by Ms. Berbrick seconded by Ms. Angell with all in favor, Resolution #2023-02 electing officers, keeping the existing slate of officers was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 26, 2022 Meeting

Mr. Quesada: Moving on to item No. 3 on the agenda, which is the approval of the minutes from the October 26, 2022 meeting. Are there any comments from the attorney?

Mr. Cochran: For the minutes, no.

Mr. Quesada: Ok, does anybody else have any comments on the minutes, if not, a motion to approve the minutes would be in order.

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

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2022

Mr. Quesada: So, now we're going to the audit, and basically you guys are required as a CDD to have an audit at the end of the year. Basically, a copy of the audit is in front of you, there were no abnormalities, and everything was found in good order. If you have any questions let us know, and if not, a motion to accept the audit for fiscal year ending September 30, 2022 would be in order.

On MOTION by Ms. Berbrick seconded by Mr. Suarez with all in favor, accepting the audit for Fiscal Year ending September 30, 2022 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving on to staff reports, Mr. Attorney, Scott.

A. Attorney

Mr. Cochran: Yes, good afternoon everyone, good to see you all again. I don't have too much to report other than that the Dade County Property Appraiser continues to give us a hard time about taxes on the pool parcel, so I'm working with GMS, the management company of the District, to try to get that issue taken care of but, we're still in progress on that. So, that's all I have really to report.

Mr. Brick: If you could just re-hash that real quick, they want to charge us more taxes than it's worth?

Mr. Cochran: So, typically government property, which is the property owned by the District is supposed to be tax exempt because it's government property. Part of that is that the property has to be used for a public purpose, and basically open for the public to use. So, what they have, and this is not the only District where they've done this, other Districts that have clubhouse facilities or recreational facilities, they are in some cases claiming that it's not open to the public because one of their inspectors went there, and was not able to get in there. He basically said, and this property is a little bit different because there's not a person that's there for access, but they're basically saying there's not enough evidence it's open to the public for use, and we show them our documents that say, any member of the public can purchase a membership for roughly the same amount, or it's equivalent to the portion of your assessments that go towards that property. So, it's basically just like members of the public can go to pay to use a municipal pool or county tennis court, or a golf course, or whatever, that's a similar kind of thing here, which members of the public who don't live within Hemingway Point can get in, and purchase the membership, and then use the pool, just like the community can. So far they've not been satisfied with that, they're basically saying, yes, your paperwork is fine but, we think in reality you could go there to experience that. So, one of the things we're working with is just trying to make it very

clear, and posting some kind of information there at the facility that says it's open to the public, and if they want to purchase a membership, and give some information about how they could do that, go to the website, or contact whoever, and then also posting that information on the District's website, and there are things that are posted on there but, it's just kind of belts and suspenders, just making it more obvious so that they can't say if they send somebody to the pool, they'll see something posted there, and if they go to the website they'll see something posted there, just making it very clear, and then they really don't have an argument but, now we're just trying to deal with past history to see if we can get it cleaned up.

Mr. Quesada: And let me tell you, your website has everything on there, so that part, like you're saying, it's fine, it's just they're being real strict as far as what they want to see at the vicinity, and that's what we'll work with him on.

Mr. Cochran: And it's odd, it's really only happened like, because our firm represents many Special Districts throughout the state and Miami-Dade County is the only ones that we've ever had this issue come up, and it's really only been in the last few years where they've started doing this where properties that have always been no assessment, and then all of a sudden they decided, oh no, we're going to assess them this year.

Mr. Brick: Well, it's absurd because by very definition, the inspector would not be allowed in the pool because he's not a member.

Mr. Cochran: Right.

Mr. Brick: And it's plain and simple on our website, they're just playing political footsy I guess.

Mr. Cochran: Yes, and I think they're just trying to get additional revenue by that kind of thing, and it's unfortunate because when it first came up, they seemed to be a little bit more interested in just trying to understand CDDs because they weren't that familiar with them, and the fact that they are governmental entities, and the way things were but, in more recent years, they know these things but, they're just trying to play these kind of "got you" games, so it's unfortunate because it's costing Districts resources to try to make it right.

Ms. Angell: So, are you saying that we have to get some kind of sign made to put on the front of the pool, is that what we have to do?

Mr. Cochran: Not necessarily have a sign made, I think, and again this is just from feedback from them as far as things that would satisfy them, it's not like a legal requirement but, some type of thing, and it can be as simple as a paper that's posted in such a way that it's going to remain there, and can't just be removed.

Mr. Quesada: We could put a vinyl sign somewhere.

Mr. Cochran: You could put a sign, you could something in a shadow box form, just something there that just essentially says, a paragraph or a couple of sentences, this pool is owned and maintained by the CDD.

Mr. Quesada: They sent a memo out to us, so we're working on that already.

Mr. Brick: Do you have a stock statement we can use?

Mr. Quesada: That's basically what they sent us.

Mr. Cochran: Yes, that's basically it, just a stock statement to go and be posted physically at the premises which is kind of the same statement being posted to the relevant part of the website, so that if they go there and they see that, even having like an application form for someone to fill out if they wanted to be a member.

Mr. Quesada: We have that on the website.

Mr. Cochran: So, it's things like that but, like I said, we're working on trying to negotiate with the Property Appraiser and their attorney about it, we just don't know the outcome.

Mr. Quesada: Thank you, Scott.

B. Engineer

Mr. Quesada: Moving on to engineering, I have nothing to report.

C. Field/Property Manager - Monthly Report

Mr. Quesada: Moving on to the field, just a couple of little things, you can see in the report, we had some wear and tear on the pavers there, that was recently addressed which was from some of the roots from the nearby trees. We were just there I think yesterday, and we're doing really well around the perimeter there. You know you do get over the winter, during the change of the season, you start to lose a lot of leaves,

and it is kind of cold right now, and they actually did a really good job of cleaning everything up out there yesterday while they were doing service. So, we happened to catch them at the right time to make sure everything was in order. Just some maintenance in the restrooms, they just recently did, we swapped out the soap dispensers they were starting to rust out a little bit, and some of the valves on the urinals and toilets were recently swapped out. Other than that, I have nothing else to add, I see they're still building the traffic light there for the neighboring community, so there's not much we can do, that's all county jurisdiction, we can't get involved until they're finished. I heard the holiday lights were successful, we had no maintenance issues there, and the décor was a nice little touch, I think this year, the presents and ornaments looked really nice.

Ms. Berbrick: It was perfect, the perfect amount.

Ms. Angell: It was very nice.

Ms. Berbrick: It was beautiful, it was the right amount for our size development.

Mr. Quesada: I'm happy to hear that, and we had no complaints so that's a good sign.

Mr. Brick: I'm very impressed.

Mr. Quesada: Alright, and then having as far as our busy season as far as the restrooms go, we have somebody there doing a deep cleaning, especially closer to the weekends, so having a lot of team effort going there between the doggie stations, and other things, so we've been tweaking some things all around but it's been working really well so far. Also, in between pressure cleanings and whatnot, treating the mildew has been working well.

D. CDD Manager

Mr. Quesada: Moving on to CDD manager, Paul, do you have anything to add?

Mr. Winkeljohn: No, but thank you for the feedback on the holiday lighting, that's much appreciated.

Mr. Quesada: Great.

SIXTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Quesada: Moving on to financial reports, approval of the check run summary, and the balance sheet and income statement. If there are any questions I can take those, if not, a motion to approve would be in order.

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| On MOTION by Ms. Angell seconded by Ms. Berbrick with all in favor, the Check Register and the Balance Sheet, and Income Statement were approved. |
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SEVENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Mr. Quesada: Moving on to Supervisor's requests and audience comments, so we'll start with the audience, Wendy do you have any questions or comments for the Board? Wendy, you cut off as soon as you started to speak, can you try repeating that?

Ms. Lopez: I'm sorry.

Mr. Quesada: Wendy, are you in your car because you start to say something, and then it cut off?

Ms. Lopez: No.

Mr. Quesada: Ok, we're having trouble hearing you Wendy but, if you have any questions or concerns I'll be happy to share it with the Board if you want to reach out to me privately, or email me, I'd be happy to update you on anything you have for us.

Ms. Lopez: Ok.

Mr. Quesada: Ok, are there any Supervisor's request?

Ms. Angell: Can I say something?

Mr. Quesada: Sure.

Ms. Angell: I wanted to just ask about the playground, remember we talked because some of the neighbors had said that there was dog poop in the children's playground, and did you get to look at that, or is the person that's doing the cleaning in our development, are they taking a walk there just to see, and if there is to clean it up? I just wanted to know.

Mr. Quesada: As far as debris goes and whatnot?

Ms. Angell: No, the dog poop in the children's play area.

Mr. Quesada: Oh, yes, we talked to Adrian about that, and we were there just yesterday, we walked the area, and I didn't see anything. I can speak with staff, and you do have somebody that comes and changes out the doggie station so we kind of worked that into the rotation. I haven't had any issues or received any more complaints or anything and we haven't observed anything during our last two site visits in the last couple of weeks.

Ms. Angell: Ok, that's very good then I just wanted to bring it to your attention.

Mr. Suarez: Yes, and what I was going to say about that, I mean what I've noticed going to check the mail, people are kind of using it as a dog park now, it's so they can stay close and walk their dog, so honestly, he can check it but, if someone brings their dog that night until the next time they come, because they don't usually come every day but, I've noticed that people are using it almost like a dog park now, so I guess there's nothing we can do about that.

Mr. Quesada: So far, and based on our observations, it looks like most people are doing the right thing, and they do have a lot of doggie stations out there, so they're picking up after themselves it seems. Again, if anything like that ever pops up let us know, we are out there once every couple of weeks, and we have staff there every other day.

Mr. Suarez: Ok.

Ms. Angell: My next question is, the bushes around the pool, are we going to take like a walk to see if we need to plant any new ones around the pool? Is that coming up in springtime, or at the next meeting?

Mr. Quesada: Yes, and we did get some proposals from the landscaping company at that time when money was a little bit tight but, just keep in mind that it is along a retention pond, and you guys have the plant material. There are plants that are doing ok there, that's the bougainvillea and whatnot.

Ms. Angell: And I'm not saying take all of them out but, if there's one that looks like it's dying, or whatever, something like that, that's what I'm talking about.

Mr. Quesada: Ok.

Mr. Brick: I would like to see more bougainvillea go in there.

Mr. Quesada: Ok.

Mr. Brick: Yes, because nobody is climbing over that fence with those plants there.

Ms. Angell: Right.

Mr. Quesada: Ok, so we will talk to Milton and see about filling in some areas.

Mr. Brick: I didn't even know that we actually planted any already.

Ms. Angell: Well, we had but, we had talked about, and I know a few of the neighbors had said that there's dead ones around the pool, it doesn't look good, so that's why I'm bringing it up at the meeting just to say, can we observe it, and see if there's dead ones and plant something else in it's place, or whatever, but if that's the bushes that you want, that's fine, then at least something is planted there in the spot.

Mr. Quesada: Ok, got it, sure. No matter what we do, I will talk to Milton, and we just want to be conservative because the big concern is you get a lot of moisture there, and there's additional services that will be required to keep maintaining that landscaping if you go too heavy.

Ms. Angell: And I'm not saying go heavy, I'm saying if there's anything that's dead, if it's not dead, then fine.

Mr. Quesada: Perfect, ok, we'll give you an update on that at the next meeting.

Ms. Angell: Ok.

Mr. Brick: I need to ask a question.

Mr. Winkeljohn: Hey Ben, I need to talk about something.

Mr. Quesada: Sure.

Mr. Winkeljohn: And this is to add a little bit to the beginning of our budget cycle, we usually like to propose a budget in, not usually as early as February, but usually at the March meeting, and this year the week of our meeting is Dade County's spring break, and I don't want to miss the March meeting if any of us have a conflict, I know I personally may be out of town, I think Ben is as well. What I recommend is two things, one, we authorize moving the March 22nd meeting to the 29th of March, and then technically that would be the beginning of our budget cycle, we bring a proposed budget to the meeting to begin to discuss it.

Mr. Brick: That sounds good.

Mr. Quesada: Does anybody have any issues with March 29th?

Ms. Angell: That's fine.

Ms. Berbrick: That's good.

Mr. Quesada: Ok, no issues there Paul, is direction to staff good enough?

Mr. Winkeljohn: No, I'd like a motion, please.

Mr. Quesada: Ok.

On MOTION by Ms. Angell seconded by Ms. Berbrick with all in favor, authorizing staff to move the March 22nd meeting to March 29th at 2:00 p.m. for the proposed budget was approved.

Mr. Winkeljohn: Thank you.

Mr. Quesada: Ok. Cheryll, do you have any more requests?

Ms. Angell: Yes, the last one, and we may not be able to do anything about this year because it would have to go in the budget but, just looking at the lights in front of the pool, all those lights, they're lit but they look like they're really in bad shape, on the outside.

Mr. Quesada: The fixtures?

Ms. Angell: Yes, they're tilting and whatever, so I don't know if we can start thinking about getting people to give us estimates on them. I don't know how expensive they are, and I honestly have no clue of how expensive they are.

Mr. Quesada: Got it, so what I'll do is, I have a contractor who's basically hard to beat his pricing, so let's just take a look and see what that looks like, and then, Paul did mention at our March meeting we were going to be doing the proposed budget, so these are things we'll talk to our accountant about in case there's any issues or if we can make some wiggle room for some of these extra things that we'll do.

Ms. Angell: And I don't know if you noticed at all.

Mr. Quesada: Yes, I have, and we're trying to do different projects.

Ms. Angell: Right, I we do, we're trying to do just a little bit at a time.

Mr. Quesada: Yes, ok got it, no problem, we'll get some pricing on that thought.

Mr. Brick: I have a question.

Mr. Quesada: Yes sir.

Mr. Brick: So, in the financial report, under assets, right above, liabilities deferred, resources and fund balances.

Mr. Quesada: What page are you on, does it tell you what page?

Ms. Berbrick: Yes, down in the right-hand corner.

Mr. Brick: It's page 67.

Mr. Quesada: Ok.

Mr. Brick: Series 2013, is that a bond series?

Mr. Quesada: Yes, the 2013 bond, Paul?

Mr. Winkeljohn: Yes.

Mr. Brick: And then the 2014 bond?

Mr. Quesada: He's asking about the 2013 and the 2014 Series Bonds, and Russ what was your question specifically?

Mr. Brick: We have reserves in both of those bonds, totaling \$168,000 is that correct?

Mr. Winkeljohn: Correct, each of the bonds has a reserve requirement.

Mr. Brick: Ok, so that requirement, that money is in reserve available to us in emergencies?

Mr. Winkeljohn: No, it's in reserve if there was some unexpected default of the bonds, and we need one year of bond payments which is covered by the reserves, and that gives the District a year to find a financial way to recover. If you don't pay the bond payment after the reserves are replenished, and even when you tap the reserves, you immediately have to have solutions, if there's a bunch of debt. I will note that the 2013 bond may ripen up for a refinancing this year, believe it or not the banks are predicting they could do some tax-free bond money this year at a competitive rate, closer to November but, I'll keep you posted if that comes through.

Mr. Brick: Ok, so what is the current balance of the reserve for the community in case of emergency?

Mr. Winkeljohn: Ok, so that would be over on the general fund column, if you look at the total at the bottom of that column, and I don't have a readable one in front of me, how much does it say?

Ms. Berbrick: It says, \$195,778.

Mr. Winkeljohn: So, right now you have cash of a little over \$195,000, so if you look at your total assessment for the year on the next page, you're revenue per year, and at this time of year you're probably about 85% collected, so when your 100% collected the difference between those two numbers is how much you have in reserve as of today.

Mr. Brick: Ok.

Mr. Winkeljohn: So, you're pretty light on reserves.

Mr. Brick: That's what I thought.

Mr. Winkeljohn: And actually, to jump ahead a little bit, in March, when we do give you the proposed budget, we'll have 100% revenue at that time and it will give the exact picture, and I believe staff will be recommending that you consider maybe a slight revenue increase. The revenue increase you had a couple of years ago may not have been sufficient to accelerate your reserves. It covered the new expenses that you added, but it didn't help you build a reserve, so that's something for the Board to consider.

Mr. Brick: Ok. I don't see that figure right now but, that's alright, I'm sure you'll let us know next month.

Mr. Winkeljohn: Yes, definitely.

Mr. Brick: Ok.

Mr. Quesada: Are there any other Supervisor requests?

Ms. Berbrick: Yes, I would like to talk to you guys about, a few of the neighbors have asked about whether or not we could put some cameras on the way into the development, and also about speed bumps which are the county, so they would have to go through the county for that, correct?

Mr. Quesada: Yes, so starting first with the cameras, we can request a proposal, typically the trickiest part there is the internet because you don't have any internet connection, but there are other ways.

Mr. Brick: Actually, we do, we have internet at the pool.

Mr. Quesada: At the pool, but she's asking about the front.

Mr. Brick: I know, but the problem was that it would need to be a direct connect system from the structure at the front of the development to the pool, and you need a direct line in order for that to work.

Ms. Berbrick: Ok.

Mr. Brick: Either that, or we try to bury a hard wire.

Ms. Berbrick: No, that's crazy.

Mr. Quesada: We'll talk to somebody and see and get you an estimate.

Ms. Berbrick: Ok, talk to somebody and see what the actions are, and how much it would be.

Mr. Brick: We actually went through this like 2 years ago and it was very costly.

Mr. Quesada: I think we have to wait and see what the math looks like and we can bring it back to you guys.

Ms. Berbrick: Great.

Mr. Quesada: As far as the speed humps, yes, those are county roads, the county would have to get involved.

Ms. Berbrick: And of course, the light is coming, and we just have to wait that out.

Mr. Quesada: Yes, the traffic light.

Ms. Berbrick: That's all I have.

Mr. Quesada: Ok.

Mr. Brick: So, would there be a way for us to have a place on the website where say, we send out a letter detailing these costs, and how much the assessment would be if they could actually vote on whether or not they really wanted these improvements because they're the ones that will have to pay for them? We are all going to have to pay for them, and those improvements are not in our current budget, and the only way they'll be in our future budget is if we assess for it.

Mr. Quesada: So, here's what I recommend, and Paul, you can step in if you want but, we can make sure that through the HOA and whatnot, you properly advertise your proposed budget meeting because all you're doing at that meeting is adopting a

ceiling for your budget, which does not mean you're going to increase, you can decide at the budget adoption meeting to keep your budget the same if you choose, but I think having a public forum, like having a publicly advertised meeting which we do, and taking the extra step of getting the HOA involved, having them send a mass email and whatnot to the community, we can discuss those things at the proposed budget meeting and have feedback.

Mr. Brick: Ok, so I already see this, because we've already been down this road, there needs to be a place where I can log into, and I can say, yes or no. If we can do that on our website, then we should disseminate the information, we should come up with a proposal, we should let them know, or we just do it arbitrarily but, apparently, there are some members of the Board that feel it's better that we do it publicly.

Mr. Winkeljohn: Yes, and there's a couple of strategies that you can use, and I'm glad you're talking about it now, there are things called widgets that you can put on a website that are pretty easy to upload, but just philosophically you as the representatives of the community, so polling is really not necessary. It's your thinking of the assessment of the needs of the community that they elected you to make those decisions. So, in this form of government, polling is really contrary to why you were elected to be honest but, I understand, good consensus building, etc., so either the HOA could send out an email with one of those poll systems, and I can't remember the name right now, but there are a bunch of them, and they're very easy to spread around, and you could take that feedback but ultimately, it's your decision. One of the strategies most people use like yours do, is you'll hold an evening meeting to discuss these items, maybe in April or May, and then if you feel that now we want you to live without reserves and not raise the assessment, and you decide that your choice as elected officials, then you back up and you adopt the existing assessment level, like that would be your fallback point but, if you feel there's an appetite for it, then you could go ahead with the public portion of it, it's just more formal, and it requires a letter be sent to each resident so, what I'm saying it that's a soft test to see how people feel about it before you're obligated to send that letter and hold a formal public hearing, if that makes sense.

Mr. Brick: Well, I have no problem with making an arbitrary decision because I'm here to be in the best interest of the community but, what I would like to avoid is all the bogus backbiting that happens behind closed doors, at HOA meetings, on social media, nobody seems to understand that things aren't free, and every time we try to explain it to them, they still don't understand, so I'm not quite sure what to do here. I'm just spit balling trying to throw out some ideas to make it as peaceful as possible to get more money, because that's the basic premise here.

Mr. Winkeljohn: Right.

Mr. Brick: We need more money to make these capital improvements.

Ms. Lopez: So, I have a question. (inaudible comment) So, I don't have a problem with that.

Mr. Quesada: Ok, so again, some of us are having trouble hearing you, but I basically heard you. So, basically what she's recommending or suggesting is, which we just discussed, was possibly having an evening meeting so that maybe there's more participation from the rest of the community, and I know we don't do Zoom, but we do GotoMeeting which is the same thing, and again, it's actually posted on our website with the meeting dates and whatnot, so we'll make sure that we share that information before we have a budget meeting, if you guys want to do like what Paul recommended maybe like in April or May to do an evening meeting.

Mr. Brick: Sure.

Ms. Angell: We can try an evening meeting.

Ms. Lopez: I have no problem with that. (inaudible comment)

Mr. Winkeljohn: Yes, and one option for the evening meeting would be to look for a suitable location, as close as possible to the community because your outdoor pool/cabana is not appropriate for a business meeting frankly, and obviously that's why we use the South-Dade Venture clubhouse. We may need Ben, if he could ask Silver Palms if they might be willing to let us use their area for an evening, something along those lines.

Mr. Brick: Sure.

Mr. Quesada: Ok.

Ms. Berbrick: Sounds good.

Mr. Brick: Wendy, are you on board with that?

Ms. Lopez: Yes, I'm board with that, I have no problem.

Mr. Quesada: Perfect. So, for now let's stick with the March 29th and we'll throw something in front of you guys in maybe April or May to make a budget workshop meeting.

Ms. Berbrick: Sounds like a plan.

Mr. Quesada: Ok. Are there any other requests?

EIGHTH ORDER OF BUSINESS Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2023-03

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR **FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2024**; and

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

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

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

1. The proposed budget for **Fiscal Year 2024** is hereby approved for the purpose of conducting a public hearing to adopt said budget.

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

Date: _____
Hour: _____
Place: _____

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

Adopted this ____ day of _____, 2023

Chairman/Vice Chairman

Secretary/Assistant Secretary

***Proposed Budget
Fiscal Year 2024***

***Hemingway Point
Community Development District***

March 29, 2023



Hemingway Point

Community Development District

General Fund General Fund

| Description | Adopted Budget FY 2023 | Actual thru 2/28/23 | Projected Next 7 Months | Total Projected at 9/30/23 | Option 1 Proposed Budget FY 2024 | Option 2 Proposed Budget FY 2024 |
|----------------------------------|------------------------|---------------------|-------------------------|----------------------------|----------------------------------|----------------------------------|
| Revenues | | | | | | |
| Maintenance Assessments | \$223,250 | \$217,995 | \$5,255 | \$223,250 | \$228,435 | \$250,120 |
| Misc. Income | \$0 | \$7 | \$0 | \$7 | \$0 | \$0 |
| Carry Forward Surplus | \$32,289 | \$38,355 | \$0 | \$38,355 | \$31,450 | \$31,450 |
| Total Revenues | \$255,539 | \$256,357 | \$5,255 | \$261,612 | \$259,885 | \$281,570 |
| Expenditures | | | | | | |
| <i>Administrative</i> | | | | | | |
| Supervisor Fees/FICA Taxes | \$10,334 | \$1,722 | \$2,153 | \$3,875 | \$10,334 | \$10,334 |
| Engineering Fees | \$2,500 | \$0 | \$2,500 | \$2,500 | \$2,500 | \$2,500 |
| Dissemination Agent | \$2,500 | \$1,042 | \$1,458 | \$2,500 | \$2,500 | \$2,500 |
| Assessment Roll | \$1,000 | \$1,000 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| Attorney Fees | \$15,000 | \$4,495 | \$14,983 | \$19,478 | \$15,000 | \$15,000 |
| Annual Audit | \$4,600 | \$4,600 | \$0 | \$4,600 | \$4,800 | \$4,800 |
| Trustee Fees | \$8,000 | \$4,500 | \$3,500 | \$8,000 | \$8,000 | \$8,000 |
| Management Fees | \$37,080 | \$15,450 | \$21,630 | \$37,080 | \$39,305 | \$39,305 |
| Computer Time | \$250 | \$104 | \$146 | \$250 | \$500 | \$500 |
| Telephone | \$50 | \$0 | \$50 | \$50 | \$50 | \$50 |
| Postage | \$1,250 | \$120 | \$250 | \$370 | \$1,250 | \$1,250 |
| Printing & Binding | \$750 | \$121 | \$500 | \$621 | \$750 | \$750 |
| Insurance | \$7,686 | \$6,886 | \$0 | \$6,886 | \$7,715 | \$7,715 |
| Legal Advertising | \$1,000 | \$0 | \$750 | \$750 | \$1,000 | \$1,000 |
| Other Current Charges | \$850 | \$293 | \$411 | \$704 | \$850 | \$850 |
| Website Compliance | \$1,000 | \$417 | \$583 | \$1,000 | \$1,060 | \$1,060 |
| Office Supplies | \$200 | \$6 | \$50 | \$56 | \$150 | \$150 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 | \$175 |
| Property Taxes | \$0 | \$8,126 | \$0 | \$8,126 | \$8,500 | \$8,500 |
| Total Administrative | \$94,225 | \$49,057 | \$46,811 | \$86,019 | \$105,439 | \$105,439 |
| <i>Maintenance</i> | | | | | | |
| Field Management | \$12,000 | \$5,000 | \$7,000 | \$12,000 | \$12,720 | \$12,720 |
| Security/Pool Attendants | \$30,000 | \$4,979 | \$14,936 | \$19,914 | \$22,000 | \$22,000 |
| Phone/Internet | \$1,800 | \$979 | \$1,958 | \$2,937 | \$2,500 | \$2,500 |
| Electric | \$6,000 | \$2,989 | \$4,185 | \$7,175 | \$7,500 | \$7,500 |
| Water | \$4,500 | \$2,595 | \$3,633 | \$6,229 | \$6,500 | \$6,500 |
| Property Insurance | \$4,580 | \$4,198 | \$0 | \$4,198 | \$6,500 | \$6,500 |
| Repairs & Maintenance | \$22,500 | \$3,000 | \$15,000 | \$18,000 | \$20,000 | \$20,000 |
| Landscape Maintenance | \$22,500 | \$8,000 | \$11,200 | \$19,200 | \$21,000 | \$21,000 |
| Tree Trimming | \$7,500 | \$0 | \$7,500 | \$7,500 | \$7,500 | \$7,500 |
| Janitorial Service & Supplies | \$5,000 | \$1,578 | \$3,155 | \$4,733 | \$4,750 | \$4,750 |
| Pool Maintenance | \$7,200 | \$4,614 | \$6,460 | \$11,074 | \$12,000 | \$12,000 |
| Operating Supplies | \$4,500 | \$76 | \$4,500 | \$4,576 | \$4,500 | \$4,500 |
| Pressure Washing/Painting | \$4,000 | \$0 | \$8,000 | \$8,000 | \$8,000 | \$8,000 |
| Landscape Lighting & Replacement | \$5,000 | \$0 | \$5,000 | \$5,000 | \$5,000 | \$5,000 |
| Pest Control | \$0 | \$655 | \$0 | \$655 | \$655 | \$660 |
| Contingencies/Reserve | \$22,028 | \$7,962 | \$5,000 | \$12,954 | \$13,320 | \$35,000 |
| Total Maintenance | \$159,108 | \$46,624 | \$97,527 | \$144,143 | \$154,445 | \$176,130 |
| Total Expenditures | \$253,333 | \$95,681 | \$144,338 | \$230,163 | \$259,884 | \$281,569 |
| Assigned Fund Balance | \$2,206 | \$160,676 | (\$139,083) | \$31,450 | \$0 | \$0 |

Assessment Table

| | | Option 1 | Option 2 |
|----------------------------------|-----------------|-----------------|-----------------|
| Maintenance Assessments: | FY2023 | FY2024 | FY2024 |
| Gross Assessment | \$235,000.00 | \$240,457.89 | \$263,284.20 |
| Less: Disc & Col (5%) | (\$11,750.00) | (\$12,022.89) | (\$13,164.21) |
| Net Assessment | \$223,250.00 | \$228,435.00 | \$250,119.99 |
| # Units | 321 | 321 | 321 |
| Per Unit Gross Assessment | \$732.09 | \$749.09 | \$820.20 |
| Proposed Increase | \$0.00 | \$17.00 | \$88.11 |

**Option 2 would create Reserve Funds.

REVENUES:

Maintenance Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering Fees

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

Dissemination Agent

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

Assessment Roll

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

Attorney Fees

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

Computer Time

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Administrative: (continued)

Other Current Charges

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

Website Compliance

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Capital Outlay

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

Maintenance:

Security/Pool Attendant

Security will be determined by the Board of Supervisors.

Phone/Internet

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

Electric

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

| | |
|------------------|---|
| Acct 04890-39180 | 11850 SW 252 nd Terrace – Clubhouse |
| Acct 16670-96067 | 11880 SW 248 th Street – Guard House |

Water

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

| | |
|-----------------|--|
| Acct 2198944399 | 11850 SW 252 nd Terrace – Clubhouse |
|-----------------|--|

Property Insurance

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

Repair and Maintenance

Repairs and maintenance within the district.

Janitorial Service & Supplies

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

Pool Maintenance

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

Landscape Maintenance

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

Tree Trimming

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

Operating Supplies

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

Contingencies

Represents any unforeseen expenditures.

Hemingway Point

Community Development District

Debt Service Fund
Series 2013

| Description | Adi | Adopted Budget FY 2023 | Actual thru 2/28/23 | Projected Next 7 Months | Total Projected at 9/30/23 | Proposed Budget FY 2024 |
|--------------------------------------|-----|---------------------------|------------------------|----------------------------|-------------------------------|----------------------------|
| Revenues | | | | | | |
| Special Assessments | | \$165,900 | \$166,338 | \$0 | \$166,338 | \$165,900 |
| Interest Income | | \$0 | \$361 | \$50 | \$411 | \$0 |
| Carry Forward Surplus ⁽¹⁾ | | \$155,313 | \$155,262 | \$0 | \$155,262 | \$161,524 |
| Total Revenues | | \$321,213 | \$321,961 | \$50 | \$322,011 | \$327,424 |
| Expenditures | | | | | | |
| Series 2013 | | | | | | |
| Maturity 2022 | | | | | | |
| Interest 11/1 | | \$2,231 | \$2,231 | \$0 | \$2,231 | \$1,181 |
| Principal 11/1 | | \$40,000 | \$40,000 | \$0 | \$40,000 | \$45,000 |
| Interest 5/1 | | \$1,181 | \$1,181 | \$0 | \$1,181 | \$0 |
| Maturity 2032 | | | | | | |
| Interest 11/1 | | \$19,219 | \$19,219 | \$0 | \$19,219 | \$19,219 |
| Interest 5/1 | | \$19,219 | \$19,219 | \$0 | \$19,219 | \$19,219 |
| Maturity 2042 | | | | | | |
| Interest 11/1 | | \$39,319 | \$39,319 | \$0 | \$39,319 | \$39,319 |
| Interest 5/1 | | \$39,319 | \$39,319 | \$0 | \$39,319 | \$39,319 |
| Total Expenditures | | \$160,487 | \$160,487 | \$0 | \$160,487 | \$163,257 |
| EXCESS REVENUES | | \$160,726 | \$161,474 | \$50 | \$161,524 | \$164,168 |

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

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

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2022 Maturity

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule 2032 Maturity

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

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

Hemingway Point

Community Development District

Debt Service Fund

Series 2014

| Description | Adopted Budget FY 2023 | Actual thru 2/28/23 | Projected Next 7 Months | Total Projected at 9/30/23 | Proposed Budget FY 2024 |
|--------------------------------------|------------------------|---------------------|-------------------------|----------------------------|-------------------------|
| Revenues | | | | | |
| Special Assessments | \$170,480 | \$171,220 | \$0 | \$171,220 | \$170,480 |
| Interest Income | \$0 | \$330 | \$50 | \$380 | \$0 |
| Carry Forward Surplus ⁽¹⁾ | \$131,711 | \$130,162 | \$0 | \$130,162 | \$135,125 |
| Total Revenues | \$302,191 | \$301,712 | \$50 | \$301,762 | \$305,605 |
| Expenditures | | | | | |
| Series 2014 | | | | | |
| Interest 11/1 | \$58,897 | \$58,897 | \$0 | \$58,897 | \$57,741 |
| Principal 11/1 | \$50,000 | \$50,000 | \$0 | \$50,000 | \$55,000 |
| Interest 5/1 | \$57,741 | \$57,741 | \$0 | \$57,741 | \$56,469 |
| Total Expenditures | \$166,638 | \$166,638 | \$0 | \$166,638 | \$169,210 |
| EXCESS REVENUES | \$135,554 | \$135,075 | \$50 | \$135,125 | \$136,395 |

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

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

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

Hemingway Point

Community Development District

Series 2014 (Phase Two Project)

Amortization Schedule
2044 Maturity

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



PROPOSAL

DATE: **03/27/2023**
 EXP. DATE: **05/11/2023**
 PROPOSAL # 6156

DML Security Systems
 18495 South Dixie Hwy #264
 Cutler Bay, FL 33157
 Phone: (786) 899-2256
 Email: kevin@dml-security.com

BILL TO:

Governmental Management Services-South Florida, LLC
 5385 North Nob Hill Road
 Sunrise, FL 33351, United States

SERVICE TO:

CDD / HOA Hemingway Point
 11868 Southwest 248th Terrace
 Princeton, FL 33032, United States

| ITEM | DESCRIPTION | QTY | PRICE PER | UNIT | AMOUNT | TAX |
|-----------------------|---|------|------------|------|------------|-----|
| ADI-HX-N9616I | NVR 16 CH 12MP 4K HDMI NO HDD | 1.00 | \$1,725.00 | Item | \$1,725.00 | Y |
| ADI-HX-HDD8T | Hdd, Surveillance Grade, Sata, 8tb | 2.00 | \$292.50 | Item | \$585.00 | Y |
| ADI-HX-TR87G2P4 | ColorVu 8MP / 4K Panoramic Turret IP Camera, 4mm Fixed Lens | 5.00 | \$385.00 | Item | \$1,925.00 | N |
| ADI- HX-PC155 | BRACKET, PENDANT CAP, 155MM | 5.00 | \$37.50 | Item | \$187.50 | Y |
| ADi-HX-WML | BRACKET,WALL MOUNT, LONG,W/JUNC | 5.00 | \$40.50 | Item | \$202.50 | Y |
| ADI-HX-BL7A46YP | 4MP Deep in View LPR Moto Varifocal Bullet Camera, 2.8-12mm | 2.00 | \$965.00 | Item | \$1,930.00 | Y |
| SDSDUNC-128G-AN6IN | 128GB Ultra UHS-I SDXC Memory Card (Class 10) | 2.00 | \$47.50 | Item | \$95.00 | Y |
| DML-NEMA-Enclosure-20 | 20x16x12 Vented Steel Weatherproof NEMA Enclosure with 120 VAC Outlets and Power Cord | 1.00 | \$475.00 | Item | \$475.00 | Y |
| ADI- R1-EN900LCD | UPS 900VA 5-BAT/ 5-SURGE LCD | 1.00 | \$147.50 | Item | \$147.50 | Y |
| ADI-VG-VI2001 | IN-LINE 10/ 100/ 1000 SURGE DEVICE CAT5E/5E | 8.00 | \$36.75 | Item | \$294.00 | Y |
| ADI-WG-50975008 | 24/ 4 PR SOL CAT5E WATER RES 5C 500' | 4.00 | \$147.50 | Item | \$590.00 | Y |
| Materials | Conduit, J-Boxes, Fittings, Connectors, Etc | 1.00 | \$225.00 | Item | \$225.00 | N |
| Trip Charge | Travel: Includes gas, tolls, and parking | 4.00 | \$35.00 | Item | \$140.00 | N |
| Install | Install, Configure, and Program the above | 4.00 | \$820.00 | Item | \$3,280.00 | N |



PROPOSAL

DATE: **03/27/2023**
 EXP. DATE: **05/11/2023**
 PROPOSAL # 6156

| | | | | | | |
|--------------------|--|------|------------|------|--------|---|
| NOTES | The below is optional and not included in the proposal pricing (for revirw only) | 1.00 | \$0.00 | Item | \$0.00 | N |
| NOTES | The below is highly recommended (A/C) equipment enclosure | 1.00 | \$0.00 | Item | \$0.00 | N |
| A1-BW-RACKACE | NEMA Outdoor lockable Rack mounted 2000BTU A/C 22X24X24: Air conditioned enclosure designed to safely house and cool electrical and electronic equipment in a wide range of indoor and outdoor environments. A built-in thermoelectric air conditioner provides the cooling needed to maintain safe temperatures within the enclosure. | 0.00 | \$3,892.00 | Item | \$0.00 | Y |
| Equipment Discount | Equipment Discount: Per Kevin Wimberly | 0.00 | \$-500.00 | Item | \$0.00 | N |
| NOTES | The below is optional if CDD / HOA does not provide internet for remote access: 1 time equipment fee and configure (45.00 per month; 1st quarter paid in advance) | 0.00 | \$0.00 | Item | \$0.00 | N |
| DML-CELLULAR-DATA | DML to provide cellular data for internet | 0.00 | \$45.00 | Item | \$0.00 | N |
| AMZ-NG4G-MODEM | NETGEAR 4G LTE Modem with Two Gigabit Ethernet Ports – Instant Broadband Connection Works with AT&T and Alternate Carriers (LB2120) | 0.00 | \$325.00 | Item | \$0.00 | Y |
| DML-SERVER-SERVICE | IT Service for Server's & Advanced Networking | 0.00 | \$250.00 | Item | \$0.00 | N |
| NOTES | Optional Service Agreement (PMSA); to emcpass the entrance equipen ntn and all Access Control / Video Surveillance Equipment at the Pool; This will cover all normal hour service calls, discounted after hours at normal rate, monthly preventive maintenance, to include cell service. 3 year agreement (Billed Quarterly @ 1425.00 per month) | 0.00 | \$0.00 | Item | \$0.00 | N |
| NOTES | DML to provide additional equipment / install discount with the above 3 year contract | 0.00 | \$0.00 | Item | \$0.00 | N |
| Service Agreement | Quarterly Service Agreement: Please see the below for details | 0.00 | \$1,425.00 | Item | \$0.00 | N |



PROPOSAL

DATE: **03/27/2023**
 EXP. DATE: **05/11/2023**
 PROPOSAL #

| | | | | | | |
|-------------|--|------|-------------|------|--------|---|
| DML-PMSA-DC | Equipment & Labor Discount: Per an active preventative maintenance or service agreement | 0.00 | \$-2,750.00 | Item | \$0.00 | N |
|-------------|--|------|-------------|------|--------|---|

SUBTOTAL **\$11,801.50**
 TAX RATE* **0.0000%**
 TAX **\$0.00**
 OTHER **-**
TOTAL \$11,801.50

MEMO
 see attached document / scope of work

TERMS & CONDITIONS
 Parts and Materials: 1 year warranty including any manufacturer's own coverage which may exceed the 1 year
 Labor Warranty: 90 days
 Conditions Not Covered by Warranty: Damage resulting from accidents, acts of God, alteration, misuse, tampering or abuse
 "Specializing in yesterday, today and tomorrow's technology"

*** Quote Only, Not An Application ***



NATIONAL GENERAL INSURANCE COMPANY
 PO BOX 912063
 DENVER, CO 80291-2063

| Date | Type | Tracking Number | EffectiveDate | Expiration Date | Waiting Period |
|------------|------|-----------------|---------------|-----------------|----------------------|
| 03/20/2023 | New | 0002724355 | 04/19/2023 | 04/19/2024 | Standard 30 Day Wait |

| PropertyAddress | Insured Name(s) | Mailing Address and Phone | Agency Name, Address, and Phone |
|---|---|---|--|
| 11850 SW 252ND TER HOMESTEAD, FL 33032 | HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT | 5385 N NOB HILL ROAD SUNRISE, FL 33351 | EGIS INSURANCE & RISK ADVISORS 250 INTERNATIONAL PKWY, STE 260 LAKE MARY, FL 32746 |

| Property Description | Home Phone: | Phone Number: |
|----------------------|----------------------------|----------------------------------|
| | Work Phone: (954) 721-8681 | (407) 407-7171 |
| | Cell Phone: | Producer Code: 159098 |
| | Email: | Email: SNEWPORT@EGISADVISORS.COM |

| Flood Zone and Community Information | |
|--------------------------------------|--|
| CommunityName: MIAMI-DADE COUNTY* | FIRM Date: 09/30/1972 |
| Current Flood Zone: AE | Program Status: Active and participating |
| Community Number: 120635 | County: UNINCORPORATED AREAS |
| Map Panel Suffix: L | |
| Map Panel: 0592 | |

| Occupancy Information | Foundation Information |
|--|--|
| Occupancy Type: Non-Residential Building | Foundation: Slab on grade (non-elevated) |

Available Options

| Rate Method | Premium | Building Coverage | Contents Coverage | Deductibles |
|---------------|------------|-------------------|-------------------|---------------|
| Rating Engine | \$4,864.00 | \$300,000.00 | \$10,000.00 | 1250 / 1250 |
| Rating Engine | \$4,836.00 | \$300,000.00 | \$10,000.00 | 2000 / 2000 |
| Rating Engine | \$4,707.00 | \$300,000.00 | \$10,000.00 | 5000 / 5000 |
| Rating Engine | \$4,490.00 | \$300,000.00 | \$10,000.00 | 10000 / 10000 |
| Rating Engine | \$4,000.00 | \$300,000.00 | \$10,000.00 | 25000 / 25000 |
| Rating Engine | \$3,725.00 | \$300,000.00 | \$10,000.00 | 50000 / 50000 |

*** Quote Only, Not An Application ***

Date: 03-20-2023
Agent Name: SUSAN NEWPORT
Agent Address: 150 EAST PALMETTO PARK RD STE 705
BOCA RATON, FL 33432

Applicant Name: HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
Mailing Address: 5385 N NOB HILL ROAD
SUNRISE, FL 33351

Flood Insurance Acknowledgement Waiver of Agent's Responsibility

I hereby certify that my agent offered flood insurance coverage in the National Flood Insurance Program. I understand that because I declined this protection/coverage, my agent, and/or agency will be held harmless and not liable in the event that I suffer a flood loss. I understand that the rejection of this coverage will apply to all future renewals, continuations, and changes unless I notify the agent otherwise in writing. I certify that I am aware that there is a thirty (30) day waiting period before coverage takes effect, should I elect to purchase flood insurance at a later date.

- I reject building & contents coverage for flood protection
- I reject contents coverage for flood protection
- I reject condominium unit owners coverage for flood protection
- I reject excess flood insurance coverage
- I understand that this building is underinsured which may affect a claim settlement

Building Description:

Property Location: 11850 SW 252ND TER
HOMESTEAD, FL 33032

The only appurtenant structure covered by the Standard Flood Insurance Policy is a detached garage, which is covered under the dwelling form. Coverage is limited to no more than 10% of the limit of liability on the dwelling. Use of this insurance is at the policyholder's option, but reduces the building limit of liability. This does not apply if the detached garage is used for residential (i.e. dwelling), business or farming purposes. In all other instances a separate policy is required for each building.

Signed: _____
Building Owner/Applicant

Signed: _____
Agent

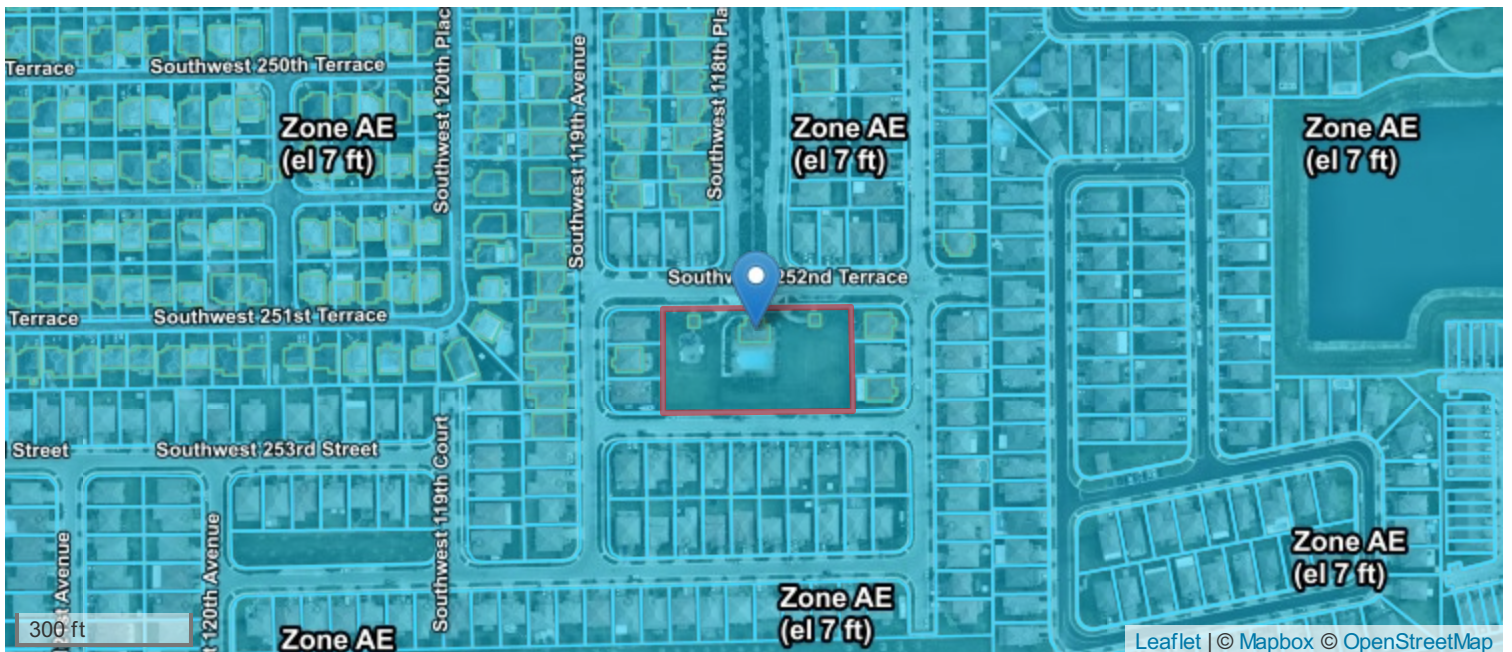
FLOOD ZONE DETERMINATION SUPPLEMENTAL REPORT

| | | | | |
|----------|----------------|---|--------------------|------------------------|
| LOCATION | Street Address | 11850 SW 252ND TER, HOMESTEAD, FL 33032 | | |
| | County Name | UNINCORPORATED AREAS | | |
| | Community Name | MIAMI-DADE COUNTY | | |
| | Lat, Long | 25.532905, -80.383361 | | |
| | APN | 3069250163240 | FIPS / MSA / Tract | 12086 / 33100 / 107.09 |

| | | |
|----------|-------------------|---------------|
| STANDARD | Flood Zone | AE |
| | Comm No. | 120635 |
| | Map Number | 12086C0592L |
| | Map Datum | NGVD29 |
| | Map Date | 09/11/2009 |
| | Initial FIRM Date | 09/30/1972 |
| | CBRS / OPA | No |
| | LOMC Date | No |
| | LOMC Case | No |
| | NFIP Program | PARTICIPATING |

| | | |
|---------|-------------------------------|---------------------------|
| MASSIVE | Next Nearest Flood Zone | X (1,843 ft) |
| | Base Flood Elevation (BFE) | 7 Feet |
| | BFE Conversion | 5.48 ft NAVD88 |
| | Estimated Ground Elevation | 4 ft NAVD88 |
| | Elevation Certificate On-File | No |
| | Policies in Force | 105,414 (comm-wide) |
| | Historic Flood Loss Claims | \$348,486,804 (comm-wide) |
| | Distance to Fresh Water | 258 ft |
| | Distance to Salt Water | 19,107 ft |
| | NFIP Discount | 25% (comm-wide) |

PRIOR COMMUNITY-PANEL, DATE, ZONE: Not Available



Copyright Xactus Flood Solutions All Rights Reserved. This is not a guaranteed flood hazard determination, is not a substitute for an elevation certificate, and it cannot be used to acquire a Letter of Map Amendment. For flood hazard determination disputes, note the determination number and visit the Xactus Flood Solutions online dispute resolution center at <https://determinations.massivecert.com/service-dispute.html>.



Hemingway Point CDD

FIELD REPORT



Meeting March 29, 2023

**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

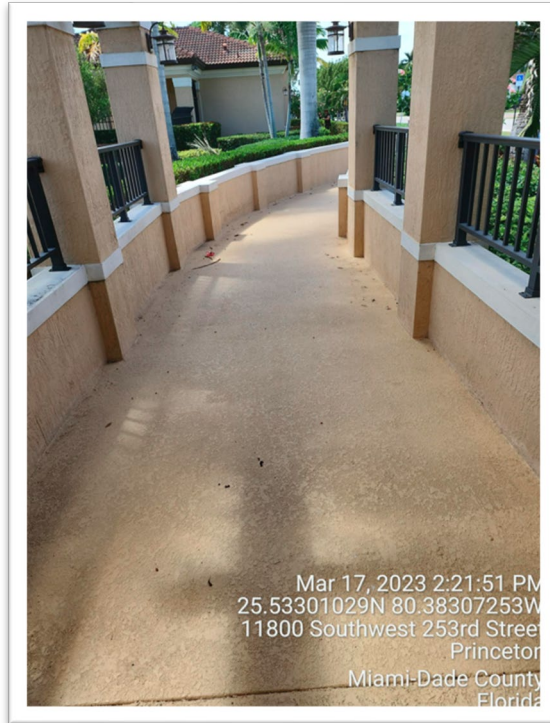
FIELD



- Palm tree near pool equipment is damaging fence and lifting sidewalk. Repairs will be made.

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



- Algae stains spot treated on cool deck along mail kiosks.

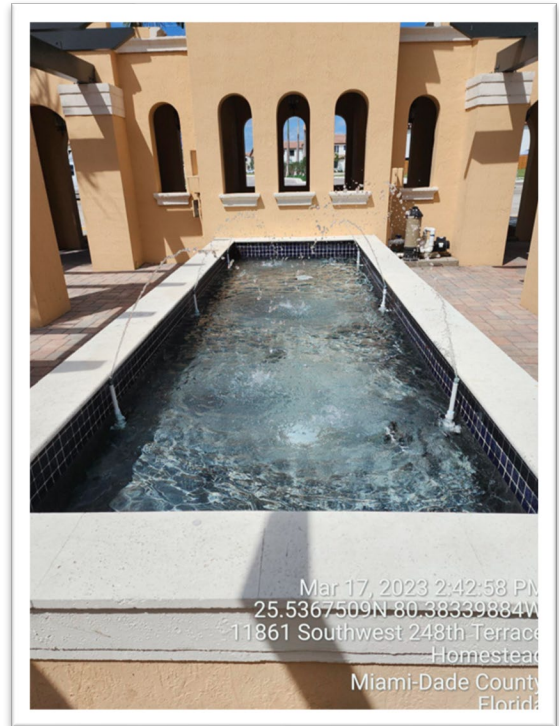
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



- Playground in good condition.
- Three light posts need to be re-secured.

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

POOL



- Pool and fountain serviced by FL Bright and Blue Pools.

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

HEMINGWAY POINT
Community Development District

Summary of Invoices

March 28, 2023

| Fund | Date | Check No.s | Amount |
|---------------------|-------------|-------------------|---------------------|
| General Fund | 1/1-1/31 | 1201-1215 | \$ 29,157.26 |
| | 2/1-2/28 | 1216-1221 | \$ 11,886.44 |
| Total | | | \$ 41,043.70 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-------------------------------------|--------|----------|--------------|---------|
| 1/06/23 | 00058 | 12/13/22 | 17575 | 202212 | 320 | 53800 | 46400 | | BAGS/TRASH LINER/GLOVES | * | 143.60 | | |
| | | | | | | | | | DISCOUNT LIGHTING & SUPPLIES, INC. | | | 143.60 | 001201 |
| 1/06/23 | 00028 | 12/21/22 | 217441 | 202212 | 320 | 53800 | 46500 | | CART FILTER REPLACE | * | 1,393.12 | | |
| | | | | | | | | | FLORIDA'S BRIGHT & BLUE POOLS | | | 1,393.12 | 001202 |
| 1/06/23 | 00001 | 1/01/23 | 158 | 202301 | 310 | 51300 | 34000 | | JAN 23 - MGMT FEES | * | 3,090.00 | | |
| | | 1/01/23 | 158 | 202301 | 310 | 51300 | 35100 | | JAN 23 - COMPUTER TIME | * | 20.83 | | |
| | | 1/01/23 | 158 | 202301 | 310 | 51300 | 31300 | | JAN 23 - DISSEMINATION | * | 208.33 | | |
| | | 1/01/23 | 158 | 202301 | 310 | 51300 | 49500 | | JAN 23 - WEBSITE ADMIN | * | 83.33 | | |
| | | 1/01/23 | 158 | 202301 | 310 | 51300 | 42500 | | JAN 23 - COPIES | * | 2.10 | | |
| | | 1/01/23 | 159 | 202301 | 320 | 53800 | 34000 | | JAN 23 - FIELD SERVICES | * | 1,000.00 | | |
| | | 1/01/23 | 159 | 202301 | 320 | 53800 | 49000 | | JAN 23 - SITE GROUND | * | 216.55 | | |
| | | | | | | | | | GMS-SF, LLC | | | 4,621.14 | 001203 |
| 1/06/23 | 00014 | 1/03/23 | 23401 | 202301 | 310 | 51300 | 32200 | | AUDIT FYE 9/30/22 | * | 3,600.00 | | |
| | | | | | | | | | GRAU & ASSOCIATES | | | 3,600.00 | 001204 |
| 1/06/23 | 00074 | 8/26/22 | 2031 | 202212 | 320 | 53800 | 49000 | | BALANCE - HOLIDAY LIGHT'G | * | 3,872.50 | | |
| | | | | | | | | | LIGHT ER UP | | | 3,872.50 | 001205 |
| 1/06/23 | 00024 | 11/28/22 | 21322812 | 202211 | 320 | 53800 | 43100 | | 11850 SW 252ND TER | * | 2,595.31 | | |
| | | | | | | | | | MIAMI-DADE WATER & SEWER DEPARTMENT | | | 2,595.31 | 001206 |
| 1/06/23 | 00040 | 1/02/23 | 1765 | 202301 | 320 | 53800 | 46200 | | JAN 23 - LANDSCAPE MAINT | * | 1,600.00 | | |
| | | | | | | | | | NICOYA LAWNSCAPING, INC. | | | 1,600.00 | 001207 |
| 1/06/23 | 00065 | 1/06/23 | DEC 2022 | 202212 | 320 | 53800 | 34500 | | SECURITY 12/3-12/25 | * | 1,280.00 | | |
| | | 1/06/23 | NOV 22 | 202211 | 320 | 53800 | 34500 | | SECURITY 11/5-11/27 | * | 1,280.00 | | |
| | | 1/06/23 | OCT 22 | 202210 | 320 | 53800 | 34500 | | SECURITY 10/1-10/30 | * | 1,600.00 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------------------|-----------------|-------|-----|----------|-------------------------------------|--------|-----------|--------------|---------|
| 1/06/23 | | SEPT 202 | 202209 | 320-53800-34500 | | | | | 1ST CHOICE SECURITY LLC | * | 1,280.00 | 5,440.00 | 001208 |
| 1/23/23 | 00006 | 12/31/22 | 178561 | 202212 | 310-51300-31500 | | | | BILLING COCHRAN LYLES MAURO & | * | 500.00 | 500.00 | 001209 |
| 1/23/23 | 00038 | 1/08/23 | 6438503 | 202301 | 320-53800-41000 | | | | COMCAST | * | 204.41 | 204.41 | 001210 |
| 1/23/23 | 00010 | 1/11/23 | 04890-39 | 202212 | 320-53800-43000 | | | | FPL | * | 516.17 | 638.80 | 001211 |
| 1/23/23 | 00028 | 2/01/23 | 217587 | 202302 | 320-53800-46500 | | | | FLORIDA'S BRIGHT & BLUE POOLS | * | 520.00 | 520.00 | 001212 |
| 1/23/23 | 00016 | 1/23/23 | 01232023 | 202301 | 300-20700-10100 | | | | HEMINGWAY POINT CDD C/O WELLS FARGO | * | 2,008.38 | 2,008.38 | 001213 |
| 1/23/23 | 00050 | 1/17/23 | 01172023 | 202211 | 320-53800-46300 | | | | ADRIAN SUAREZ MARTINEZ | * | 150.00 | 450.00 | 001214 |
| 1/23/23 | 00053 | 1/17/23 | 29160 | 202301 | 320-53800-46000 | | | | ORTIZ CONSTRUCTION SERVICES | * | 1,570.00 | 1,570.00 | 001215 |
| TOTAL FOR BANK A | | | | | | | | | | | 29,157.26 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 29,157.26 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|----------------------------|
| 2/13/23 | 00005 | 1/31/23 8-023-83 | 202301 310-51300-42000 | DELIVERIES THRU 1/26/23 | * | 44.25 | |
| | | | | FEDEX | | | 44.25 001216 |
| 2/13/23 | 00028 | 2/08/23 217695 | 202302 320-53800-46500 | CART FILTER REPLACE | * | 178.34 | |
| | | | | FLORIDA'S BRIGHT & BLUE POOLS | | | 178.34 001217 |
| 2/13/23 | 00001 | 2/01/23 160 | 202302 310-51300-34000 | FEB 23 - MGMT FEES | * | 3,090.00 | |
| | | 2/01/23 160 | 202302 310-51300-35100 | FEB 23 - COMPUTER TIME | * | 20.83 | |
| | | 2/01/23 160 | 202302 310-51300-31300 | FEB 23 - DISSEMINATION | * | 208.33 | |
| | | 2/01/23 160 | 202302 310-51300-49500 | FEB 23 - WEBSITE ADMIN | * | 83.33 | |
| | | 2/01/23 160 | 202302 310-51300-42000 | FEB 23 - POSTAGE | * | 9.69 | |
| | | 2/01/23 160 | 202302 310-51300-42500 | FEB 23 - COPIES | * | 46.95 | |
| | | 2/01/23 161 | 202302 320-53800-34000 | FEB 23 - FIELD SERVICES | * | 1,000.00 | |
| | | | | GMS-SF, LLC | | | 4,459.13 001218 |
| 2/13/23 | 00016 | 2/13/23 02132023 | 202302 300-20700-10100 | TRANS TAX RECEIPTS SER13 | * | 2,121.33 | |
| | | | | HEMINGWAY POINT CDD C/O WELLS FARGO | | | 2,121.33 001219 |
| 2/13/23 | 00025 | 2/13/23 02132023 | 202302 300-20700-10100 | TRANS TAX RECEIPTS SER 14 | * | 3,483.39 | |
| | | | | HEMINGWAY POINT CDD C/O WELLS FARGO | | | 3,483.39 001220 |
| 2/13/23 | 00040 | 2/01/23 1785 | 202302 320-53800-46200 | FEB 23 - LANDSCAPE MAINT | * | 1,600.00 | |
| | | | | NICOYA LAWNSCAPING, INC. | | | 1,600.00 001221 |
| TOTAL FOR BANK A | | | | | | 11,886.44 | |
| TOTAL FOR REGISTER | | | | | | 11,886.44 | |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2023

| | <u>Governmental Fund Types</u> | | | <u>Totals 2023</u> |
|--|--------------------------------|-------------------------|-----------------------------|------------------------|
| | <u>General</u> | <u>Debt Service</u> | <u>Capital Projects</u> | |
| ASSETS: | | | | |
| Cash | \$166,566 | --- | --- | \$166,566 |
| Due from Debt Service | \$0 | --- | --- | \$0 |
| Investments: | | | | |
| <u>Series 2013</u> | | | | |
| Reserve | --- | \$84,102 | --- | \$84,102 |
| Interest | --- | \$19 | --- | \$19 |
| Revenue | --- | \$221,392 | --- | \$221,392 |
| Sinking | --- | \$7 | --- | \$7 |
| Construction | --- | --- | \$364 | \$364 |
| <u>Series 2014</u> | | | | |
| Reserve | --- | \$86,194 | --- | \$86,194 |
| Interest | --- | \$18 | --- | \$18 |
| Revenue | --- | \$194,405 | --- | \$194,405 |
| Sinking | --- | (\$0) | --- | (\$0) |
| Construction | --- | --- | \$12 | \$12 |
| Due from General Fund | --- | \$0 | --- | \$0 |
| Prepaid Expenses | \$0 | --- | --- | \$0 |
| TOTAL ASSETS | <u>\$166,566</u> | <u>\$586,138</u> | <u>\$377</u> | <u>\$753,081</u> |
| <u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u> | | | | |
| Liabilities: | | | | |
| Accounts Payable | \$5,804 | --- | --- | \$5,804 |
| Due to Debt Service | \$0 | --- | --- | \$0 |
| Deferred Inflows of Resources: | | | | |
| Unavailable Revenue | \$0 | --- | --- | \$0 |
| Fund Balances: | | | | |
| Restricted for Debt Service | --- | \$586,138 | --- | \$586,138 |
| Restricted for Capital Projects | --- | --- | \$377 | \$377 |
| Unassigned | \$160,763 | --- | --- | \$160,763 |
| TOTAL LIABILITIES & FUND BALANCES | <u>\$166,566</u> | <u>\$586,138</u> | <u>\$377</u> | <u>\$753,081</u> |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
General Fund

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended February 28, 2023

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 02/28/23 | ACTUAL THRU 02/28/23 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| REVENUES: | | | | |
| Operations Assessments | \$223,250 | \$217,995 | \$217,995 | \$0 |
| Interest/Misc. Income | \$0 | \$0 | \$7 | \$7 |
| TOTAL REVENUES | \$223,250 | \$217,995 | \$218,002 | \$7 |
| EXPENDITURES: | | | | |
| <i>Administrative</i> | | | | |
| Supervisor Fees/FICA Taxes | \$10,334 | \$4,306 | \$1,722 | \$2,583 |
| Engineering Fees | \$2,500 | \$1,042 | \$0 | \$1,042 |
| Dissemination Agent | \$2,500 | \$1,042 | \$1,042 | \$0 |
| Assessment Roll | \$1,000 | \$1,000 | \$1,000 | \$0 |
| Attorney Fees | \$15,000 | \$6,250 | \$4,495 | \$1,755 |
| Annual Audit | \$4,600 | \$4,600 | \$4,600 | \$0 |
| Trustee Fees | \$8,000 | \$4,500 | \$4,500 | \$0 |
| Management Fees | \$37,080 | \$15,450 | \$15,450 | \$0 |
| Computer Time | \$250 | \$104 | \$104 | \$0 |
| Telephone | \$50 | \$21 | \$0 | \$21 |
| Postage | \$1,250 | \$521 | \$120 | \$401 |
| Printing & Binding | \$750 | \$313 | \$121 | \$192 |
| Insurance | \$7,686 | \$7,686 | \$6,886 | \$800 |
| Legal Advertising | \$1,000 | \$417 | \$0 | \$417 |
| Other Current Charges | \$850 | \$354 | \$293 | \$61 |
| Website Admin | \$1,000 | \$417 | \$417 | \$0 |
| Office Supplies | \$200 | \$83 | \$6 | \$77 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| Property Taxes | \$0 | \$0 | \$8,126 | (\$8,126) |
| TOTAL ADMINISTRATIVE | \$94,225 | \$48,279 | \$49,057 | \$7,349 |
| <i>Maintenance</i> | | | | |
| Field Management | \$12,000 | \$5,000 | \$5,000 | \$0 |
| Security/Pool Attendant | \$30,000 | \$12,500 | \$4,979 | \$7,522 |
| Phone/Internet | \$1,800 | \$750 | \$979 | (\$229) |
| Electric | \$6,000 | \$2,500 | \$2,989 | (\$489) |
| Water | \$4,500 | \$1,875 | \$2,595 | (\$720) |
| Property Insurance | \$4,580 | \$4,580 | \$4,198 | \$382 |
| Repairs & Maintenance | \$22,500 | \$9,375 | \$3,000 | \$6,375 |
| Landscape Maintenance | \$22,500 | \$9,375 | \$8,000 | \$1,375 |
| Tree Trimming | \$7,500 | \$3,125 | \$0 | \$3,125 |
| Janitorial Service & Supplies | \$5,000 | \$2,083 | \$1,578 | \$506 |
| Pool Maintenance | \$7,200 | \$3,000 | \$4,614 | (\$1,614) |
| Operating Supplies | \$4,500 | \$1,875 | \$76 | \$1,799 |
| Pressure Washing | \$4,000 | \$1,667 | \$0 | \$1,667 |
| Landscape Lighting & Replacement | \$5,000 | \$2,083 | \$0 | \$2,083 |
| Pest Control | \$0 | \$0 | \$655 | (\$655) |
| Contingencies | \$22,028 | \$9,178 | \$7,962 | \$1,217 |
| TOTAL MAINTENANCE | \$159,108 | \$68,967 | \$46,624 | \$22,342 |
| TOTAL EXPENDITURES | \$253,333 | \$117,246 | \$95,681 | \$29,691 |
| Excess (deficiency) of revenues over (under) expenditures | (\$30,083) | \$100,749 | \$122,321 | \$29,699 |
| Net change in Fund Balance | (\$30,083) | \$100,749 | \$122,321 | \$29,699 |
| FUND BALANCE - Beginning | \$32,289 | | \$38,441 | |
| FUND BALANCE - Ending | \$2,206 | | \$160,763 | |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended February 28, 2023

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 02/28/23 | ACTUAL THRU 02/28/23 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|----------------|
| REVENUES: | | | | |
| Interest Income | \$0 | \$0 | \$3,253 | \$3,253 |
| Special Assessments | \$165,900 | \$162,160 | \$162,160 | \$0 |
| TOTAL REVENUES | \$165,900 | \$162,160 | \$165,413 | \$3,253 |
| EXPENDITURES: | | | | |
| Maturity 2022 | | | | |
| Interest 11/1 | \$1,181 | \$1,181 | \$1,181 | \$0 |
| Principal 11/1 | \$45,000 | \$45,000 | \$45,000 | \$0 |
| Interest 5/1 | \$0 | \$0 | \$0 | \$0 |
| Maturity 2032 | | | | |
| Interest 11/1 | \$19,219 | \$19,219 | \$19,219 | \$0 |
| Principal 11/1 | \$0 | \$0 | \$0 | \$0 |
| Interest 5/1 | \$19,219 | \$0 | \$0 | \$0 |
| Maturity 2042 | | | | |
| Interest 11/1 | \$39,319 | \$39,319 | \$39,319 | \$0 |
| Principal 11/1 | \$0 | \$0 | \$0 | \$0 |
| Interest 5/1 | \$39,319 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$163,256 | \$104,719 | \$104,719 | \$0 |
| Excess (deficiency) of revenues over (under) expenditures | \$2,644 | \$57,441 | \$60,694 | \$3,253 |
| Other Financing Sources/(Uses): | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 |
| Total Other Financing Sources/(Uses) | \$0 | \$0 | \$0 | \$0 |
| Net change in Fund Balance | \$2,644 | \$57,441 | \$60,694 | \$3,253 |
| FUND BALANCE - Beginning | \$161,524 | | \$244,826 | |
| FUND BALANCE - Ending | \$164,168 | | \$305,521 | |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended February 28, 2023

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 02/28/23 | ACTUAL THRU 02/28/23 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|----------------|
| REVENUES: | | | | |
| Interest Income | \$0 | \$0 | \$2,915 | \$2,915 |
| Special Assessments | \$170,480 | \$166,283 | \$166,283 | \$0 |
| TOTAL REVENUES | \$170,480 | \$166,283 | \$169,198 | \$2,915 |
| EXPENDITURES: | | | | |
| Interest 11/1 | \$57,741 | \$57,741 | \$57,741 | \$0 |
| Principal 11/1 | \$55,000 | \$55,000 | \$55,000 | \$0 |
| Interest 5/1 | \$56,469 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$169,210 | \$112,741 | \$112,741 | \$0 |
| Excess (deficiency) of revenues over (under) expenditures | \$1,271 | \$53,543 | \$56,457 | \$2,915 |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 |
| Total Other Financing Sources/(Uses) | \$0 | \$0 | \$0 | \$0 |
| Net change in Fund Balance | \$1,271 | \$53,543 | \$56,457 | \$2,915 |
| FUND BALANCE - Beginning | \$135,125 | | \$224,160 | |
| FUND BALANCE - Ending | <u>\$136,395</u> | | <u>\$280,617</u> | |

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended February 28, 2023

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 02/28/23 | ACTUAL THRU 02/28/23 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|------------|
| <u>REVENUES:</u> | | | | |
| Interest Income | \$0 | \$0 | \$4 | \$4 |
| TOTAL REVENUES | \$0 | \$0 | \$4 | \$4 |
| <u>EXPENDITURES:</u> | | | | |
| Capital Outlay | \$0 | \$0 | \$0 | \$0 |
| Cost of Issuance | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| Excess (deficiency) of revenues over (under) expenditures | \$0 | \$0 | \$4 | \$4 |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 |
| Total Other Financing Sources/(Uses) | \$0 | \$0 | \$0 | \$0 |
| Net change in Fund Balance | \$0 | \$0 | \$4 | \$4 |
| FUND BALANCE - Beginning | \$0 | | \$360 | |
| FUND BALANCE - Ending | \$0 | | \$364 | |

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended February 28, 2023

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 02/28/23 | ACTUAL THRU 02/28/23 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|------------|
| <u>REVENUES:</u> | | | | |
| Interest Income | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$0 | \$0 | \$0 | \$0 |
| <u>EXPENDITURES:</u> | | | | |
| Capital Outlay | \$0 | \$0 | \$0 | \$0 |
| Cost of Issuance | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| Excess (deficiency) of revenues over (under) expenditures | \$0 | \$0 | \$0 | \$0 |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 |
| Total Other Financing Sources/(Uses) | \$0 | \$0 | \$0 | \$0 |
| Net change in Fund Balance | \$0 | \$0 | \$0 | \$0 |
| FUND BALANCE - Beginning | \$0 | | \$12 | |
| FUND BALANCE - Ending | \$0 | | \$12 | |

HEMINGWAY POINT

COMMUNITY DEVELOPMENT DISTRICT

| | | |
|------------------------|--|--------------------|
| Bond Issue: | <u>Series 2013 Special Assessment Bonds</u> | |
| Original Issue Amount: | \$2,135,000 | |
| Interest Rate: | 5.25% | |
| Maturity Date: | November 1, 2022 | \$355,000 |
| Interest Rate: | 6.25% | |
| Maturity Date: | November 1, 2032 | \$615,000 |
| Interest Rate: | 6.75% | |
| Maturity Date: | November 1, 2042 | \$1,165,000 |

Reserve Fund Requirement: 50% of Max Annual Debt Service

| | |
|-----------------------------|----------------------------------|
| Bonds outstanding - 9/30/13 | \$2,135,000 |
| Less: | |
| 11/1/13 | (\$30,000) |
| 11/1/14 | (\$30,000) |
| 11/1/15 | (\$30,000) |
| 11/1/16 | (\$30,000) |
| 11/1/17 | (\$35,000) |
| 11/1/18 | (\$35,000) |
| 11/1/19 | (\$40,000) |
| 11/1/20 | (\$40,000) |
| 11/1/21 | (\$40,000) |
| 11/1/22 | (\$45,000) |
| Current Bonds Outstanding: | <u><u>\$1,780,000</u></u> |

| | | |
|------------------------|--|--------------------|
| Bond Issue: | <u>Series 2014 Special Assessment Bonds</u> | |
| Original Issue Amount: | \$2,500,000 | |
| Interest Rate: | 4.63% | |
| Maturity Date: | November 1, 2024 | \$47,000 |
| Interest Rate: | 5.00% | |
| Maturity Date: | November 1, 2034 | \$760,000 |
| Interest Rate: | 6.75% | |
| Maturity Date: | November 1, 2044 | \$1,270,000 |

Reserve Fund Requirement: 50% of Max Annual Debt Service

| | |
|-----------------------------|----------------------------------|
| Bonds outstanding - 9/30/14 | \$2,500,000 |
| Less: | |
| 11/1/15 | (\$35,000) |
| 11/1/16 | (\$40,000) |
| 11/1/17 | (\$40,000) |
| 11/1/18 | (\$45,000) |
| 11/1/19 | (\$45,000) |
| 11/1/20 | (\$50,000) |
| 11/1/21 | (\$50,000) |
| 11/1/22 | (\$55,000) |
| Current Bonds Outstanding: | <u><u>\$2,140,000</u></u> |

