



***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**

June 28, 2023



Hemingway Point

Community Development District

Agenda

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

Wednesday
June 28, 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. Roll Call
2. Approval of the Minutes of the April 26, 2023 Meeting
3. Public Hearing to Adopt the Fiscal Year 2024 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2023-04** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2023-05** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
4. Discussion of Installation and Services Agreement
5. Staff Reports
 - A. Attorney – Memorandum on Required Ethics Training
 - B. Engineer
 - 1) Proposal for Storm Drain Maintenance with Raptor Vac-Systems
 - 2) Storm Drain Cleaning Map
 - C. Field/Property Manager – Monthly Report
 - D. CDD Manager
 - 1) Number of Registered Voters – **649**
 - 2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form
 - 3) Consideration of Proposed Fiscal Year 2024 Meeting Schedule
6. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
7. Supervisors Requests and Audience Comments

8. Adjournment

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

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

The special meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, April 26, 2023, at 6:00 p.m. at 23770 SW 115th Avenue, Miami, Florida 33033.

Present and constituting a quorum were:

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

Also present were:

Paul Winkeljohn	District Manager
Ben Quesada	District Manager
Scott Cochran	District Counsel (by phone)
Wendy Castellanos	HOA Property Manager
Sergeant Ron Joy	First Choice Security
Several Residents	(by phone)

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Carlos Suarez

Mr. Winkeljohn: We have the oath to administer for Mr. Suarez who is now physically in the room, so Carlos I'll say "I" then you would state your name, and then I'll read the oath, and if you agree, at the end you would just say, "I do", so I.

Mr. Suarez: Carlos Suarez.

Mr. Winkeljohn: 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, Dade-County, Florida.

Mr. Suarez: I do.

Mr. Winkeljohn: Great, if you'll sign that, and return it back to me, I'll notarize it and enter it into the District's records.

SECOND ORDER OF BUSINESS Roll Call

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

**THIRD ORDER OF BUSINESS Approval of the Minutes of the
March 29, 2023 Meeting**

Mr. Winkeljohn: The minutes from the March 29, 2023 meeting are in your packets, and if you have any questions, we can discuss that, or a motion to approve would be welcomed.

On MOTION by Ms. Angell seconded by Ms. Berbrick with all in favor, the Minutes of the March 29, 2023 Meeting were approved.

FOURTH ORDER OF BUSINESS Update on FY24 Budget

Mr. Winkeljohn: So, one of the reasons we're here today is to just get closer to the community and to begin the introduction of the draft budget that you guys have proposed a slight increase. Did you all have anything you wanted to bring up about the budget? Or any questions? Not hearing any, does anyone on the phone have any questions? Not hearing any, and I have copies if anybody is curious what the draft looks like but, it's up in front of you on your screen now, so it's a \$100 assessment increase.

Mr. Brick: Right.

Mr. Winkeljohn: Very modest.

FIFTH ORDER OF BUSINESS Staff Reports

Mr. Winkeljohn: Moving on, Scott, do you have any reports under attorney?

A. Attorney

Mr. Cochran: No, I don't have anything to report for the attorney's report.

Mr. Winkeljohn: Thank you.

B. Engineer

Mr. Winkeljohn: The engineer had no report.

C. Field/Property Manager - Monthly Report

Mr. Winkeljohn: I will go to our field report, and Ben if you have anything you want to cover, we can.

Mr. Quesada: Let me just see the extra tablet since Anthony is not here.

Mr. Winkeljohn: Sure.

Mr. Quesada: Just the main thing to highlight is, we just finished doing a wet check inspection and making several repairs. I was talking to Wendy before the meeting obviously with the installation of the traffic light that they're putting at your entrance, we're still waiting on the county to finish, and we can do a walk-through with them and make sure that if there's any other damages that we try to at least get them to repair them, we can always have our engineer assist with that. We also had the pre-hurricane season tree trimming done, so we concentrated this year on the palm trees that are about 12' obviously, the ones that you have throughout the medians, there are several hundred of them, those were all pruned. They did a really nice job, we were out there at least twice when they were doing the work. We had a little bit of trip hazard there that was recently shaved down over there by the pool, and a little bit of damage to the fence with one of the palms leaning against it, so we had to remove that section just to preserve the fence. Everything else is looking in tip-top shape, and as far as the update on the lights, I know we talked about it at the last meeting, replacing the lights on the 4' wall you have by the entrance of the pool. We were able to stay within budget, and I was talking to Cheryll as far as just finding the most, and obviously, they don't make that light anymore, so finding the closest match that fits the theme, where it's like nautical or coastal, I found some really nice ones and Cheryll took a look at them and she liked them. I actually found out an issue, it's going to be a couple of months lag time but we were able to get it down to two weeks, so sometime within the next few

weeks, weather permitting, you'll have those light fixtures replaced. Initially when we first talked about it, we talked about installing maybe little posts to raise them up a little bit to protect them but, these lights that we found are a little bit bigger with a stronger base, so they're like flush, so I don't think we'll have the same issue that we did, so I'd rather not have to go that route if it's not necessary but, you can let me know. So, as we get closer, I'll let you know and you can take a look at the lights and we can always make an adjustment if necessary.

Mr. Brick: Are we going to replace all the lights?

Mr. Quesada: Again, for now, we're starting with the ones on the wall that were loose because I think the budget that we had for that was \$2,000, so we were able to get all those addressed with that price. We're talking budget now, so obviously as we look into the next fiscal year these are the type of things that having a little extra operating and maintenance money is going to be helpful for us so we can take on projects like this without dipping into your reserve that you need for emergencies, contingencies, or hurricane recovery, and that kind of stuff.

Mr. Brick: Well, it would be nice if at some point when those other lights fail on the wall, that we could match them up.

Mr. Quesada: Yes, and I did tell him that with that in mind, so this is a product line that they sell post mount style, wall mount style, so they have those different options available if we have to go that route.

Mr. Brick: Is this a local company?

Mr. Quesada: Yes, like off of Dixie Highway there's a couple of lighting stores that have them, so it's one of those.

Mr. Brick: Ok.

Mr. Quesada: I went through our GC who is an electrician, so he showed me through the website what the options were that were comparable to what you already have.

Ms. Angell: And we only picked the wall first because those are, if you look at them around the mailboxes, they're all tipping and they don't look very good, so we, the money that we had, he said let's just start at one place and fix those so it looks good, and then eventually when we get some more money next year, we can do a few more.

Mr. Quesada: Correct, that's the idea.

Ms. Angell: Yes.

Mr. Winkeljohn: Very good.

Ms. Castellanos: And I'm sorry, I do have a question.

Mr. Winkeljohn: Can you come up a little bit closer, if you don't mind, for the recorder?

Ms. Castellanos: Ok, so I did notice today when I was on the property, that the light on 253rd and 119th Court there is a tree that, from my understanding, it's within the CDD area, that does cover a light. So, I'm questioning, and there's a lot of lights that are covered which I reached out to FPL that is one I requested as well but, I'm not sure if the CDD is going to take care of that or do I still need to reach out to FPL because I know it's a big issue.

Mr. Quesada: Ok.

Ms. Castellanos: And because of how the architect and the developers planted these trees and designed where these trees go, we have no say in it.

Mr. Quesada: Ok, I'll take a look at it this weekend, I'll let you know if it's along a CDD tract, which again, people's interpretation of that varies, but the way the county defines it is, if the neighboring property owner abuts that swale, the maintenance is their responsibility, as far as the trees go.

Ms. Castellanos: Right, and that is actually in an area where the poles are.

Mr. Quesada: It is where the lake is, by the lake?

Ms. Castellanos: No, it's not by the lake, it's in front of the lake area.

Mr. Quesada: Ok.

Ms. Castellanos: So, you have the lake, and then you have the homes, then you have the guest parking there, and that's where those trees are because I know that section the CDD does maintain, so that's why I'm asking.

Mr. Quesada: Ok.

Mr. Winkeljohn: Do you know what kind of tree it is?

Ms. Castellanos: I have no idea.

Mr. Winkeljohn: Ok.

Mr. Quesada: A lot of them are green buttonwoods along there.

Mr. Winkeljohn: Right.

Mr. Quesada: Ok.

Ms. Castellanos: So, I know those in particular, I did notice this time around, that it is completely covering the light because I do my night visits.

Ms. Berbrick: Did you take any pictures?

Ms. Castellanos: Not this time because I wanted it on the night fixture, so we could see it.

Mr. Quesada: Ok.

Mr. Brick: Are you sure it's not in the county easement?

Mr. Winkeljohn: I have to look at it.

Mr. Suarez: And Wendy, you called FPL to look at the trees?

Ms. Castellanos: Yes, because FPL in certain areas is able to cut those trees, and in my view, this is why because I know from experience, especially those, it has to be done through FPL.

Mr. Quesada: So, Wendy, you and I will talk off line, and then I'll just confirm the location, and if it's something that our landscapers are able to address we'll take care of lifting the branches enough where there's some light to get back there. Thank you for letting me know.

Mr. Brick: What's the corner where it is?

Ms. Castellanos: It's on 253rd Terrace and SW 119th Court.

Mr. Quesada: Ok, so we'll take a look at it this week, thank you.

Ms. Castellanos: Sure.

Mr. Winkeljohn: Excellent.

D. CDD Manager

Mr. Winkeljohn: So, that moves us to manager's report. I have nothing other than what we were here to talk about with the budget, and we can go over that in a little bit if you had any questions but, you didn't so we're moving on.

SIXTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: The next item is the financial reports, and I just wanted you to see your budget tracking for the year. As you may remember, you started the year using \$30,000 in reserves of your budget, and you're tracking well for the year. One of the things that I always look at is, your total assessments are \$223,000 and it's the 6-month mark of the year, and you have \$151,000, and that shows you that you're on track for the year, you're going to have a little bit of savings but, the savings are things that you're deferring, and so that's one of the reasons you have a proposed increase for 2024 of \$100 per unit. That being said, if you have other projects for the year, you're in a position to start considering a little bit more, and the reason I bring this up is always the caution of spending too early in the year, and then something comes up that surprises you, and now you're using reserves or next year's money to pay for something. You have a very tight budget, your operating budget is very small, it actually is, the first \$100,000 is the fixed regulatory contracts that you have, so you're spending, including landscaping, security, and pool attendant, \$150,000 per year. So, that total maintenance budget is a very small amount of money to divide amongst your needs, so you have to watch it closely is the point. Are there any questions about the financials?

Mr. Suarez: What falls under other current charges, what falls under that?

Mr. Winkeljohn: I believe that's a banking fee I think that's what that terminology means.

Mr. Suarez: And I don't know if this is the right time to talk about this but, the gate attendant stuff, that's something we definitely need to talk about, having an attendant.

Mr. Quesada: Carlos, just so you know that Sergeant Ron Joy, and he owns First Choice Security.

Mr. Suarez: Because my thing is, I hear it from neighbors, and I've witnessed it for myself, that if you just knock on the gate, and if he has his headphones on, he'll just let you in, they don't ask, hey do you live here or anything.

Mr. Brick: I told you that.

Mr. Quesada: Right.

Mr. Joy: (Inaudible comment)

Mr. Winkeljohn: Also, Ben, if you could provide him with access to the cameras.

Mr. Quesada: Yes, I will take care of that.

Mr. Winkeljohn: Ok, great.

Mr. Suarez: (inaudible comment)

Mr. Quesada: Ok.

Mr. Winkeljohn: Thank you. Are there any other questions related to the financials? Is there a motion to accept?

On MOTION by Mr. Suarez seconded by Mr. Toro with all in favor, the Check Register and the Balance Sheet, and Income Statement were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Winkeljohn: That brings us to Supervisor's requests, anything from the Board?

Mr. Brick: Since we're going to have about \$20,000 in our reserves, what would be an operating figure for us to reach in order to protect ourselves in the event of a catastrophic event?

Mr. Winkeljohn: Good question. You never know what you might choose to do after a storm, you have a lot of options, you're not the obligated party for storm debris, that would be the county because the roads are not yours, and you don't have a garbage business. Like if you were the garbage provider for Hemingway you would have an obligation for debris removal, that's how it's tied so whoever is your contractor for solid waste, which is through the county obviously, that's one way to look at it, and there the CDD does not own anything other than its easements but, putting your hat on as CDD, all of your trees, say they all fell down, we would be responsible for removing that. So, we don't know what that would cost, we can't price that, and it's not enough where we could participate in a large contractor. We probably would be stuck using whoever we could hire, which would be our landscaper, and possibly another

landscaper who's going to be very busy also, so it's going to be a really difficult reaction on our part by any measure, and you don't have the buying power.

Mr. Brick: So, \$20,000 is a ridiculously small amount.

Mr. Winkeljohn: Right, so with the finance hat on what kind of money does a District your size need in reserves, the first rule of thumb is at least 1 year of operating, which is \$223,000 so you have 10% of that now.

Mr. Brick: So, that's what the increase is for.

Mr. Winkeljohn: Well, Ben and the accountants put together something to discuss that with, and let me go to it right now. So, if you go to his Powerpoint presentation, and it will pop up on the screen in just a second. So, this shows you that in 2018 and 2019 you had a tremendous amount of expenses that you had to pay for. You had some deferred obligations that hadn't been paid, you took on the sidewalk and the lighting responsibility repairs that were expected but, you knew as a Board that it was a gamble that you may not get reimbursed but, you wanted them fixed, so you paid for all those repairs. So, in 2018 and 2019 you spent more than your budget by \$70,000. In 2020 again, \$29,000 over, in 2021 again \$28,000 over, then you raised your assessment, and then in 2022 was the first year you actually had a net growth in your reserves. Your total reserve is this bottom line here which is now at \$26,000, so those conscious decisions 5 or 6 years ago caught up to you. You did have to deviate from the original concept and people debate me on this all the time but, I was the one who suggested it when the District was created so I'm certain that I'm right, I was the one who suggested it, that the HOA be the onsite property manager. In the history of the community the HOA at one time did provide that service but, it never materialized for whatever reason, no-fault, no harm, no foul. The District shifted gears 2 years ago and brought in at a modest \$1,000 a month a field manager and custodial service for the pool, and that's what has changed. The other things that have changed are your tree trimming program, the trees grow exponentially and so you spend more and more for that. You've bitten off more permanent landscaping responsibilities and irrigation responsibilities.

Ms. Berbrick: Paul, I have a question.

Mr. Winkeljohn: Yes.

Ms. Berbrick: So, are you saying at the get-go it was supposed to be the HOA's responsibility?

Mr. Winkeljohn: It's a philosophical concept, it wasn't a requirement.

Ms. Berbrick: And that's why I'm asking.

Mr. Winkeljohn: The intent of the District's budget was not to be oversight of the field.

Ms. Berbrick: I understand, ok.

Mr. Winkeljohn: That's all I'm saying, the original budget was passed just with administrative costs and no maintenance.

Mr. Brick: And actually, the original management company that we had, that everybody hated, they did that.

Mr. Winkeljohn: Right, that was the original idea. So, this is a history of the District's budget philosophy nothing else, and the District had to shift out of that, so to do that you had to adjust your rates. So, you very conservatively have adjusted it once or twice \$100 and that's really where you are again in all fairness to the needs of your community that was the choice but, in a pure finance world you're still way behind, you're deferring some heavy maintenance decisions but, you're getting caught up at the same time. You're doing more than you did initially, your pressure washing and your cleaning are more intense so that the big expenses are alleviated because you're taking care of that, so those things are good.

Mr. Suarez: This is what I think people in our community need to see and understand because what happens is, and it's not everybody, it's a select few, that go and they pick the things that aren't being done, and so when people see this increase or whatever, they're going to be like, well we want to do this.

Mr. Winkeljohn: That's human nature for some people.

Mr. Suarez: So, my next question is, how much of this was communicated that we were having a meeting here because if we communicated well and I don't know if anything was sent out or anything like that, because if it was communicated to the neighborhood and no one is here, I don't want to hear it, to me no one should complain about it.

Mr. Winkeljohn: Right, and there's two ways to look at it.

Mr. Suarez: And there could be people that had to work so in that case if they really have a concern then I could see that.

Mr. Winkeljohn: Don't feel bad that your community doesn't want to be here, very few Districts have attendance at their meetings, no matter when you hold them, it's not a typically well-attended concept, a CDD Board meeting. We are going to do a mail notice to the residents that the assessment is going to have this increase, the increase we talked about and that will generate certainly some reaction, you'll get some people who want to voice an opinion, and that's just the public hearing nature. The business side of it is irrefutable, that you need to raise the right amount of money to match your obligations to your maintenance.

Mr. Suarez: And I think this is good because it lets people see that for years we've done things to not make people upset, and like Russ was saying, we're in a situation where it should be more and basically what's going to happen is every year you're going to see it probably go up until we can do that, and God forbid nothing happens before that.

Mr. Brick: Exactly, we could just gut-punch everybody right now and get the \$350 that we really need if you think about it, \$350 would put us right about where we need to be.

Mr. Winkeljohn: Right.

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

Mr. Winkeljohn: And let me call a time out, first of all, we have gone out of our area of expertise and responsibility, and it's not a topic for a CDD Board meeting, that's an HOA topic.

A resident: Excuse me, I'm sorry, I don't know if anybody can hear me, but whoever is speaking in the background, everybody sounds way too far away, and I can't understand what people are saying. I can hear you, the last person that spoke, but Cheryl I can barely hear what she's saying, I don't know if they're only working from one phone, but they need to stand closer to the phone so we can understand what's being said.

Mr. Quesada: Ok, we'll pass the phone over closer to whoever is talking so I'll be assisting with that so you can hear better throughout the meeting. Do you have any questions for the Board?

A resident: No.

Ms. Angell: So, what I said was, we need a HOA for this community because without an HOA then who do you think is going to take over our neighborhoods, nobody.

Mr. Winkeljohn: And Cheryll, I really want to call a time out on that conversation because this is not a topic for you all to discuss, it is inappropriate.

Ms. Angell: Yes, I know that's a HOA meeting topic.

A resident: (inaudible comment)

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

Ms. Castellanos: I have a quick question, so at this meeting today you guys are deciding to increase everybody?

Mr. Winkeljohn: No.

Ms. Castellanos: Not at this meeting, so when will that meeting be?

Mr. Winkeljohn: Off the top of my head I don't remember, it's in a month or two, I think it's in 2 months.

Ms. Castellanos: Ok, so in a month or two that's when you guys will post it?

Mr. Winkeljohn: Right, and there will be a notice posted, so that will be posted and residents will be mailed a notice directly.

Ms. Castellanos: And this is something that I know the Board in particular has asked, if there are certain items maybe that before the HOA used to handle, and now it's not being handled for whatever X,Y,Z reasons, I wasn't there so I can't say why, but to alleviate the owners from paying more on their yearly, put it on where the HOA can be up with the budget and also if the HOA works on that budget to help out, in that case, how would that work?

Mr. Winkeljohn: Well, there's 1,000 ways to look at it, one of which is the maintenance areas, if the HOA wanted to pick up any of the maintenance areas, we could do a maintenance agreement with the HOA. The one that was always big on my mind that was really not a true obligation of the CDD is the center median, and trimming

those trees in the center median that's actually county land but, because the community wanted it maintained obviously, the District does it, so that's one example. Any of the lights, or anything the CDD maintains that the HOA wanted to help with they could.

Ms. Castellanos: Ok, so I understand the paperwork 100% but, this is again, because homeowners, and I hear it on both ends, I hear on the HOA side the owners that call me, and I hear it from here at this meeting. So, I understand who does what, who doesn't do what, do you guys get paid, do they get paid, in reality, the HOA is all volunteer. So, I know at a certain point, someone did say, hey so who gets paid the \$200 and I know here this Board does, and I know you guys have that option to get paid or not to get paid, and I don't know who does and who doesn't, that's none of my business but it's out there on the public record if it needs to be.

Mr. Brick: What's your point?

Ms. Castellanos: So, my question here is, and I'm giving you what owners have said, you guys don't get the calls, we get the calls, just like I get calls for the simplest things, instead of me saying, hey go onto the website, I actually fill out the form for homeowners to have access to the pool because even though I give them the link which Ben and Mayra have been good about, I've even copied Paul on it, and people still don't do it right, and I tell them you cannot just go ahead and keep putting in that same thing because if you don't look at this field, guess what, you're not going to get the code so you can't go to the pool. I listen at these meetings, and I get it because I do the same thing for other communities but, these people are feeling like no matter which way they go, they're not getting an answer, and I have nothing to do with any of your communities personally, it's always been work. I am the manager of the HOA and that's it but, I do hear owners that complain, and one of their biggest things is ok, I see my taxes going up, why, and my HOA is \$48 every quarter, if it was monthly would that alleviate it, so those are the questions that have been brought up but, I don't know.

Mr. Winkeljohn: And we can't speak and discuss a HOA budget, we don't know any of that.

Ms. Castellanos: I understand that.

Mr. Brick: So, whatever it is, I'm trying to get to your point because it doesn't seem to be relative to this meeting at all.

Ms. Castellanos: The relevance is and my point is, to help out owners understand why they have to have a CDD and why they have a HOA in place, they're saying we pay a CDD and we pay a HOA, we pay the CDD and it goes to our taxes and we pay the HOA on a quarterly basis, why is it so much on this end and so much on this end. Can there be a place where the HOA is able to bring up the funds to let's say where you guys aren't going over?

Mr. Winkeljohn: I mean I can't answer you, I don't know who I'm talking to, so if you have anyone that ever has a question about why please send it to us, and we'll answer it.

Mr. Brick: We have never not answered an email.

Mr. Winkeljohn: So, we have to back up because this is a public record.

Ms. Castellanos: Yes, I understand.

Mr. Brick: This is not a HOA meeting, the questions you're asking aren't relative here.

Ms. Castellanos: But they are because they want to know how can it be reduced here, that's where I'm getting at.

Mr. Winkeljohn: Well, let's back up, there is nothing in front of this Board that suggests a reduction in anything, and it's a very modest budget, it is barely enough money to meet the needs of the obligations. No matter what the HOA picks up or whatever, the CDD obligations are within range of what they're budgeting now and it won't change a whole lot because we own the pool, we own certain parcels of land and we have those obligations, so it's not going to go away. About 10 minutes ago I mentioned when I was going through the financials, that you have a very small budget and the CDD has to exist, it's not allowed to go away, and it has state and federal regulations that require it to operate the way it operates. So, it has \$100,000 immediately taken off the top, so that's half of the District's budget, so any percentage, a couple of dollars up or down, it's not going to show up in their tax bills, so that's reality. So, I don't think it's healthy to tell people that's an option.

Ms. Castellanos: I understand.

A resident: I just want to interject because you are right, I guess we're going around in a circle and it doesn't make any sense what Wendy is trying to understand. I

think what's happening in the community itself, the homeowners, don't understand, I think it would be feasible for the CDD and the HOA to work together to show a unified front in front of the community and have some type of, come meet the Board, either the CDD and the HOA together so they understand who's responsible for what, I get that frustration and that's where the frustration is coming from. I understand the CDD is going to have to exist because that's what it is, nobody's suggesting the CDD goes away, but we've had people from the CDD Board suggest that we need to eliminate the HOA Board.

Mr. Winkeljohn: I don't really think that's part of the topic for today.

A resident: I understand this is a budget but, what I'm trying to say is, I understand where Wendy is coming from, but I think that's a topic that should be a takeaway for maybe another meeting that you guys have, and have the HOA and the CDD work together and show a united front.

Mr. Winkeljohn: That's a great idea, and this is Paul by the way, our staff, including myself, has offered to attend any homeowner association meeting, do Q&As, if you do a town hall meeting, or if you want to do a ZOOM with everybody, all of the above, whatever works, we're happy to participate, happy to explain the CDD, I can summarize budgets, anything you need, this is what we do, we do it all over the State of Florida, and we would gladly help educate any confused residents and just let us know what works, we're happy to do that.

A resident: Yes, so we can move this item for another day, and just keep going on your budget meeting.

Mr. Winkeljohn: It's not a budget meeting, this was a meeting held at night so that residents could participate. Our preliminary budget meeting was last month, and the next public hearing is in a couple of months and everyone will be noticed about that and we can have a more specific meeting, it just happened that because we're meeting at night, and we're meeting to give access to the residents we thought we would give an update on the budget.

A resident: Perfect, that's fine, and I'm sorry I did join a little bit late.

Mr. Winkeljohn: No problem.

A resident: That's fine, go ahead, I'm sorry.

Mr. Winkeljohn: No, we're done. Are there any other comments or questions?

Mr. Brick: No.

A resident: I do have a question, I know that, and I might have missed this, is there going to be a special assessment for this year?

Mr. Winkeljohn: The District does not do special assessments, it does a Non-Ad Valorem Assessment annually and that will happen no matter what and next year there is a proposal to increase it to \$100 per homeowner annually.

Mr. Brick: For the whole year.

A resident: Ok, I understand that, for the whole year, and my question is, this raise in the CDD tax, this is just to help alleviate the tightness of the budget?

Mr. Winkeljohn: Well, there's a lot of ways you can look at it, one of the things we're looking at in the room, and I apologize because you aren't here, and this is up on the website, the District has very low reserves which means cash in the bank, Districts do not get revenue from October through January because our year starts October 1st but the revenue for the year doesn't come in until late December. So, Districts need a certain amount of money in reserves just to pay the bills one, and two, if you have an unknown expense, or an unexpected expense bigger than a few thousand dollars you need money to pay for that, and right now the District has projected at \$26,000 in reserves, that's not enough money, and the accountants and the auditors have all asked this District to seriously consider an increase, the Board did, the Board approved one of the lower options provided to them frankly, so yes that's what is driving all of it.

A resident: Ok, and I have a question, have we visited expenses like how much we spend with the landscaping, getting more quotes, see if there's anybody out there, do an RFP to see if anybody can do it cheaper, anything like that, has that option been looked at also?

Mr. Winkeljohn: Yes, many times the District has gone out and taken bids for all of its services, there's three main contractors, the pool, security, and landscaping. The landscaper is a very small company and charges an extremely low amount for the services we have, so we know it's under market value.

A resident: Right, and I was going to say if there's any way to kind of figure out if you can squeeze any more money without necessarily raising the taxes.

Mr. Winkeljohn: No, there isn't.

Mr. Quesada: And where you guys are starting to spend is your structures are aging so we just had to repaint the pool deck, and the year before that we repainted your entranced monument, and pretty soon where the mail kiosks are and the pool structure, that's going to need to be painted, and you have light fixtures that are aging to a point where they need to be replaced, so I just wanted to let you know, what we've been doing and we've been conservative of how we've been increasing the budget is, as time goes on and wear and tear takes place you get these expenses, so that's what is eating your money, the contracts I think you guys have are very fair, it's these expenses that add up.

A resident: Right, and I just want to say for the record, I understand all that and I'm all for it but, we have community members that don't understand there are costs. The HOA runs on a very extremely tight budget and what people expect us to do on a tight budget, it's like how, so I understand the business side of it.

Mr. Winkeljohn: Good.

A resident: I think the tension because unfortunately, and the guys on the Board of the CDD can agree with me, we have some property owners that really like to stir the pot, and realistically we should be working together to kind of alleviate that so it makes everybody's job easier, the CDD and the HOA, so I think the homeowners need to understand that both the CDD and the HOA what's important for us is the safety of our community, and our homeowners, and maintain the home value of our properties which I think is what our plan is, and what is our job to do. So, I get it, I'm all for working with you guys, and my intention to be on this call is not to bitch or complain, it's just to understand so when I have residents come to me I can say, hey you're looking at this wrong this is what's happening, and I appreciate the explanation, so thank you.

Mr. Winkeljohn: Very well, thank you, I appreciate you participating. Are there any other audience comments or Supervisor's comments?

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: Hearing none, the next item is adjournment, is there motion to adjourn.

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

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

***Hemingway Point
Community Development District***

June 28, 2023



Hemingway Point

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual thru 5/31/23	Projected Next 4 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
Revenues					
Maintenance Assessments	\$223,250	\$222,368	\$882	\$223,250	\$253,746
Misc. Income	\$0	\$7	\$0	\$7	\$0
Carry Forward Surplus	\$32,289	\$37,522	\$0	\$37,522	\$26,098
Total Revenues	\$255,539	\$259,897	\$882	\$260,779	\$279,844
Expenditures					
<i>Administrative</i>					
Supervisor Fees/FICA Taxes	\$10,334	\$3,600	\$2,306	\$5,906	\$10,334
Engineering Fees	\$2,500	\$275	\$2,225	\$2,500	\$2,500
Dissemination Agent	\$2,500	\$1,667	\$833	\$2,500	\$2,500
Assessment Roll	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Attorney Fees	\$15,000	\$7,643	\$11,464	\$19,106	\$15,000
Annual Audit	\$4,600	\$4,600	\$0	\$4,600	\$4,800
Trustee Fees	\$8,000	\$8,000	\$0	\$8,000	\$8,000
Management Fees	\$37,080	\$24,720	\$12,360	\$37,080	\$39,305
Computer Time	\$250	\$167	\$83	\$250	\$500
Telephone	\$50	\$0	\$50	\$50	\$50
Postage	\$1,250	\$51	\$200	\$251	\$1,250
Printing & Binding	\$750	\$224	\$350	\$574	\$750
Insurance	\$7,686	\$6,886	\$0	\$6,886	\$7,715
Legal Advertising	\$1,000	\$140	\$300	\$440	\$1,000
Other Current Charges	\$850	\$133	\$67	\$200	\$850
Website Compliance	\$1,000	\$887	\$333	\$1,220	\$1,060
Office Supplies	\$200	\$6	\$10	\$16	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Property Taxes	\$0	\$8,126	\$0	\$8,126	\$8,500
Total Administrative	\$94,225	\$68,300	\$28,275	\$84,849	\$105,439
<i>Maintenance</i>					
Field Management	\$12,000	\$8,000	\$4,000	\$12,000	\$12,720
Security/Pool Attendants	\$30,000	\$11,850	\$8,464	\$20,314	\$22,000
Phone/Internet	\$1,800	\$1,378	\$816	\$2,194	\$2,500
Electric	\$6,000	\$5,044	\$2,522	\$7,567	\$7,500
Water	\$4,500	\$3,443	\$1,721	\$5,164	\$6,500
Property Insurance	\$4,580	\$4,198	\$0	\$4,198	\$6,500
Repairs & Maintenance	\$22,500	\$8,535	\$13,965	\$22,500	\$20,000
Landscape Maintenance	\$22,500	\$12,800	\$6,400	\$19,200	\$21,000
Tree Trimming	\$7,500	\$5,400	\$0	\$5,400	\$7,500
Janitorial Service & Supplies	\$5,000	\$3,153	\$1,848	\$5,000	\$4,750
Pool Maintenance	\$7,200	\$6,174	\$3,080	\$9,254	\$12,000
Operating Supplies	\$4,500	\$225	\$200	\$425	\$4,500
Pressure Washing/Painting	\$4,000	\$0	\$8,000	\$8,000	\$8,000
Landscape Lighting & Replacement	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Pest Control	\$0	\$655	\$0	\$655	\$660
Contingencies/Reserve	\$22,028	\$7,962	\$15,000	\$22,962	\$33,275
Total Maintenance	\$159,108	\$78,816	\$71,016	\$149,832	\$174,405
Total Expenditures	\$253,333	\$147,116	\$99,291	\$234,681	\$279,844
Assigned Fund Balance	\$2,206	\$112,781	(\$98,409)	\$26,098	(\$0)

Assessment Table

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

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
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Property Insurance

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

Repair and Maintenance

Repairs and maintenance within the district.

Janitorial Service & Supplies

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

Pool Maintenance

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

Landscape Maintenance

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

Tree Trimming

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

Operating Supplies

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

Contingencies

Represents any unforeseen expenditures.

Hemingway Point

Community Development District

Debt Service Fund
Series 2013

Description	Adopted Budget FY 2023	Actual thru 5/31/23	Projected Next 4 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$165,900	\$163,220	\$2,680	\$165,900	\$165,900
Interest Income	\$0	\$8,655	\$1,200	\$9,855	\$0
Carry Forward Surplus ⁽¹⁾	\$155,313	\$155,262	\$0	\$155,262	\$167,761
Total Revenues	\$321,213	\$327,137	\$3,880	\$331,017	\$333,661
Expenditures					
Series 2013					
Maturity 2022					
Interest 11/1	\$1,181	\$1,181	\$0	\$1,181	\$0
Principal 11/1	\$45,000	\$45,000	\$0	\$45,000	\$0
Interest 5/1	\$0	\$0	\$0	\$0	\$0
Maturity 2032					
Interest 11/1	\$19,219	\$19,219	\$0	\$19,219	\$19,219
Principal 11/1	\$0	\$0	\$0	\$0	\$45,000
Interest 5/1	\$19,219	\$19,219	\$0	\$19,219	\$17,813
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	\$163,257	\$163,256	\$0	\$163,256	\$160,669
EXCESS REVENUES	\$157,957	\$163,881	\$3,880	\$167,761	\$172,993

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

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

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2032 Maturity

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

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

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

Hemingway Point
Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-23	\$1,780,000.00	6.750%	\$58,537.50	\$45,000.00	\$103,537.50
1-May-24	\$1,735,000.00	6.750%	\$57,131.25	\$0.00	
1-Nov-24	\$1,735,000.00	6.750%	\$57,131.25	\$50,000.00	\$164,262.50
1-May-25	\$1,685,000.00	6.750%	\$55,568.75	\$0.00	
1-Nov-25	\$1,685,000.00	6.750%	\$55,568.75	\$50,000.00	\$161,137.50
1-May-26	\$1,635,000.00	6.750%	\$54,006.25	\$0.00	
1-Nov-26	\$1,635,000.00	6.750%	\$54,006.25	\$55,000.00	\$163,012.50
1-May-27	\$1,580,000.00	6.750%	\$52,287.50	\$0.00	
1-Nov-27	\$1,580,000.00	6.750%	\$52,287.50	\$60,000.00	\$164,575.00
1-May-28	\$1,520,000.00	6.750%	\$50,412.50	\$0.00	
1-Nov-28	\$1,520,000.00	6.750%	\$50,412.50	\$65,000.00	\$165,825.00
1-May-29	\$1,455,000.00	6.750%	\$48,381.25	\$0.00	
1-Nov-29	\$1,455,000.00	6.750%	\$48,381.25	\$65,000.00	\$161,762.50
1-May-30	\$1,390,000.00	6.750%	\$46,350.00	\$0.00	
1-Nov-30	\$1,390,000.00	6.750%	\$46,350.00	\$70,000.00	\$162,700.00
1-May-31	\$1,320,000.00	6.750%	\$44,162.50	\$0.00	
1-Nov-31	\$1,320,000.00	6.750%	\$44,162.50	\$75,000.00	\$163,325.00
1-May-32	\$1,245,000.00	6.750%	\$41,818.75	\$0.00	
1-Nov-32	\$1,245,000.00	6.750%	\$41,818.75	\$80,000.00	\$163,637.50
1-May-33	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-33	\$1,165,000.00	6.750%	\$39,318.75	\$85,000.00	\$163,637.50
1-May-34	\$1,080,000.00	6.750%	\$36,450.00	\$0.00	
1-Nov-34	\$1,080,000.00	6.750%	\$36,450.00	\$90,000.00	\$162,900.00
1-May-35	\$990,000.00	6.750%	\$33,412.50	\$0.00	
1-Nov-35	\$990,000.00	6.750%	\$33,412.50	\$95,000.00	\$161,825.00
1-May-36	\$895,000.00	6.750%	\$30,206.25	\$0.00	
1-Nov-36	\$895,000.00	6.750%	\$30,206.25	\$105,000.00	\$165,412.50
1-May-37	\$790,000.00	6.750%	\$26,662.50	\$0.00	
1-Nov-37	\$790,000.00	6.750%	\$26,662.50	\$110,000.00	\$163,325.00
1-May-38	\$680,000.00	6.750%	\$22,950.00	\$0.00	
1-Nov-38	\$680,000.00	6.750%	\$22,950.00	\$120,000.00	\$165,900.00
1-May-39	\$560,000.00	6.750%	\$18,900.00	\$0.00	
1-Nov-39	\$560,000.00	6.750%	\$18,900.00	\$125,000.00	\$162,800.00
1-May-40	\$435,000.00	6.750%	\$14,681.25	\$0.00	
1-Nov-40	\$435,000.00	6.750%	\$14,681.25	\$135,000.00	\$164,362.50
1-May-41	\$300,000.00	6.750%	\$10,125.00	\$0.00	
1-Nov-41	\$300,000.00	6.750%	\$10,125.00	\$145,000.00	\$165,250.00
1-May-42	\$155,000.00	6.750%	\$5,231.25	\$0.00	
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00	\$165,462.50
		Total	\$1,434,650.00	\$1,780,000.00	\$3,214,650.00

Hemingway Point
Community Development District

Debt Service Fund

Series 2014

Description	Adopted Budget FY 2023	Actual thru 5/31/23	Projected Next 4 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$170,480	\$169,779	\$701	\$170,480	\$170,480
Interest Income	\$0	\$5,982	\$1,280	\$7,262	\$0
Carry Forward Surplus ⁽¹⁾	\$135,125	\$130,162	\$0	\$130,162	\$138,695
Total Revenues	\$305,605	\$305,923	\$1,981	\$307,904	\$309,175
Expenditures					
Series 2014					
Interest 11/1	\$57,741	\$57,741	\$0	\$57,741	\$56,469
Principal 11/1	\$55,000	\$55,000	\$0	\$55,000	\$55,000
Interest 5/1	\$56,469	\$56,469	\$0	\$56,469	\$55,197
Total Expenditures	\$169,210	\$169,209	\$0	\$169,209	\$166,666
EXCESS REVENUES	\$136,396	\$136,714	\$1,981	\$138,695	\$142,509

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

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

Gross Assessment	\$179,453.12
Less: Disc & Col (5%)	(\$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
1-May-15	\$2,500,000.00	4.625%	\$75,374.50	\$0.00	
1-Nov-15	\$2,500,000.00	4.625%	\$57,812.50	\$35,000.00	\$168,187.00
1-May-16	\$2,465,000.00	5.250%	\$63,984.50	\$0.00	
1-Nov-16	\$2,465,000.00	5.250%	\$63,984.50	\$40,000.00	\$167,969.00
1-May-17	\$2,425,000.00	4.625%	\$63,059.50	\$0.00	
1-Nov-17	\$2,425,000.00	4.625%	\$63,059.50	\$40,000.00	\$166,119.00
1-May-18	\$2,385,000.00	4.625%	\$62,134.50	\$0.00	
1-Nov-18	\$2,385,000.00	4.625%	\$62,134.50	\$45,000.00	\$169,269.00
1-May-19	\$2,340,000.00	4.625%	\$61,094.00	\$0.00	
1-Nov-19	\$2,340,000.00	4.625%	\$61,094.00	\$45,000.00	\$167,188.00
1-May-20	\$2,295,000.00	4.625%	\$60,053.00	\$0.00	
1-Nov-20	\$2,295,000.00	4.625%	\$60,053.00	\$50,000.00	\$170,106.00
1-May-21	\$2,245,000.00	4.625%	\$58,897.00	\$0.00	
1-Nov-21	\$2,245,000.00	4.625%	\$58,897.00	\$50,000.00	\$167,794.00
1-May-22	\$2,195,000.00	4.625%	\$57,740.50	\$0.00	
1-Nov-22	\$2,195,000.00	4.625%	\$57,740.50	\$55,000.00	\$170,481.00
1-May-23	\$2,140,000.00	4.625%	\$56,469.00	\$0.00	
1-Nov-23	\$2,140,000.00	4.625%	\$56,469.00	\$55,000.00	\$167,938.00
1-May-24	\$2,085,000.00	4.625%	\$55,197.00	\$0.00	
1-Nov-24	\$2,085,000.00	4.625%	\$55,197.00	\$55,000.00	\$165,394.00
1-May-25	\$2,030,000.00	4.625%	\$53,925.00	\$0.00	
1-Nov-25	\$2,030,000.00	4.625%	\$53,925.00	\$60,000.00	\$167,850.00
1-May-26	\$1,970,000.00	4.625%	\$52,425.00	\$0.00	
1-Nov-26	\$1,970,000.00	4.625%	\$52,425.00	\$65,000.00	\$169,850.00
1-May-27	\$1,905,000.00	4.625%	\$50,800.00	\$0.00	
1-Nov-27	\$1,905,000.00	4.625%	\$50,800.00	\$65,000.00	\$166,600.00
1-May-28	\$1,840,000.00	4.625%	\$49,175.00	\$0.00	
1-Nov-28	\$1,840,000.00	4.625%	\$49,175.00	\$70,000.00	\$168,350.00
1-May-29	\$1,770,000.00	4.625%	\$47,425.00	\$0.00	
1-Nov-29	\$1,770,000.00	4.625%	\$47,425.00	\$75,000.00	\$169,850.00
1-May-30	\$1,695,000.00	4.625%	\$45,550.00	\$0.00	
1-Nov-30	\$1,695,000.00	4.625%	\$45,550.00	\$75,000.00	\$166,100.00
1-May-31	\$1,620,000.00	4.625%	\$43,675.00	\$0.00	
1-Nov-31	\$1,620,000.00	4.625%	\$43,675.00	\$80,000.00	\$167,350.00
1-May-32	\$1,540,000.00	4.625%	\$41,675.00	\$0.00	
1-Nov-32	\$1,540,000.00	4.625%	\$41,675.00	\$85,000.00	\$168,350.00
1-May-33	\$1,455,000.00	4.625%	\$39,550.00	\$0.00	
1-Nov-33	\$1,455,000.00	4.625%	\$39,550.00	\$90,000.00	\$169,100.00
1-May-34	\$1,365,000.00	5.400%	\$37,300.00	\$0.00	
1-Nov-34	\$1,365,000.00	5.500%	\$37,300.00	\$95,000.00	\$169,600.00
1-May-35	\$1,270,000.00	5.500%	\$34,925.00	\$0.00	
1-Nov-35	\$1,270,000.00	5.500%	\$34,925.00	\$100,000.00	\$169,850.00
1-May-36	\$1,170,000.00	5.500%	\$32,175.00	\$0.00	
1-Nov-36	\$1,170,000.00	5.500%	\$32,175.00	\$105,000.00	\$169,350.00
1-May-37	\$1,065,000.00	5.500%	\$29,287.50	\$0.00	
1-Nov-37	\$1,065,000.00	5.500%	\$29,287.50	\$110,000.00	\$168,575.00
1-May-38	\$955,000.00	5.500%	\$26,262.50	\$0.00	
1-Nov-38	\$955,000.00	5.500%	\$26,262.50	\$115,000.00	\$167,525.00
1-May-39	\$840,000.00	5.500%	\$23,100.00	\$0.00	
1-Nov-39	\$840,000.00	5.500%	\$23,100.00	\$120,000.00	\$166,200.00
1-May-40	\$720,000.00	5.500%	\$19,800.00	\$0.00	
1-Nov-40	\$720,000.00	5.500%	\$19,800.00	\$130,000.00	\$169,600.00
1-May-41	\$590,000.00	5.500%	\$16,225.00	\$0.00	
1-Nov-41	\$590,000.00	5.500%	\$16,225.00	\$135,000.00	\$167,450.00
1-May-42	\$455,000.00	5.500%	\$12,512.50	\$0.00	
1-Nov-42	\$455,000.00	5.500%	\$12,512.50	\$145,000.00	\$170,025.00
1-May-43	\$310,000.00	5.500%	\$8,525.00	\$0.00	
1-Nov-43	\$310,000.00	5.500%	\$8,525.00	\$150,000.00	\$167,050.00
1-May-44	\$160,000.00	5.500%	\$4,400.00	\$0.00	
1-Nov-44	\$160,000.00	5.500%	\$4,400.00	\$160,000.00	\$168,800.00
Total			\$2,547,870.00	\$2,500,000.00	\$5,047,870.00

RESOLUTION 2023-04

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, on **March 29, 2023**, the Board set **June 28, 2023**, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

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

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

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

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2023 and/or revised projections for fiscal year 2024.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Hemingway Point Community Development District** for the Fiscal Year Ending September 30, 2024, as Adopted by the Board of Supervisors on **June 28, 2023.**"

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Hemingway Point Community Development District**, for the fiscal year beginning October 1, 2023, and ending September 30, 2024 the sum of \$ 607,179 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 279,844</u>
Debt Service 2013	<u>\$ 160,669</u>
Debt Service 2014	<u>\$ 166,666</u>
Total All Funds	<u><u>\$ 607,179</u></u>

Section 3. Supplemental Appropriations

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

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

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

Introduced, considered favorably, and adopted this **28th day of June, 2023**.

Hemingway Point Community Development District

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2023-05

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2024

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

WHEREAS, the Board of Supervisors of the **Hemingway Point Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2024, will amount to \$ 267,100.89 and

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 28th day of June 2023, by the Board of Supervisors of the **Hemingway Point Community Development District, Miami-Dade County, Florida**.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

Exhibit "A"

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

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

Exhibit "A"

30-6925-016-0090	\$832.09	1
30-6925-016-0470	\$832.09	1
30-6925-016-0480	\$832.09	1
30-6925-016-0490	\$832.09	1
30-6925-016-0500	\$832.09	1
30-6925-016-0510	\$832.09	1
30-6925-016-0520	\$832.09	1
30-6925-016-0530	\$832.09	1
30-6925-016-0540	\$832.09	1
30-6925-016-0550	\$832.09	1
30-6925-016-0560	\$832.09	1
30-6925-016-0570	\$832.09	1
30-6925-016-0580	\$832.09	1
30-6925-016-0590	\$832.09	1
30-6925-016-0600	\$832.09	1
30-6925-016-0610	\$832.09	1
30-6925-016-0620	\$832.09	1
30-6925-016-0630	\$832.09	1
30-6925-016-0640	\$832.09	1
30-6925-016-0650	\$832.09	1
30-6925-016-0660	\$832.09	1
30-6925-016-0670	\$832.09	1
30-6925-016-0680	\$832.09	1
30-6925-016-0690	\$832.09	1
30-6925-016-0700	\$832.09	1
30-6925-016-0710	\$832.09	1
30-6925-016-0720	\$832.09	1
30-6925-016-0730	\$832.09	1
30-6925-016-0740	\$832.09	1
30-6925-016-0750	\$832.09	1
30-6925-016-0760	\$832.09	1
30-6925-016-0770	\$832.09	1
30-6925-016-0780	\$832.09	1
30-6925-016-0790	\$832.09	1
30-6925-016-0800	\$832.09	1
30-6925-016-0810	\$832.09	1
30-6925-016-0820	\$832.09	1
30-6925-016-0830	\$832.09	1
30-6925-016-0840	\$832.09	1
30-6925-016-0850	\$832.09	1
30-6925-016-0860	\$832.09	1
30-6925-016-0870	\$832.09	1
30-6925-016-0880	\$832.09	1
30-6925-016-0890	\$832.09	1
30-6925-016-0900	\$832.09	1
30-6925-016-0910	\$832.09	1
30-6925-016-0920	\$832.09	1

30-6925-016-1690	\$832.09	1
30-6925-016-2070	\$832.09	1
30-6925-016-2080	\$832.09	1
30-6925-016-2090	\$832.09	1
30-6925-016-2100	\$832.09	1
30-6925-016-2110	\$832.09	1
30-6925-016-2120	\$832.09	1
30-6925-016-2130	\$832.09	1
30-6925-016-2140	\$832.09	1
30-6925-016-2150	\$832.09	1
30-6925-016-2160	\$832.09	1
30-6925-016-2170	\$832.09	1
30-6925-016-2180	\$832.09	1
30-6925-016-2190	\$832.09	1
30-6925-016-2200	\$832.09	1
30-6925-016-2210	\$832.09	1
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30-6925-016-2290	\$832.09	1
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30-6925-016-2360	\$832.09	1
30-6925-016-2370	\$832.09	1
30-6925-016-2380	\$832.09	1
30-6925-016-2390	\$832.09	1
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30-6925-016-2440	\$832.09	1
30-6925-016-2450	\$832.09	1
30-6925-016-2460	\$832.09	1
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30-6925-016-2480	\$832.09	1
30-6925-016-2490	\$832.09	1
30-6925-016-2500	\$832.09	1
30-6925-016-2510	\$832.09	1
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Exhibit "A"

30-6925-016-0090	\$832.09	1
30-6925-016-0930	\$832.09	1
30-6925-016-0940	\$832.09	1
30-6925-016-0950	\$832.09	1
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30-6925-016-1030	\$832.09	1
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30-6925-016-1070	\$832.09	1
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30-6925-016-1150	\$832.09	1
30-6925-016-1160	\$832.09	1
30-6925-016-1170	\$832.09	1
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30-6925-016-2640	\$832.09	1
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30-6925-016-2780	\$832.09	1
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30-6925-016-2920	\$832.09	1
30-6925-016-2930	\$832.09	1
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30-6925-016-2960	\$832.09	1
30-6925-016-2970	\$832.09	1
30-6925-016-2980	\$832.09	1

Exhibit "A"

30-6925-016-0090	\$832.09	1
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30-6925-016-1450	\$832.09	1
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30-6925-016-3120	\$832.09	1
30-6925-016-3130	\$832.09	1
30-6925-016-3140	\$832.09	1
30-6925-016-3150	\$832.09	1
30-6925-016-3160	\$832.09	1
30-6925-016-3170	\$832.09	1
30-6925-016-3180	\$832.09	1
30-6925-016-3190	\$832.09	1
30-6925-016-3200	\$832.09	1
30-6925-016-3210	\$832.09	1

TOTAL \$267,100.89 321

MEMORANDUM

TO: District Manager

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

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024; so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.



PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033
 Tel 786-694-0709
 E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Hemingway Point CDD % GMSSF, LLC>	PROJECT NAME: Hemingway Point
BUSINESS ADDRESS: 5385 N Nob Hill Rd, Sunrise, FL 33351	PROJECT LOCATION: SW 248 Street and SW 118 Place
CONTACT: Management	DATE: June 8, 2023

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-Con sewer combination to remove sediment from catch basin structures, pressure wash walls, frame and hinges. Dispose of debris at Miami Dade Treatment Plant.

Sediment Accumulation	# of Basins	Cost
6" and Up.....	62	\$6,820.00 _____ Initial to proceed
Sediment Accumulation	# of Basins	Cost
5" and Down.....	45	\$4,950.00 _____ Initial to proceed
Grand Total _____		\$11,770.00

See next page for approval...

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



ENGINEERS, INC.

D.
 AND MAINTENANCE PLAN



Hemingway Point CDD

FIELD REPORT

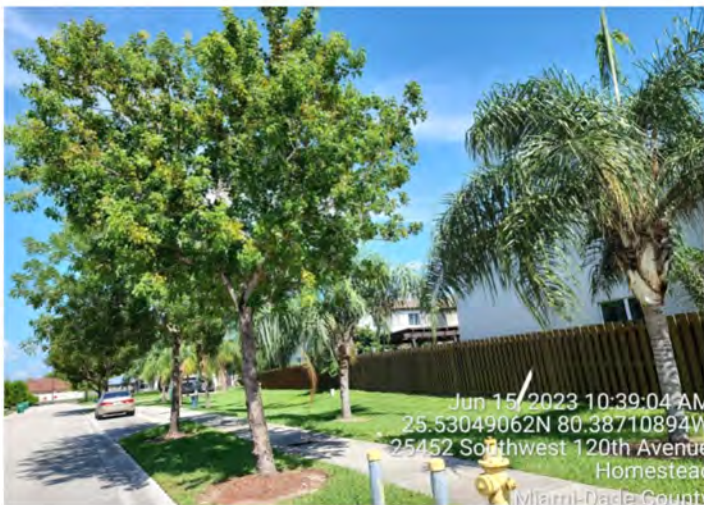


Meeting June 28, 2023

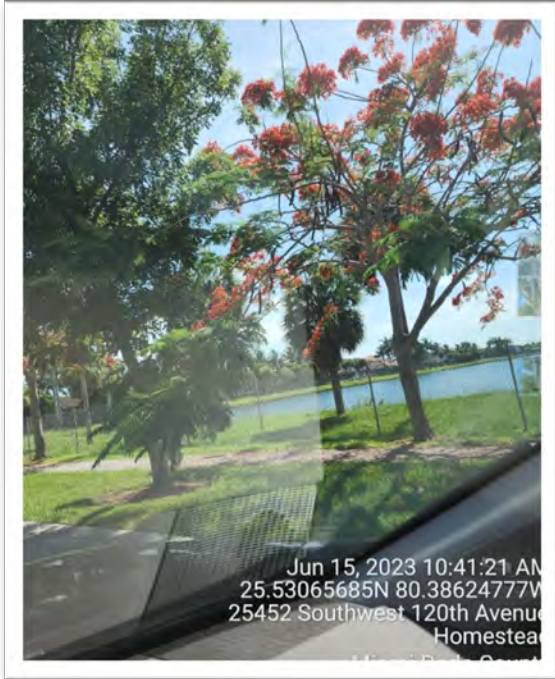
**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

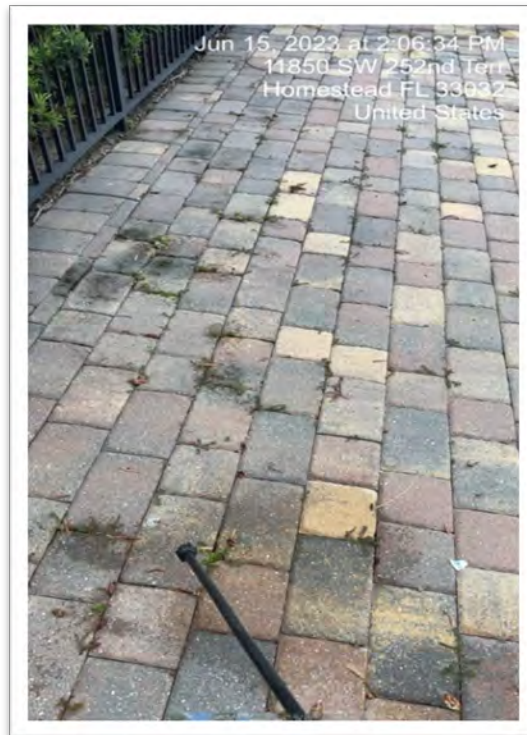
- Landscaping was maintained by Nicoya Landscaping.
- No tree branches obstructing CDD tract adjacent streetlights.



- Low hanging tree branch removed from 120 AVE right of way



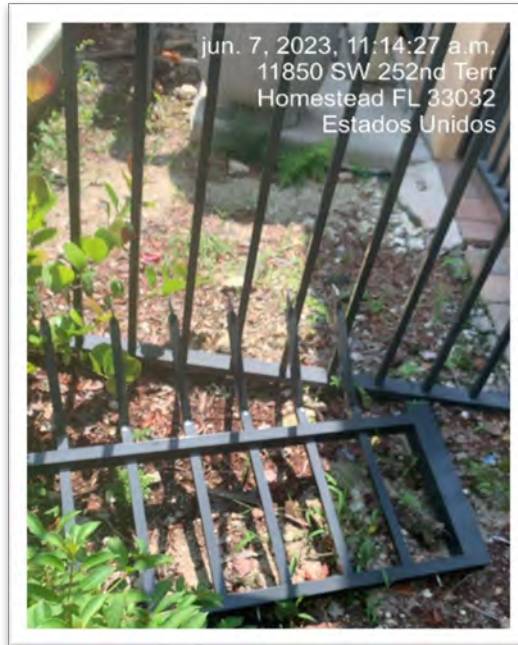
- Pool Deck Pavers sprayed with weed killer 6.15.2023



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

Field Maintenance

- Vandalized pool fencing by emergency exit has been repaired.

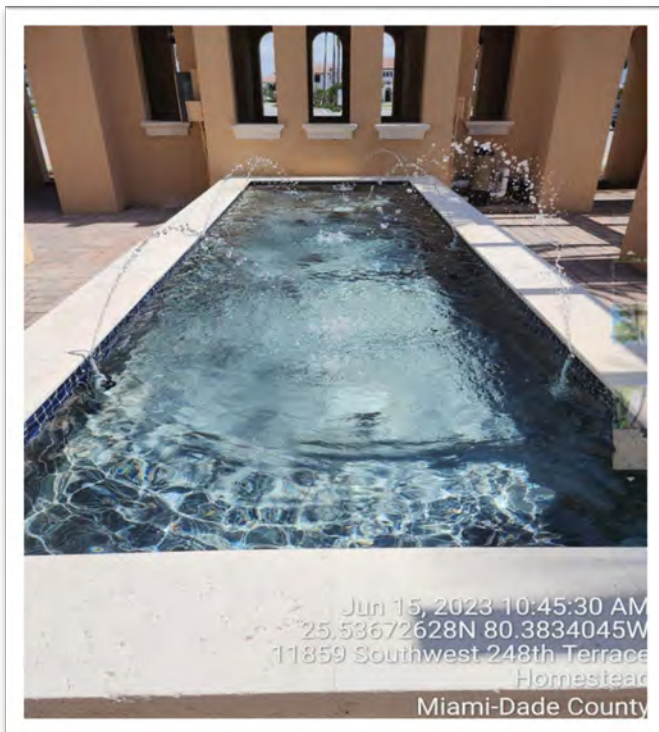
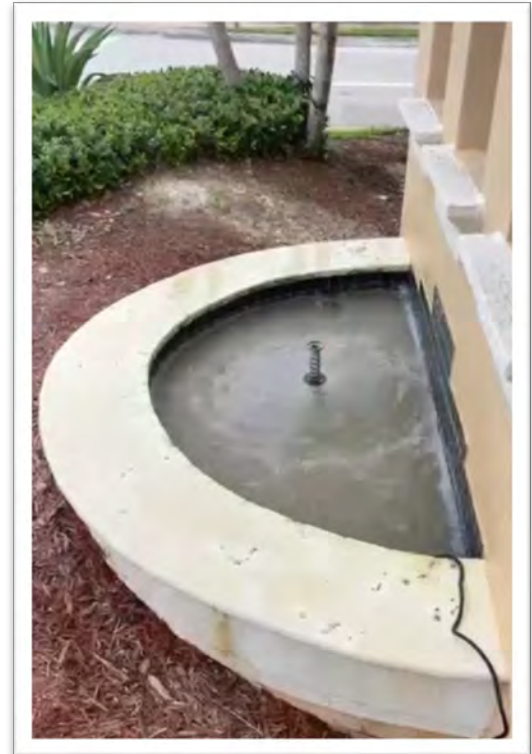


- Toilet Paper dispensers replaced in both restrooms.



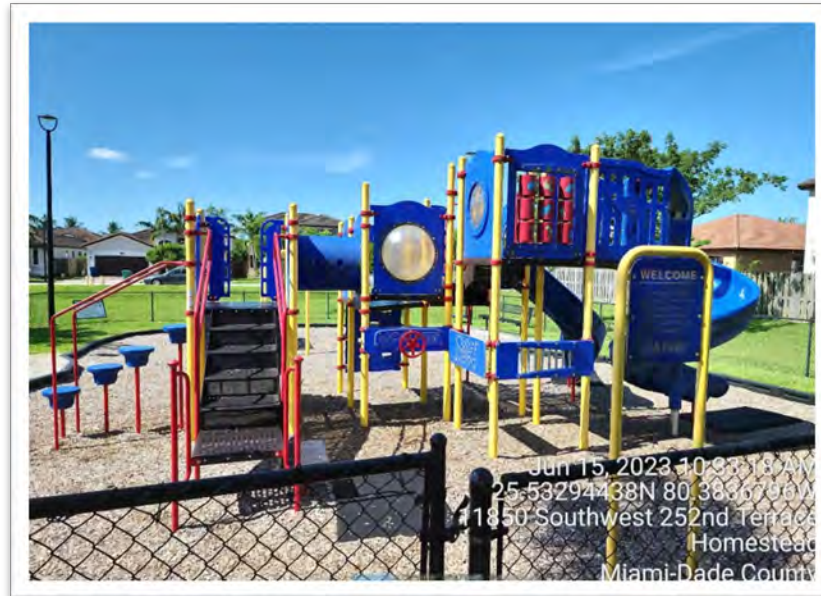
POOL/FOUNTAINS

- Pool was serviced by FL Bright and Blue Pools.
- Circulation motor for small front fountain completed.



PLAYGROUND

- Playground in Satisfactory condition.
- Park bench concrete pads to be pressure washed before the end of June.





Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Hemingway Point Community Development District**, as described in the attached **EXHIBIT A**, has **649** voters.

A blue ink handwritten signature of Christina White, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 8th DAY OF
MAY, 2023

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



Search for Financial Disclosure Filers

Search Results

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

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

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

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

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

Coordinator:

Rich Hans

Primary Coordinator

SW 148 Ave, Canal C-103, SW 149 Ave, SW 264 St

Miami, FL, 33126






(954) 721-8681

rhans@gmssf.com

Narrow results to a particular suborg:

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

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
----------	-----------	-----------	---------------	------------------------------	------------------------------	----------------

275424	2022	Angell,, Cheryll	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History
292145	2022	Berbrick, Randy	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History
275425	2022	Brick, Russell	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History
275427	2022	Suarez, Carlos	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History
292820	2022	Toro, Anthony	<ul style="list-style-type: none"> Hemingway Point Community Development District- Board of Supervisors 	Form 1 with Miami-Dade County SOE	 Form Receipt Not Recorded	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

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

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

Tallahassee, FL 32317-5709.

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

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

The Board of Supervisors of the Hemingway Point Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2024 at 2:00 p.m. at the Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033, on the fourth Wednesday of each month as follows:

October 25, 2023
November 22, 2023
December 20, 2023 Exception
January 24, 2024
February 28, 2024
March 27, 2024
April 24, 2024
May 22, 2024
June 26, 2024
July 24, 2024
August 28, 2024
September 25, 2024

The meeting will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Paul Winkeljohn
Manager

HEMINGWAY POINT
Community Development District

Summary of Invoices

June 28, 2023

Fund	Date	Check No.s	Amount
General Fund	4/1-4/30	1234-1245	\$ 14,798.66
	5/1-5/31	1246-1254	\$ 10,655.59
Total			\$ 25,454.25

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/17/23	00072	3/20/23 32020231	202301 320-53800-46300	1/2-1/15 RESTR/POOL/DOG	*	150.00	
		3/20/23 32020231	202301 320-53800-46300	1/16-1/29 RESTR/POOL/DOG	*	150.00	
		3/20/23 32020231	202302 320-53800-46300	1/30-2/12 RESTR/POOL/DOG	*	150.00	
		3/20/23 32020231	202302 320-53800-46300	2/13-2/26 RESTR/POOL/DOG	*	150.00	
							600.00 001234
4/17/23	00023	3/20/23 643887-0	202303 310-51300-48000	NOTICE OF SPECIAL MEETING	*	70.08	
							70.08 001235
4/17/23	00006	2/28/23 179833	202302 310-51300-31500	FEB 23 - GENERAL COUNSEL	*	782.50	
							782.50 001236
4/17/23	00038	4/08/23 6438503	202304 320-53800-43100	APR 23 - INTERNET	*	194.31	
							194.31 001237
4/17/23	00005	3/28/23 9-647-77	202302 310-51300-42000	INV 8-045-92663 LATE FEE	*	3.48	
		4/04/23 8-088-81	202303 310-51300-42000	DELIVERIES THRU 3/24/23	*	43.05	
							46.53 001238
4/17/23	00076	4/11/23 1789	202304 320-53800-52000	ACRYLIC SIGN BY POOL DOOR	*	149.00	
							149.00 001239
4/17/23	00028	4/01/23 217939	202304 320-53800-46500	APR 23 - POOL SERVICE	*	520.00	
		5/01/23 218056	202305 320-53800-46500	MAY 23 - POOL SERVICE	*	520.00	
							1,040.00 001240
4/17/23	00001	4/01/23 164	202304 310-51300-34000	APR 23 - MGMT FEES	*	3,090.00	
		4/01/23 164	202304 310-51300-35100	APR 23 - COMPUTER TIME	*	20.83	
		4/01/23 164	202304 310-51300-31300	APR 23 - DISSEMINATION	*	208.33	
		4/01/23 164	202304 310-51300-49500	APR 23 - WEBSITE ADMIN	*	83.33	

HEMP HEMINGWAY PT PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/01/23		164	202304 310-51300-42000		*	6.00	
		APR 23 - POSTAGE					
4/01/23		164	202304 310-51300-42500		*	5.25	
		APR 23 - COPIES					
4/01/23		165	202304 320-53800-34000		*	1,000.00	
		APR 23 - FIELD SERVICES					
			GMS-SF, LLC				4,413.74 001241
4/17/23	00016	4/17/23 04172023	202304 300-20700-10100		*	1,035.25	
		TRANS TAX RECEIPTS SER13					
			HEMINGWAY POINT CDD C/O WELLS FARGO				1,035.25 001242
4/17/23	00025	4/17/23 04172023	202304 300-20700-10100		*	2,307.25	
		TRANS TAX RECEIPTS SER 14					
			HEMINGWAY POINT CDD C/O WELLS FARGO				2,307.25 001243
4/17/23	00040	4/01/23 1834	202304 320-53800-46200		*	1,600.00	
		APR 23 - LANDSCAPE MAINT					
			NICOYA LAWNSCAPING, INC.				1,600.00 001244
4/17/23	00065	3/08/23 FEB 2023	202302 320-53800-34500		*	1,280.00	
		SECURITY 2/4-2/26/23					
		3/08/23 JAN 2023	202301 320-53800-34500		*	1,280.00	
		SECURITY 1/7-1/29/23					
			1ST CHOICE SECURITY LLC				2,560.00 001245
			TOTAL FOR BANK A			14,798.66	
			TOTAL FOR REGISTER			14,798.66	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/12/23	00023	4/17/23	653081-0	202304 310-51300-48000	ALM MEDIA, LLC	*	70.08	70.08	001246
5/12/23	00006	3/31/23	180538	202303 310-51300-31500	BILLING COCHRAN LYLES MAURO &	*	1,567.50	1,567.50	001247
5/12/23	00054	4/20/23	8378129	202304 320-53800-46500	BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,495.00	1,495.00	001248
5/12/23	00010	4/12/23	04890-39	202303 320-53800-43000	FPL	*	591.46		
		4/12/23	16670-96	202303 320-53800-43000		*	134.92		
			11880 SW 248TH	ST#GRDHSE				726.38	001249
5/12/23	00001	5/01/23	166	202305 310-51300-34000	GMS-SF, LLC	*	3,090.00		
		5/01/23	166	202305 310-51300-35100		*	20.83		
		5/01/23	166	202305 310-51300-31300		*	208.33		
		5/01/23	166	202305 310-51300-49500		*	83.33		
		5/01/23	166	202305 310-51300-42000		*	8.40		
		5/01/23	166	202305 310-51300-42500		*	87.50		
		5/01/23	167	202305 320-53800-34000		*	1,000.00		
5/12/23	00025	5/12/23	05122023	202305 300-20700-10100	HEMINGWAY POINT CDD C/O WELLS FARGO	*	1,188.24	1,188.24	001251
5/12/23	00050	4/28/23	04282023	202303 320-53800-46300	ADRIAN SUAREZ MARTINEZ	*	150.00		
		4/28/23	04282023	202303 320-53800-46300		*	150.00		
		4/28/23	04282023	202304 320-53800-46300		*	150.00		
		4/28/23	04282023	202304 320-53800-46300		*	150.00		
								600.00	001252

HEMP HEMINGWAY PT PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/12/23	00013	5/08/23	REG VOTE 202305 310-51300-49000 # OF REGISTERED VOTERS	MIAMI DADE COUNTY ELECTIONS DEPT	*	60.00	60.00 001253
5/12/23	00053	2/23/23	29183 202302 320-53800-46000 REPLC BYPASS VALVE	ORTIZ CONSTRUCTION SERVICES	*	450.00	450.00 001254
TOTAL FOR BANK A						10,655.59	
TOTAL FOR REGISTER						10,655.59	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2023

	<u>Governmental Fund Types</u>			<u>Totals 2023</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$131,322	---	---	\$131,322
Due from Debt Service	\$0	---	---	\$0
Investments:				
<u>Series 2013</u>				
Reserve	---	\$83,586	---	\$83,586
Interest	---	\$0	---	\$0
Revenue	---	\$169,826	---	\$169,826
Sinking	---	\$7	---	\$7
Construction	---	---	\$368	\$368
<u>Series 2014</u>				
Reserve	---	\$85,665	---	\$85,665
Interest	---	\$29	---	\$29
Revenue	---	\$145,018	---	\$145,018
Sinking	---	(\$0)	---	(\$0)
Construction	---	---	\$12	\$12
Due from General Fund	---	\$26	---	\$26
TOTAL ASSETS	<u>\$131,322</u>	<u>\$484,157</u>	<u>\$381</u>	<u>\$615,860</u>
 <u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u>				
Liabilities:				
Accounts Payable	\$17,597	---	---	\$17,597
Due to Debt Service	\$26	---	---	\$26
Deferred Inflows of Resources:				
Unavailable Revenue	\$0	---	---	\$0
Fund Balances:				
Restricted for Debt Service	---	\$484,157	---	\$484,157
Restricted for Capital Projects	---	---	\$381	\$381
Unassigned	\$113,700	---	---	\$113,700
TOTAL LIABILITIES & FUND BALANCES	<u>\$131,322</u>	<u>\$484,157</u>	<u>\$381</u>	<u>\$615,860</u>

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
General Fund

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
REVENUES:				
Operations Assessments	\$223,250	\$223,250	\$222,368	(\$882)
Interest/Misc. Income	\$0	\$0	\$7	\$7
TOTAL REVENUES	\$223,250	\$223,250	\$222,375	(\$875)
EXPENDITURES:				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$6,889	\$3,600	\$3,289
Engineering Fees	\$2,500	\$1,667	\$275	\$1,391
Dissemination Agent	\$2,500	\$1,667	\$1,667	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$10,000	\$7,643	\$2,358
Annual Audit	\$4,600	\$4,600	\$4,600	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$37,080	\$24,720	\$24,720	\$0
Computer Time	\$250	\$167	\$167	\$0
Telephone	\$50	\$33	\$0	\$33
Postage	\$1,250	\$833	\$51	\$782
Printing & Binding	\$750	\$500	\$224	\$276
Insurance	\$7,686	\$7,686	\$6,886	\$800
Legal Advertising	\$1,000	\$667	\$140	\$527
Other Current Charges	\$850	\$567	\$133	\$433
Website Admin	\$1,000	\$667	\$887	(\$220)
Office Supplies	\$200	\$133	\$6	\$127
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Property Taxes	\$0	\$0	\$8,126	(\$8,126)
TOTAL ADMINISTRATIVE	\$94,225	\$69,970	\$68,300	\$9,796
<i>Maintenance</i>				
Field Management	\$12,000	\$8,000	\$8,000	\$0
Security/Pool Attendant	\$30,000	\$20,000	\$11,850	\$8,150
Phone/Internet	\$1,800	\$1,200	\$1,378	(\$178)
Electric	\$6,000	\$4,000	\$5,044	(\$1,044)
Water	\$4,500	\$3,000	\$3,443	(\$443)
Property Insurance	\$4,580	\$4,580	\$4,198	\$382
Repairs & Maintenance	\$22,500	\$15,000	\$7,040	\$7,960
Landscape Maintenance	\$22,500	\$15,000	\$12,800	\$2,200
Tree Trimming	\$7,500	\$5,000	\$5,400	(\$400)
Janitorial Service & Supplies	\$5,000	\$3,333	\$3,153	\$181
Pool Maintenance	\$7,200	\$4,800	\$7,669	(\$2,869)
Operating Supplies	\$4,500	\$3,000	\$225	\$2,775
Pressure Washing	\$4,000	\$2,667	\$0	\$2,667
Landscape Lighting & Replacement	\$5,000	\$3,333	\$0	\$3,333
Pest Control	\$0	\$0	\$655	(\$655)
Contingencies	\$22,028	\$14,685	\$7,962	\$6,724
TOTAL MAINTENANCE	\$159,108	\$107,599	\$78,816	\$28,783
TOTAL EXPENDITURES	\$253,333	\$177,569	\$147,116	\$38,579
Excess (deficiency) of revenues over (under) expenditures	(\$30,083)	\$45,681	\$75,259	\$37,704
Net change in Fund Balance	(\$30,083)	\$45,681	\$75,259	\$37,704
FUND BALANCE - Beginning	\$32,289		\$38,441	
FUND BALANCE - Ending	\$2,206		\$113,700	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$6,605	\$6,605
Special Assessments	\$165,900	\$165,900	\$165,258	(\$642)
TOTAL REVENUES	\$165,900	\$165,900	\$171,862	\$5,962
EXPENDITURES:				
Maturity 2022				
Interest 11/1	\$1,181	\$1,181	\$1,181	\$0
Principal 11/1	\$45,000	\$45,000	\$45,000	\$0
Maturity 2032				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Interest 5/1	\$19,219	\$19,219	\$19,219	\$0
Maturity 2042				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Interest 5/1	\$39,319	\$39,319	\$39,319	\$0
TOTAL EXPENDITURES	\$163,256	\$163,256	\$163,256	\$0
Excess (deficiency) of revenues over (under) expenditures	\$2,644	\$2,644	\$8,606	\$5,962
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	\$2,644	\$8,606	\$5,962
FUND BALANCE - Beginning	\$161,524		\$244,826	
FUND BALANCE - Ending	\$164,168		\$253,432	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$5,982	\$5,982
Special Assessments	\$170,480	\$170,480	\$169,791	(\$689)
TOTAL REVENUES	\$170,480	\$170,480	\$175,773	\$5,293
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	\$56,469	\$56,469	\$0
TOTAL EXPENDITURES	\$169,210	\$169,209	\$169,209	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,271	\$1,271	\$6,564	\$5,293
<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	\$1,271	\$6,564	\$5,293
FUND BALANCE - Beginning	\$135,125		\$224,160	
FUND BALANCE - Ending	<u>\$136,395</u>		<u>\$230,724</u>	

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$0	\$0	\$8	\$8
<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	\$8	\$8
<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	\$8	\$8
FUND BALANCE - Beginning	\$0		\$360	
FUND BALANCE - Ending	\$0		\$368	

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	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>