



Hemingway Point
Community Development District

<http://www.hemingwaycdd.com>

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

April 23, 2025



Hemingway Point

Community Development District

Agenda

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

Wednesday
April 23, 2025
10:00a.m.

Waterstone Bay Clubhouse
1355 Waterstone Way, Homestead, FL 33033
Microsoft Teams

Meeting ID: 267 551 151 935 and Passcode: UzBLjU
1 872-240-4685 and Phone conference ID: 590 964 015#

1. Oath of Office for Cheryll Angell
2. Roll Call
3. Organizational Matters
 - A. Consideration of **Resolution #2025-01** Confirming General Election Results – **Page 4**
 - B. Consideration of **Resolution #2025-02** Declaring Vacancies on the Board of Supervisors –
Seat #2 – **Page 7**
 - C. Oath of Office for Newly Appointed Supervisor(s)
 - D. Consideration of **Resolution #2025-03** Electing Officers – **Page 9**
4. Approval of the Minutes of the September 25, 2024 Meeting – **Page 11**
5. Consideration of
 - A. **Resolution #2025-04** Designating Michael J. Pawelczyk as the District's Registered Agent
– **Page 29**
 - B. **Resolution #2025-05** Approving the Proposed Fiscal Year 2026 Budget and Setting the
Public Hearing – **Page 31**
6. Ratification of Invoice #9234985 and #9234987 with BrightView Landscape Services – **Page 43**
7. Acceptance of Audit for Fiscal Year Ending in September 30, 2024 – **Page 52**
8. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year
Ending September 30, 2024 – **Page 82**
9. Staff Reports
 - A. Attorney – Memorandum on Stormwater System Legal Requirements – **Page 87**
 - B. Engineer
 - C. Field/Property Manager
 - 1) Monthly Report – **Page 91**
 - 2) Consideration of Invoice #2709 with Light Er Up – **Page 101**

D. CDD Manager

10. Financial Reports

A. Approval of Check Run Summary – **Page 103**

B. Acceptance of Unaudited Financials – **Page 116**

11. Supervisors Requests and Audience Comments

12. 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>

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE [HEMINGWAY POINT](#) COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AND ACCEPTING THE [MIAMI-DADE COUNTY](#) CANVASSING BOARD'S DECLARATION AND CERTIFICATION OF THE RESULTS OF THE [NOVEMBER 5, 2024](#) GENERAL ELECTION FOR SUPERVISORS OF THE [HEMINGWAY POINT](#) COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, members of the Board of Supervisors (the "Board") of the Hemingway Point Community Development District (the "District") are elected by the qualified electors of the District pursuant to Section 190.006, Florida Statutes, with elections conducted in the manner prescribed by law for holding general elections; and

WHEREAS, the general election of Board members to certain available seats was held in [Miami-Dade County](#), Florida, on November 5, 2024, in the manner prescribed by law for holding general elections; and

WHEREAS, the Supervisor of Elections of [Miami-Dade County](#) appointed inspectors and clerks of elections, prepared and furnished ballots, designated polling places, and held the general election for Board members of the District; and

WHEREAS, the Supervisor of Elections of [Miami-Dade County](#) canvassed the returns of the election of Board members by the qualified electors of the District; and

WHEREAS, the [Miami-Dade County Canvassing](#) Board has declared and certified the results of the general election of Board members, the results of which the District desires to recognize and accept.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE [HEMINGWAY POINT](#) COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The Board of Supervisors of the District hereby recognizes and accepts the results of the November 5, 2024, general election of those members of the Board of the District, canvassed by the **Miami-Dade County** Supervisor of Elections and declared and certified by the **Miami-Dade County** Canvassing Board, which results described below and are set forth in **Exhibit A** attached hereto and made a part hereof.
2. The Board hereby recognizes the election of the following persons, each to a four (4) year term of office:

a. Cheryll Angell Seat # 1

3. Pursuant to Section 190.006(4), Florida Statutes, upon entering into office, the persons referenced above shall take and subscribe to the oath of office as prescribed by Section 876.05, Florida Statutes.
4. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.
5. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE **HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT, THIS _____ DAY OF _____, 202__.**

**HEMINGWAY POINT COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary / Assistant Secretary

Print name: _____
Chairman / Vice Chairman

Exhibit A

Office: Hemingway Point CDD Seat 1

Cheryll A. Angell (NOP)

status(Active-**UNOPPOSED**)

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF **THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT** DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Hemingway Point Community Development District are to be elected by the qualified electors of the District at the general election held on **November 5, 2024** (the “General Election”); and

WHEREAS, the District provided notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, **the Miami-Dade County Supervisor of Elections** has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for **Seat # 2** to be filled in the General Election; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The Board hereby declares **Seat # 2** to be vacant, effective on the second Tuesday following the General Election.
3. The Board shall appoint a qualified elector to **Seat # 2** within 90 days of the second Tuesday following the General Election, as required by Section

190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 202____

ATTEST:

HEMINGWAY POINT COMMUNITY
DEVELOPMENT DISTRICT

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairman / Vice Chairman

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HEMINGWAY POINT COMMUNITY DEVELOPMENT
DISTRICT ELECTING OFFICERS OF THE **HEMINGWAY
POINT** COMMUNITY DEVELOPMENT DISTRICT PURSUANT
TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), Florida Statutes, the Board of Supervisors of the **Hemingway Point** Community Development District desires to elect the below recited persons to the offices specified.

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

Section 1. The following persons are elected to the **Hemingway Point** Community Development District offices below, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE HEMINGWAY
POINT COMMUNITY DEVELOPMENT DISTRICT, THIS ____ DAY OF
_____, 202__.**

**HEMINGWAY POINT COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Chairman / Vice Chairman

Print name: _____
Secretary / Assistant Secretary

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

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, September 25, 2024 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present were:

Marcos Gonzalez
Anthony Toro
Efrain (Frank) Ruiz
Cheryll Angell
Carlos Suarez

Chairman
Vice Chairman
Assistant Secretary (by phone)
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Ben Quesada
Mayra Padilla
Scott Cochran

District Manager
Governmental Management Services
District Counsel

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
July 24, 2024 Meeting**

Mr. Quesada: Moving to section No. 2 of the agenda which is the approval of the minutes of the July 24, 2024 meeting and that starts on page 3. Are there any comments or corrections from counsel?

Mr. Cochran: None.

Mr. Quesada: Hearing none, are there any comments or corrections from the Board? Hearing none, is there a motion to approve the minutes of July 24th?

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Minutes of July 24, 2024 Meeting were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving to staff reports, your attorney has a couple of things for you today, Scott.

A. Attorney Memorandum

1) 2024 Legislative Update – Supplemental Information

2) Affidavit Compliance with Anti-Human Trafficking Laws

Mr. Cochran: Yes, so I think at the last meeting I heard that Gregory George from our office was here and presented the annual legislative update. There was one straggler item and that's included here as a supplement, and this wasn't immediately apparent but could be applicable to CDDs because it deals with the general subject of anti-human trafficking laws, so there is a provision in there that deals with local government contracts. It requires local government units like CDDs, whenever we're entering into a contract with a non-governmental entity, or bidding it, or renewing it or whatever, we have to get an affidavit from the principal of that non-governmental entity that they attest that they are not using what's called coercion in the Statute, it's kind of a defined term, of their labor and employment practices. So, we provided in the memo that kind of summarizes that law, and we prepared a simple one-page affidavit that's basically fill in the blanks. So, whenever we're doing contracts, we'll just have the manager provide that affidavit, get it signed and get it back from them to comply with that law. So, that's it there, and that's all I have specifically, the other thing is, I'm just going to remind you, if you haven't already done so, you have the 4 hours of annual ethics training to do by the end of the calendar year, so by December 31st if you haven't done that yet go ahead and knock that out. That's all I have, unless anyone has any questions.

Mr. Gonzalez: No, and is everybody pretty much up to date with that?

Mr. Quesada: Yes, and I'm going to get to that in my report, but I can let you know now, you guys have all filled out your Form 1s, so you guys are in compliance as far as your financial disclosure forms as of last calendar year. So, as far as the ethics training, you

have until the end of this calendar year to do your 4 hours of ethics training, and again our recommendation is just to keep track of the date you did it. We don't know what the requirement is going to look like next year but, in that Form 1 they're going to be asking you if you did complete your ethics training and just to be safe, I would keep that information handy.

Mr. Cochran: And for this year, it's just a simple check the box but, we don't know if they're going to change that but, hopefully it will stay the same.

Mr. Gonzalez: Is there a place we can verify we did it or not?

Ms. Angell: Well, there wasn't any place, I just wrote the date down that I did it.

Mr. Quesada: (inaudible comment)

Mr. Gonzalez: Ok.

Mr. Quesada: Any questions for counsel? Not hearing any, thank you Scott.

B. Engineer

Mr. Quesada: Moving on to engineering, we don't have anything under that portion.

C. Field/Property Manager - Monthly Report

Mr. Quesada: So, Mayra, you can go ahead and give your field report.

Ms. Padilla: So, for the field report, the landscaping is being maintained by Florida Landscaping, and we did do a field inspection, we did notice some of the tree canopy was covering some of our lights, we did contact Milton and we actually got a response yesterday that they were trimmed but, we weren't able to include it in this field report because we got it yesterday. The pool area is maintained by Florida's Bright and Blue Pools, and Ortiz Construction did a new pool sign, as you guys can see there. Also, management did order two waste containers from the county, we are having some trouble with them picking up the trash but we are getting that sorted out.

Mr. Suarez: Where are we storing those because I noticed that they were just sitting out there in the street, I mean we tell our residents that we want them to keep those not on the street, and I noticed that they were out there for at least a week.

Ms. Angell: Well, Carlos, they're sitting out there because the driver was told a few times to pick up the garbage and he didn't, so they're full of garbage because I went there the other day, and they're inside the pool area where the shed was.

Mr. Suarez: Ok, I just saw them out on the street because I saw some lady trying to park in the handicap spot and she had to get out of her car and move them, and then she was able to park. (inaudible comment)

Ms. Angell: Well, that car has been there for a couple of days, and she parks there right up to that handicap sign, and the garbage cans were already there, so she had plenty of room to park, that's how I look at it.

Mr. Suarez: Ok.

Mr. Quesada: Ok, well we'll do our best to strategically place them out there. So, we made another follow up call yesterday and the next pick up is tomorrow.

Mr. Suarez: Ok, good.

Mr. Quesada: (inaudible comment)

Ms. Padilla: So, we're still getting that sorted all out but, I don't have anything for you guys right now, but we'll get it sorted out. The field maintenance, we did inspect the playground, I know that we had some concerns about the swings, they were replaced finally. The shed, we sent a certified letter, we followed up, finally we just took it out like you guys can see we took it out. I did send the HOA the bill for reimbursement but I haven't received anything back from it, and that's all I have.

Mr. Quesada: And just a couple of things that happened since the report was done. The camera installation has been completed, they're in the process of programming. They did ask me, what you want and not that you have to be involved but, they asked for at least three contacts that we can have notification, so obviously the security company, even though they're only working on weekends, I think at least one of them for point of contact, and somebody from management on our end can have access to that, we'll receive notification, and I just wanted to see how you guys thought about that, so we can have three contacts. Our idea was to have somebody from security that is here on the weekends, one of us, and if you think there's anyone else that needs to be involved with that, we just wanted to pick your brains and see what you all thought.

Ms. Angell: What do you mean, they want someone in case they have to call, that they saw somebody or people at the pool?

Mr. Quesada: Yes, so there's two questions, one is what time to what time we want to have the cameras because once the motion gets triggered, and we already have no trespassing signs, so it's like a virtual guard service.

Ms. Padilla: Right, and when you have the camera system out here, it gives you an alert when it sees something, so it sends an email or whatever. So, I guess they're trying to see how we want to go about it, like here we have a system where anytime it picks up anything it sends me an email.

Mr. Quesada: And it's adding a virtual guard component to it, so they have you on center post orders, so that part of this is determining the length of time and the hours that you guys want this to take effect because let's say it's 9:00 o'clock, and right now the sun is setting at 7:00, or 7:15, so let's say for now and at 8:00 o'clock you want it so they're strict about who is in there, until what time in the morning, say 5:00 a.m. or 6:00 a.m. that's the question they're asking me. During those hours, if somebody triggers the motion sensor, someone is going to call in there, and it's going to pop up on the screen, and they're going to see something, they're going to try to reach this person and there's an emergency contact information on our end that maybe they need to reach out to. (inaudible comment)

Mr. Gonzalez: Now, let me ask you this question with that being said, they send out the police, like an alarm company, let's say the cops come and everything is fine, I know as a resident you get like, or your own alarm company will give you a warning, the second time there would be a fine. Does the CDD get a fine if they get called out there multiple times with Miami-Dade PD?

Mr. Quesada: We have several scenarios, so I mean if there's evidence that somebody was trespassing, and they just happen to leave before that.

Mr. Gonzalez: Yes.

Mr. Quesada: Scott, do you have any things like that at any other Districts?

Mr. Cochran: I haven't heard anything like that because it's not, I don't think it would be a false alarm as such, like it wouldn't have been trespassing, it just might be the time they arrived. (inaudible comment) It's an actual monitored remote kind of thing, virtual security platform.

Mr. Toro: Are we getting charged for that, like a private alarm in the house?

Mr. Quesada: You guys agreed to an agreement.

Mr. Toro: Right, so to your point, I think what you're trying to say is that when you don't get any calls, your amount gets lower for your annual renewal.

Mr. Gonzalez: No, I wasn't referring to that but, that's a different question, my thing was more, like I was explaining here, I was concerned about that, like a cat or something triggers it. (inaudible comment)

Mr. Cochran: Well, my understanding is it's not like automated, like there's a motion sensor that goes off and the police are called, it's like a motion sensor goes off, and then it comes on a screen and a live person is there watching it.

Mr. Gonzalez: Ok.

Mr. Quesada: (inaudible comment)

Mr. Gonzalez: Ok.

Ms. Angell: But I'm going to say that the guard has to know now that 8:00 o'clock people have to be out of there because I know they let them stay until 8:30 or so, they have been. So, now it will be something new with it getting dark out, in the summertime we can think about changing the time to 9:00 o'clock so people can stay because the guards stay until 9:00 at night.

Mr. Gonzalez: Right.

Ms. Padilla: Is there any proper signs that we have to put so that the residents know that? Scott, do you know of any legal requirements because we're going to have a virtual guard, I mean I don't know if we have to post it.

Mr. Cochran: I don't think there's a requirement to post it because it's a public area.

Ms. Padilla: Ok.

Mr. Cochran: So, it would really just be more of a question if you wanted to put something there like an additional deterrent.

Mr. Quesada: You have a lot of signs there; no trespassing and we have the we care signs there.

Mr. Gonzalez: Right.

Ms. Angell: Weren't we told that the person that is watching the screen, and say it's 8:15, and they see a person in the pool, I was under the impression that they were going to be able to turn on the voice and say it's time for you to leave before they call the police or whatever.

Mr. Quesada: That's my understanding, yes, there should be a two-way speaker that they're able to say something.

Ms. Angell: Ok.

Mr. Quesada: (inaudible comment)

Ms. Angell: Ok, so that is there, and we don't always have to worry about the police being called, unless the people do not leave.

Mr. Quesada: Correct, so yes, there's a set protocol I think, with a verbal warning, that kind of thing and if they don't leave within "X" amount of time, then the police will come, and usually that service will provide that information to law enforcement so that they can do their thing. (inaudible comment)

Ms. Angell: Ok.

Mr. Quesada: Keep in mind we only contracted them for weekends. (inaudible comment)

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

Ms. Angell: I have to say this summer we have been pretty good really.

Mr. Quesada: Ok, so thank you for that. The other thing that came up was a pool owner just recently had some issues but, it was within our discretion, the amount was \$1,000 give or take, so we had them go out and swap it out. I think that's all for the field, like I said we're just working on some other minor cleaning items there. (inaudible comment)

Ms. Angell: Can I ask you another question about the cameras?

Mr. Quesada: Sure.

Mr. Angell: Did he put it at the playground also?

Mr. Quesada: No, they didn't put it at the playground. (inaudible comment)

Ms. Angell: Ok.

Mr. Quesada: (inaudible comment)

D. CDD Manager

- 1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – everyone has filed**
- 2) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Quesada: Moving on to the manager's report, everyone filed their Form 1s, and if you go to page 36 of your agenda, you have the performance measures and standards

and the annual reporting form. So, this is another legislative update that came up at the last legislative session in August.

Mr. Cochran: Yes, and just looking at it, I know that Gregory went over it in July.

Mr. Quesada: Ok, so they passed legislature requiring Special Districts, and Community Development Districts to come up with a performance measures and standards for reporting, so compliance is technically October 1st so our meeting today is good timing on that. We went ahead and put together a draft based on most objectives that we feel comfortable with from the management company. You can see that it's broken down into three sections, which is community communication and engagement, the second one is infrastructure and facilities maintenance, and the third is the annual financial audits. So, again, this is for the purposes of transparency that we're doing all this, and we do have to be compliant by October 1st, so we wanted to share this with you all, and ask for your blessing to be able to post this on the website so we can be in compliance. Should you ever find the need to revise these goals and standards, we're happy to do so but, just for now I ask for a motion so we can be in compliance.

On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Jumping down to financial reports, you have the approval of the check run summary, and acceptance of the unaudited financials. If there are any questions I can take those, if not, I would ask for a motion to accept the financials.

On MOTION by Mr. Gonzalez seconded by Ms. Angell with all in favor, the Check Register and the Unaudited Financials were approved.

FIFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Now we can move on to Supervisor's requests and audience comments, and just for the record we don't have any audience here or on the phone today,

the only people we have on the phone are Carlos and Frank, no one else has joined us. So, if anybody has any requests, we can take those.

Mr. Gonzalez: So, every year we don't do pressure cleaning, because I'm going to recommend pressure cleaning of the sidewalks and the swales for the CDD property.

Mr. Quesada: Ok. (inaudible comment) And it's always inspected every year, and we did our pool deck a year and a half ago, we repainted the pool deck, and we pressure washed all that area. (inaudible comment)

Mr. Gonzalez: But what I'm talking about is the sidewalk like at the main entrance.

Mr. Quesada: Right, and the sidewalks.

Mr. Gonzalez: So, everything that's on our property, if legally we could do it, I think that would be a good thing to do. So, let the rainy season finish, so for the holidays at least it makes our property look good and it sets a good example for the rest residents.

Mr. Quesada: Ok. (inaudible comment)

Ms. Padilla: So, I did inspect that area, Ben did mention that to me, and I went out there with the contractor, and what is on CDD area, he told me, I'm going to be honest with you Mayra, he said this place looks good but, because there's so much sun, I'm not going to tell you that we should do it right now but, the middle area, he said that looks great. He said, I can come and do it, that's not a problem but, he said the areas that do need to be touched up in my opinion because I walked that area with the contractor, they're not ours. So, we can do it, and I just spoke to him, so he came and he quoted us for it, so to do the other two areas, so I just want to bring to your attention that those areas are not ours.

Mr. Gonzalez: So, the ones where the natural drainage areas, that's not ours.

Mr. Quesada: Well, a portion of it is, so to the sidewalk, up to where the first houses are on the corner is CDD and also on the backside, between those two corner units, where those corner units end, and the retention pond area begins, that portion abuts District property. So, I just want to make clear for the record, all of the sidewalks in the District, all the concrete sidewalks, are county sidewalks but, the way the county interprets maintenance of those is, if you want them cleaned because they do not have it in their budget to pressure wash their sidewalks, then whoever the abutting property owner is would be responsible for that, so if it's in front of a home, it would be whoever's driveway is would pressure wash the stretch of sidewalk between the boundaries of their property. The same applies to the CDD, and when it comes to repairs of the sidewalk, the county

does have that in their budget if there's ever damage to the sidewalk or whatever natural occurrences, they do have it, and you can report it to 311 where regardless of who's abutting that sidewalk, it would be the county that's responsible for repairing the sidewalks.

Mr. Gonzalez: So, I mean I'm not 100% for it, I wanted you guys to look at yourselves, if it's something you feel good, and if not, I'm ok with not doing it because it is a significant amount, you said \$7,000. So, it's a significant amount so if there's something else you guys want to figure out to do then I'm good with that.'

Ms. Angell: Well, I walked the sidewalks on my walks, so I'll have to say that I don't feel that they need cleaning.

Mr. Gonzalez: Ok.

Ms. Angell: And I also feel if we start doing something like that, we're never going to end, it's going to be ours to be continuously doing, and I've lived here 7 years now, and they look great where the CDD owns that area, so at this point I don't feel that we should.

Mr. Gonzalez: Ok, that's fine.

Mr. Quesada: Other than that report, if we don't use it, just keep in mind it goes into your carry forward, and reserves, and trust me there's always a need for your reserves. (inaudible comment) So, if it's just something that you guys want to just table for now we can do that.

Ms. Angell: Right, and if we notice it in the spring, or something we can do it.

Ms. Padilla: And we do have a contract with him, and he's really good. (inaudible comment)

Mr. Quesada: One area that we are, I think again we've been really good with our janitorial staff as far as the vicinity of the pool with the hose and all that, like I said, once a year we touch that up, so we actually bought a small electric pressure washer that's perfect for those types of jobs. (inaudible comment)

Mr. Gonzalez: The other thing I wanted to bring up to the Board was, you know when you come in on both sides, those plants, to me, and this is me personally, I think it looks like crap because they're just thinning out, and I would like to see in the future, like the same clusia that's in front of the walls, just replace those with the clusia on both sides here so that they basically have the uniform look, and it's going to make the property look a lot better but, these here, they're not thriving for the most part, and it's just looking really

weak on that end. So, I would think just to put the clusia there, to kill two birds with one stone.

Mr. Quesada: (inaudible comment)

Mr. Suarez: That was going to be one of my comments because I have a lot of people tell me that if you go in the front entrance where they put the stop lights and all that stuff in, and even the wall, if you walk down that road where they had the drop cords or whatever they did, but all those walls are beat up, it looks crappy, and that's what a lot of people say, shouldn't the CDD fix that, and I said, well we didn't do that but, that's something I assume the city or whoever should have to pay for it but, it looks really bad, even on the right side of the entrance where the stand for the poles and stuff are, that all looks like crap, I mean it looks pretty bad, and it seems like nothing was really fixed after they did all that damage.

Mr. Quesada: So, Carlos, at our last meeting we approved a not to exceed number, and I don't have it at the top of my head but, we already approved for a contractor to come right before the holidays and whatever, as the weather starts to dry up to touch up the walls and do some stucco repairs on the columns that are related to the traffic light project where they went and they tore up everything. So, we have that already approved, we're just timing it with the end of the rainy season so that the painting contractor is not having to go back and forth, stopping and repainting and all of that.

Mr. Suarez: Are we going to go back and try to get those funds back?

Mr. Quesada: We tried, but I'll be happy to continue but, honestly we've gotten nowhere, but we were able to, and I'll just tell you because we've been able to save some money from the pressure washing line item that is not going to result in any type of additional expenses that the District doesn't have in the operating and maintenance, so we found the money to be able to do it. Again, we've tried for over a year, we've even had our engineer type up a 14-page report and at that time it was MasTec who was doing the trenching, they're the ones that technically caused the damage when they were doing that, and we've gotten nowhere on it. We'll be happy to try but, it's something where it was taking a lot of man hours and you guys as a Board took it upon yourselves to approve a budget for that which we were very happy that we had the savings to be able to do it.

Mr. Suarez: Ok, I just wanted to make sure, because I know a lot of residents, if we get some type of bump, we know that happened and it's not right to for our residents to

have to pay for that but, I'm glad we do have the reserves in there so we didn't have to do any type of increase.

Mr. Quesada: Yes, like I said, since we've been saving money under the pressure washing, and like I said we have it in our operating maintenance, so we didn't have to touch our reserves which is a good thing, and it was \$4,800 so we were under budget on that line item, so I do want to say that for the record. The other part is, I agree with you guys as far as the hedges looking there at the corner, I like to time it with the same thing, with the painting project and leave it kind of bare bones for now so they can paint easier, and when they're finished painting we'll talk to Milton and it shouldn't be anything crazy because he's just talking about the corners on each side of the entrance and the exit where the crotons are.

Mr. Gonzalez: Yes, right here, on this side or on that side?

Mr. Quesada: The corners basically where you come in, the corner of the wall.

Mr. Suarez: No, both sides.

Mr. Quesada: He's talking about both sides, the exit side and the entrance side, so it's related to the traffic light project, they put a post right there, and they had to rip out a portion of the croton hedge so what he's asking for is if we can go with the clusias and we'll get you guys a price there, but if it's something we can approve within our discretion I think it would look nice around the holidays if we can time it with the painting work, have them finish painting and let it dry.

Mr. Suarez: I'd add to it in the center but, it's up to you guys what you want to do but, I'm kind of like, I'm not a fan of that regular brown mulch, I think it looks more elegant with either a brown or a black mulch, some that gives it a little bit more elegance. If you notice here like that regular brown mulch fades quick, so if we could just maybe do like a darker mulch that gives more pop to at least the front of the entrance. It's cheap but, it's just a color change because it seems like that traditional regular brown mulch it's not lasting long enough and to me it just gives it a more elegant look with the darker mulch.

Mr. Quesada: You're talking about like a black color because there's so many colors out there.

Mr. Suarez: Like a dark brown is ok, the darker the brown the better just to make the trees pop out because what happens is over time that cheaper mulch biodegrades and

then it just makes it look bad, like it looks in this picture right now, it just doesn't look elegant at all.

Mr. Quesada: Ok. Again, we'll get back to you guys as far as the hedge goes, and if it's within our discretion we'll go ahead and if not we'll bring it back to the Board on the clusia, and for the mulch, we'll time it so that the next time will be closer to the holiday. If necessary, I'll bring a couple of samples and I'll talk to you guys about it.

Mr. Suarez: Ok.

Mr. Quesada: Are there any other Supervisor's requests?

Ms. Angell: I have to bring up around the pool, the mice.

Mr. Quesada: Yes.

Ms. Angell: I was there Sunday about 6:00 o'clock and now that the shed is gone, I think they lived in the shed because there was a lot of droppings in the shed. So, now they're trying to get from that area, and now that they've cleaned it up, and now that the shed is down I think the mice have all gone, if you notice at the pool we have some trees inside the pool area.

Mr. Gonzalez: In the front or the back, or inside the pool area?

Ms. Angell: Inside the pool area there's some trees and there's some bushes around each tree, and when I was there Sunday at 6:00 o'clock at night, they came out, and they were running from tree to tree from the bushes, and there was quite a few of them. So, it's probably their new home because then I asked the guard, I said do you see this, and she said yes, when it gets to be that time that's when they come out, and they're running from bush to bush now, so they're kind of like living in the bushes right there because the shed is gone. I don't know what we can do, I don't know if there's a spray that we can spray so it kills them.

Mr. Gonzalez: We can put traps.

Ms. Angell: Right, traps I thought too but people in the pool area, the children.

Mr. Gonzalez: No, you put them on the opposite side of the fence and then they'll just go on the other side, I mean you could try to poison but, the problem with the poison is if someone is walking their dog and for some reason they go around, like I don't know.

Ms. Angell: No, but I was talking about you put that poison, if you spray it or something, I'm talking about putting it in the pool area, in the bushes and stuff. I don't know what the people do to get rid of them.

Mr. Gonzalez: Right.

Ms. Angell: But there's quite a few of them running around and at this point I don't think it's appropriate, we have to think of something to try to get rid of some of those because like I said, 6:00 o'clock is early and people are still at the pool area and those mice are having a great time.

Mr. Quesada: So, we did receive a report about that, and I spoke to somebody yesterday, actually like an animal removal guy and trapper, I talk to him and he's down south and he told us it wouldn't exceed \$200, so I think we should try it out.

Mr. Gonzalez: Is it trapping or is it a poison?

Mr. Quesada: So, what he told me was he uses those little housings, and they're designed so that the mice can go inside and remove it, it's not that a child can get into the design of it, so a child can't reach in there but the mouse is small enough to fit in there and they have to like pull it from the trap, and it's like a time release poison so they take it back to wherever their home is and the idea is that's how you get rid of the population. I asked him, how often do you come and check it and he said basically I would ask for a not to exceed amount of \$200, and then over a span of 2 months, I'll go back once a week and I'll check in on the trap like that. So, I think it's within our discretion I don't think we need a motion, Board direction is fine with this scenario, and if you guys are ok with that we'll bring it back and see if we can make an improvement just off of that.

Mr. Gonzalez: Ok.

Ms. Angell: That sounds good, thank you.

Mr. Gonzalez: The other thing is, and it's not CDD property but like the fence that runs where the lake is, and I don't know if maybe we could make a recommendation to the HOA, somebody has to call the county at least "X" amount of like a month, or every other month to cut the grass. There was one resident that was out there complaining that the grass got super high, and they've been slacking on that.

Mr. Quesada: Is it South Florida Water Management though?

Mr. Gonzalez: Well, if it is them, like either us or somebody else has to take the reins of communicating just to have them cut it because I'm not saying that those rodents are coming from there to the pool but, it could be like a giant breeding ground making it worse because when I tell you, you could go on the Hemmingway webpage, and it's actually my backdoor neighbor who filmed the whole thing but, the grass was like this high,

and that's completely unacceptable and that's like a huge breeding ground for field mice and all that stuff. So, at least, and I know it's not our responsibility but we have to kind of take the reins, either us or the HOA to call like every other month or every 3 months or whatever is legal that they should be cutting that grass in the back because it becomes a hazard, it's also a health hazard too.

Ms. Padilla: Well, maybe what we can do is, or maybe what I can do is I can find a contact person and send them an email, and if it impacts them then we can say, here's the contact information and maybe the HOA can set a mouse trap, and saying hey, I can make contact if you want and then if it affects them.

Mr. Gonzalez: Yes, if you could do that and just send it to the management company and say, hey look, I'm getting resident complaints.

Mr. Quesada: (inaudible comment) Actually, the more volume you get with people complaining, the quicker they are to act.

Mr. Gonzalez: Right.

Ms. Padilla: So, to me find out, we can try online and see if I can get an email address.

Mr. Gonzalez: Ok.

Mr. Quesada: I do know speaking from other Districts in Homestead that I'm more familiar with and South Florida Water Management is involved. (inaudible comment)

Mr. Gonzalez: I think just having them at least the minimal come out but, if you live back there you know.

Ms. Angell: Well, I live back there, and I'll be honest with you, I saw that post and I disagreed with it because I think they do a good job. Now, they come one day and they kind of do a fast cutting and he had put it on that day when they did a fast cutting and it wasn't done, but the next day they come out and they cut it again to get it all down.

Mr. Gonzalez: The only thing I don't like is they shouldn't wait until it gets 2' high.

Ms. Angell: I don't think they wait until it gets too bad really, and that's my feeling, and I live right back there, and I see the guys, and I go outside when they're cutting, and I'll tell them they're doing a good job.

Mr. Gonzalez: Well, I'm not saying they're not doing a good job but, my thing is I'm just the kind of person that, and I'll give you an example, like my house, I want to have it like pristine all the time, and so I'm not complaining about the water management system,

I'm not doing that, I'm just saying that maybe they're cycles, like he was saying, are not being quick enough. Like I said, if you don't find a problem with it, it's fine.

Ms. Angell: I grew up in the country where that was normal so I don't feel that it's high, so everybody feels just different about it, everybody has different things that they want manicured and it's not going to be that unfortunately because it's a canal area, and it's not at somebody's house really. I mean yes, it's in my backyard, but I have to maintain my own backyard because then there's the fence, so after that fence it's really a canal area, so I don't know, everybody feels differently.

Mr. Gonzalez: Yes, that's what I'm saying.

Mr. Angell: Personally, I feel that it's done enough and like I said they kind of do a fast cut, the guy comes, and then the second crew comes the next day and really cuts it close to the ground then, so he kind of cuts off all the high stuff, then the second crew comes in and they do a nice job and they come in with all their trimmers but, that's only my personal thing, everybody likes it different but, I grew up in the country with the hayfields.

Mr. Gonzalez: It's just like those people, they were sold when they bought the house, and even he explains it, and that's sold with a nice lake view, but also we understand that's managed by the property owner, and so like for me if I lived back there, it would drive me crazy to see that especially if I was sold on, this is a lake view and what you're getting is not.

Ms. Angell: It's not really a lake, it's just a canal, and I mean try it and see how often they can come, it doesn't hurt at all.

Mr. Gonzalez: I think it's just a win for us in the sense like, we're getting a little bit more established, and we can say, this is what we can help you guys out with.

Mr. Quesada: So, again, and your District is unique, there are some Districts where we share a permit for those types of things, it's not our property like Marcos said for the record, and I think at least as a professional courtesy to the community we'll just try to find the contact information to share with everyone so that if any concerns like that do come up people can express those concerns to the correct entity.

Ms. Angell: Yes, and that person who had put it on our Facebook page, and if everybody calls, then they'll come and cut it.

Ms. Padilla: Right, and that's the way it works, the more people that call, like I'll give you an example here, there was a time when we were having a really big problem with

mosquitoes, so we sent a mass email, well we didn't, the HOA did, and said hey guys, please send your concerns to this email and give them instructions and they were here the next day. So, the more people that call, I know that if we get better reporting, if you report it, you'll get a better response time.

Mr. Quesada: Right, that was when the mosquitoes were happening.

Ms. Padilla: Yes.

Mr. Quesada: So, instead of sending a guy with a truck, they'll have that guy come in the morning and then they'll have a plane come the next day and it is something that you guys pay for in your taxes.

Ms. Angell: I was going to ask one other thing about the pool area, that pool area has termite sand in it, and termite stations on the ground, I don't know if you ever noticed the dust.

Mr. Gonzalez: Oh yes, the ground.

Ms. Angell: So, I've seen them in the ground around the pool area, they're probably old stations, and I don't know if we ever had a termite man come.

Mr. Quesada: Not in my time with this District.

Ms. Angell: Ok, so I've noticed that and I'm just saying that because I know, every year I have a termite man come out to my house, so I know what the things look like in the ground, and they have them on the outside of the pool area. Is that needed or we don't need anything like that?

Mr. Quesada: Again, during my time with the District, I never recall a termite issue here. (inaudible comment)

Ms. Angell: Well, it's just around the pool area, they're in the ground, so I didn't know if we need to have a termite person come and inspect or if we don't.

Mr. Quesada: Ok, I'll ask the guys who is coming to do the rodent removal and see if he can explore that.

Mr. Gonzalez: Yes, because I remember years ago when I purchased my home I think, or when you guys purchased your homes, I think that we had those too, they were in the ground, so I don't know if that was like a community thing.

Mr. Quesada: I'll find out.

Ms. Angell: I have mine done every year.

Mr. Quesada: Ok. (inaudible comment)

Mr. Gonzalez: One last thing, you have the lake and then you have the CDD property where the fence is at, the chain link fence, in the future, not now, the poincianas are overgrowing oak trees, so the oak trees are trying to find like sun. So, long term, I'm a little bit concerned because if a hurricane happens or something, and it just starts to look a little bad, so maybe down the road if we could change that up a little bit so you still have the shade but the poincianas area basically the main problem, so they just need to be redirected on the branches so that those oak trees can continue to grow.

Mr. Quesada: Are you talking about those mahogany trees?

Mr. Gonzalez: Yes.

Mr. Quesada: (inaudible comment) Are there any other requests?

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: If there's no other comments or requests, a motion to adjourn the meeting.

On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, the Meeting was adjourned.
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Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2025-04

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the HEMINGWAY POINT Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

RESOLUTION 2025-05

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY
DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED
BUDGET FOR **FISCAL YEAR 2026** AND SETTING A PUBLIC
HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2026**; and

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

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

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

1. The proposed budget for **Fiscal Year 2026** is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

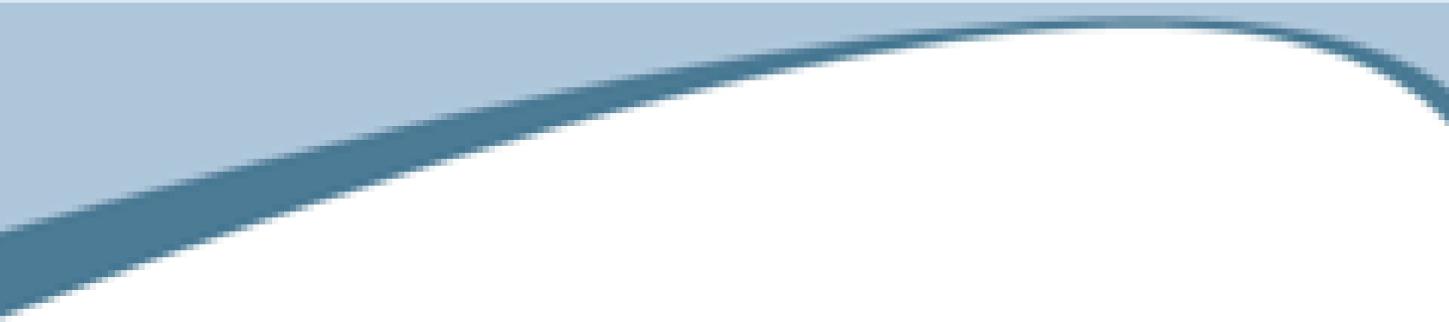
Place: _____

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

Adopted this ____ day of _____, 2025

Chairman/Vice Chairman

Secretary/Assistant Secretary



Hemingway Point
Community Development District

Proposed Budget
FY 2026



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Hemingway Point
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 253,746	\$ 248,687	\$ 5,059	\$ 253,746	\$ 253,746
Carry Forward Surplus	42,507	19,425	-	19,425	48,793

TOTAL REVENUES	\$ 296,253	\$ 268,112	\$ 5,059	\$ 273,171	\$ 302,539
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 8,000	\$ 400	\$ 3,000	\$ 3,400	\$ 8,000
FICA Taxes	612	31	230	260	612
Engineering	2,500	-	1,250	1,250	2,500
Attorney	11,000	2,660	5,500	8,160	11,000
Annual Audit	5,000	5,000	-	5,000	5,200
Assessment Administration	1,080	1,080	-	1,080	1,156
Dissemination Agent	2,700	1,350	1,350	2,700	2,889
Trustee Fees	8,000	8,000	-	8,000	8,000
Management Fees	42,449	21,225	21,224	42,449	45,420
Information Technology	540	270	270	540	578
Website Maintenance	1,145	573	572	1,145	1,225
Telephone	50	-	25	25	50
Postage & Delivery	1,250	162	625	787	1,250
Insurance General Liability	7,839	7,626	-	7,626	8,389
Printing & Binding	500	7	5	12	500
Legal Advertising	1,500	-	750	750	1,500
Other Current Charges	500	-	250	250	500
Office Supplies	150	-	75	75	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 94,990	\$ 48,558	\$ 35,126	\$ 83,684	\$ 99,094
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Operations & Maintenance

Field Expenditures

Field Management	\$ 13,738	\$ 6,869	\$ 3,434	\$ 10,303	\$ 14,700
Security Patrol/Monitoring	26,000	14,875	9,916	24,791	27,000
Security System Hardware	2,500	-	1,250	1,250	2,500
Phone/Internet	2,500	323	1,200	1,523	2,500
Electric	7,500	3,056	2,619	5,675	7,500
Water	6,500	1,674	1,435	3,109	6,500
Property Insurance	7,406	6,750	-	6,750	7,628
Repairs & Maintenance	20,000	11,962	5,981	17,943	20,000
Landscape Maintenance	25,000	11,950	7,967	19,917	25,000
Tree Trimming	7,500	-	2,500	2,500	7,500
Janitorial Service & Supplies	6,500	2,897	2,483	5,381	6,500
Pool Maintenance & Repairs	30,000	6,151	5,273	11,424	30,000
Operating Supplies	4,500	-	3,000	3,000	4,500
Pressure Washing/Painting	8,000	-	4,000	4,000	8,000
Landscape Lighting & Replacement	5,000	-	2,500	2,500	5,000
Pest Control	660	200	330	530	660
Dues/Licenses	250	-	-	-	250
Contingencies/Reserve	27,709	10,098	10,000	20,098	27,709

TOTAL FIELD EXPENDITURES	\$ 201,263	\$ 76,806	\$ 63,889	\$ 140,694	\$ 203,446
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TOTAL EXPENDITURES	\$ 296,253	\$ 125,363	\$ 99,015	\$ 224,378	\$ 302,539
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 142,749	\$ (93,956)	\$ 48,793	\$ -
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Hemingway Point
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments - On Roll

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Dissemination Agent

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

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

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

Website Maintenance

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

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Hemingway Point
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Field

Field Management

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

Security

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

Security Hardware

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

Phone/Internet

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

Electric

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

Acct 04890-39180	11850 SW 252 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.

Repairs & Maintenance

Repairs and maintenance within the district.

Landscape Maintenance

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

Tree Trimming

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

Janitorial Service & Supplies

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

Pool Maintenance

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

Operating Supplies

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

Hemingway Point
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Pressure Washing/Painting

District contracts companies for Pressure washing of sidewalks and walkways.

Landscape Lighting & Replacement

This cost if for maintain the landscape lighting and replacement.

Pest Control

This cost if for an annual Bait pretreatment.

Dues/Licenses

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

Contingencies/Reserve

Represents any unforeseen expenditures.

Hemingway Point

Community Development District

Proposed Budget

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 165,900	\$ 162,825	\$ 3,075	\$ 165,900	\$ 165,900
Interest Earnings	-	5,621	2,500	8,121	4,000
Carry Forward Surplus ⁽¹⁾	191,994	195,747	-	195,747	207,068
TOTAL REVENUES	\$ 357,894	\$ 364,193	\$ 5,575	\$ 369,768	\$ 376,969
EXPENDITURES:					
Interest 11/1	\$ 57,131	\$ 57,131	\$ -	\$ 57,131	\$ 55,569
Principal 11/1	50,000	50,000	-	50,000	50,000
Interest 5/1	55,569	-	55,569	55,569	54,006
TOTAL EXPENDITURES	\$ 162,700	\$ 107,131	\$ 55,569	\$ 162,700	\$ 159,575
EXCESS REVENUES (EXPENDITURES)	\$ 195,194	\$ 257,062	\$ (49,994)	\$ 207,068	\$ 217,394

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$54,006
Principal Due 11/1/26	\$55,000
	\$109,006

Hemingway Point

Community Development District

AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,735,000	6.250%	\$ 50,000	\$ 57,131	\$ 107,131
05/01/25	1,685,000	6.250%	-	55,569	
11/01/25	1,685,000	6.250%	50,000	55,569	161,138
05/01/26	1,635,000	6.250%	-	54,006	
11/01/26	1,635,000	6.250%	55,000	54,006	163,013
05/01/27	1,580,000	6.250%	-	52,288	
11/01/27	1,580,000	6.250%	60,000	52,288	164,575
05/01/28	1,520,000	6.250%	-	50,413	
11/01/28	1,520,000	6.250%	65,000	50,413	165,825
05/01/29	1,455,000	6.250%	-	48,381	
11/01/29	1,455,000	6.250%	65,000	48,381	161,763
05/01/30	1,390,000	6.250%	-	46,350	
11/01/30	1,390,000	6.250%	70,000	46,350	162,700
05/01/31	1,320,000	6.250%	-	44,163	
11/01/31	1,320,000	6.250%	75,000	44,163	163,325
05/01/32	1,245,000	6.250%	-	41,819	
11/01/32	1,245,000	6.250%	80,000	41,819	163,638
05/01/33	1,165,000	6.750%	-	39,319	
11/01/33	1,165,000	6.750%	85,000	39,319	163,638
05/01/34	1,080,000	6.750%	-	36,450	
11/01/34	1,080,000	6.750%	90,000	36,450	162,900
05/01/35	990,000	6.750%	-	33,413	
11/01/35	990,000	6.750%	95,000	33,413	161,825
05/01/36	895,000	6.750%	-	30,206	
11/01/36	895,000	6.750%	105,000	30,206	165,413
05/01/37	790,000	6.750%	-	26,663	
11/01/37	790,000	6.750%	110,000	26,663	163,325
05/01/38	680,000	6.750%	-	22,950	
11/01/38	680,000	6.750%	120,000	22,950	165,900
05/01/39	560,000	6.750%	-	18,900	
11/01/39	560,000	6.750%	125,000	18,900	162,800
05/01/40	435,000	6.750%	-	14,681	
11/01/40	435,000	6.750%	135,000	14,681	164,363
05/01/41	300,000	6.750%	-	10,125	
11/01/41	300,000	6.750%	145,000	10,125	165,250
05/01/42	155,000	6.750%	-	5,231	
11/01/42	155,000	6.750%	155,000	5,231	165,463
Total			\$ 1,735,000	\$ 1,318,981	\$ 3,053,981

Hemingway Point

Community Development District

Proposed Budget

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 170,480	\$ 165,876	\$ 4,605	\$ 170,480	\$ 170,480
Interest Earnings	-	5,007	2,000	7,007	4,000
Carry Forward Surplus ⁽¹⁾	165,667	168,252	-	168,252	181,617
TOTAL REVENUES	\$ 336,147	\$ 339,135	\$ 6,605	\$ 345,739	\$ 356,098
<u>EXPENDITURES:</u>					
Interest 11/1	\$ 55,197	\$ 55,197	\$ -	\$ 55,197	\$ 53,925
Principal 11/1	55,000	55,000	-	55,000	60,000
Interest 5/1	53,925	-	53,925	53,925	52,425
TOTAL EXPENDITURES	\$ 164,122	\$ 110,197	\$ 53,925	\$ 164,122	\$ 166,350
EXCESS REVENUES (EXPENDITURES)	\$ 172,025	\$ 228,938	\$ (47,320)	\$ 181,617	\$ 189,748

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$52,425
Principal Due 11/1/26	\$65,000
	<u>\$117,425</u>

Hemingway Point

Community Development District

AMORTIZATION SCHEDULE

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

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

Hemingway Point
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2013 Units	Bonds 2014 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit		
				FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
							Series 2013		Series 2014					
Single Family-Phase I	167	167	0	\$832.09	\$832.09	\$0.00	\$1,045.70	\$1,045.70	\$0.00	\$0.00	\$0.00	\$1,877.79	\$1,877.79	\$0.00
Single Family-Phase II	154	0	154	\$832.09	\$832.09	\$0.00	\$0.00	\$0.00	\$1,165.28	\$1,165.28	\$0.00	\$1,997.37	\$1,997.37	\$0.00
Total	321	167	154											



INVOICE

Sold To: 24968366
Hemingway Point
11868 SW 248th
Miami FL 33032

Customer #: 24968366
Invoice #: 9234985
Invoice Date: 1/29/2025
Sales Order: 8578305
Cust PO #:

Project Name: December Wet Check Repairs - Hemingway Point
Project Description: Irrigation repairs

Job Number	Description	Amount
352100000	Misc - Homestead Irrigation repairs as per December wet check report. See att	4,041.00
Total Invoice Amount		4,041.00
Taxable Amount		
Tax Amount		
Balance Due		4,041.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 305 258-8011

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24968366
Invoice #: 9234985
Invoice Date: 1/29/2025

Amount Due: \$ 4,041.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Hemingway Point
11868 SW 248th
Miami FL 33032

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



Proposal for Extra Work at December Wet Check Repairs - Hemingway Point

Property Name	December Wet Check Repairs - Hemingway Point	Contact	Ben Quesada
Property Address	11868 SW 248th Miami, FL 33032	To Billing Address	Hemingway Point 11868 SW 248th Miami, FL 33032
Project Name	December Wet Check Repairs - Hemingway Point		
Project Description	Irrigation repairs		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Irrigation repairs as per December wet check report. See attached for details includes discount approved by BM

For internal use only

SO# 8578305
JOB# 352100000
Service Line 150

Total Price \$4,041.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 E Mowry Dr Homestead FL 33033 ph: (305) 258-8311 fax: (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to BIC specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automobile Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquakes, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. **Any illegal trespass, damage, and/or damages** resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all vehicles to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practice after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the other party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred at demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the design professional involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or near to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to: concrete brick filled trunks, metal rods, etc. if requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and migration paths. Contractor will repair damaged irrigation lines at the Customer's expense.

17. **Minor or Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract:

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at 5 per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

Signature _____ Date _____ **Manager**

Ben Quesada **January 06, 2025**
Printed Name _____ Date _____

BrightView Landscape Services, Inc. "Contractor"
Manager, Irrigation

Signature _____ Date _____
Maria Liz Romero **January 06, 2025**
Printed Name _____ Date _____

Job #: 352100000
SO #: 8578305 **Proposed Price:** \$4,041.00

MariaLiz Romero

Subject: FW: Irrigation proposal for Hemingway

From: Ben Quesada <BQuesada@gmssf.com>
Sent: Thursday, December 12, 2024 1:02 PM
To: MariaLiz Romero <MariaLiz.Romero@brightview.com>
Cc: Mayra Padilla <MPadilla@gmssf.com>; Terry Glynn <tglynn@gmsnf.com>
Subject: Re: Irrigation proposal for Hemingway

EXTERNAL E-MAIL

Approved.

Regards,

Ben Quesada, LCAM

District Manager

Governmental Management Services

Phone: (954) 721-8681 Ext. 219

bquesada@gmssf.com

GMS

BrightView

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

Contract & Authorization For Extra Work

Date: **December 17, 2024** Time: **6:30pm**
Job Name: **Hemingway Point HOA**
Job Address: **11868 SW 248th**
Princeton, FL 33032
Attention: **Ben Quesada**

Irrigation Wet Check Report

Scope of Work / Labor & Materials

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

Zone1: in poor condition due to major leaks along 248st.

Need to re-install irrigation pipe and sprinkler heads. Approximately 300ft and 20 pop-ups. \$1,270.00

Zone2: in poor condition due to major leaks along 248st.

Need to re-install irrigation pipe and sprinkler heads. Approximately 100ft and 6 pop-ups. \$485.00

Zone3: Need to replace 2 leaking pop-ups, 2 broken pop-ups, 2 pop-ups with bad springs and 4 nozzles. \$310.00

Zone4: Need to replace 4 severely clogged nozzles. \$40.00

Zone5: Need to replace 4 broken pop-ups and 2 clogged nozzles. \$200.00

Zone6: Need to replace 3 pop-ups with bad spring, 3 clogged nozzles and one broken valve box. \$240.00

Zone7: Need to replace 2 severely clogged nozzles. \$20.00

Zone8: Need to replace 2 leaking pop-ups, 8 pop-ups with bad springs and 4 nozzles. \$490.00

Zone9: Need to troubleshoot valve causing pump to shut off. \$365.00

Need to replace 3 leaking pop-ups. \$135.00

Zone 10: Need to replace 4 pop-ups with bad spring. \$180.00

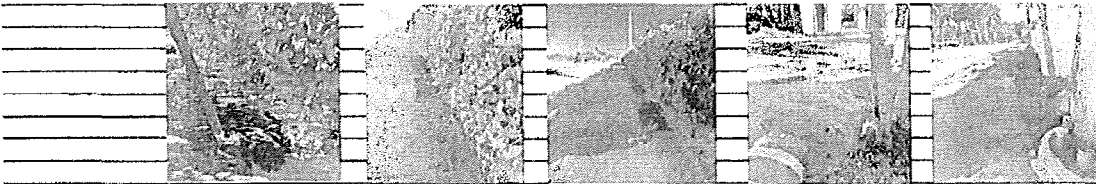
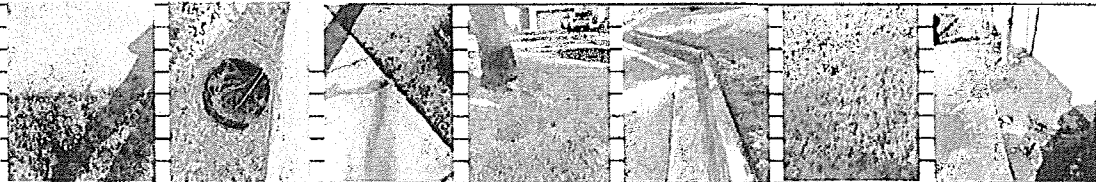
Zone11: Need to repair leak by roots, replace one leaking pop-up and 2 pop-ups with bad springs. \$235.00

Zone12: HAS LOW WATER PRESSURE. Need to repair major leak in open field and broken rotor. \$300.00

Zone 13: Need to straighten 4 risers in shrubs for better coverage and repair one broken. \$75.00

Zone 14: Need to replace one broken rotor and add one rotor in large dry area. \$145.00

NOTE: ZONES 1 and 2 are OFF due to major leaks.



\$4,490.00

Discount approved by BM

(\$449.00)

Total Labor & Materials

\$4,041.00

THIS IS NOT AN INVOICE



INVOICE

Sold To: 19838612
Hemingway Point CDD
5385 N Nob Hill Rd
Sunrise FL 33351

Customer #: 19838612
Invoice #: 9234987
Invoice Date: 1/29/2025
Sales Order: 8583233
Cust PO #:

Project Name: Replace Pump - Hemingway Point
Project Description: Irrigation pump replacement

Job Number	Description	Amount
352100000	Misc - Homestead Replace bad 5hp pump. Went bad from old age.	4,333.50
Total Invoice Amount		4,333.50
Taxable Amount		
Tax Amount		
Balance Due		4,333.50

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 305 258-8011

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19838612
Invoice #: 9234987
Invoice Date: 1/29/2025

Amount Due: \$ 4,333.50

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Hemingway Point CDD
5385 N Nob Hill Rd
Sunrise FL 33351

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Proposal for Extra Work at Hemingway Point CDD

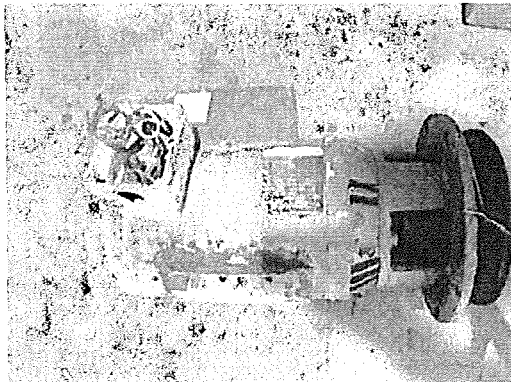
Property Name	Hemingway Point CDD	Contact	Ben Quesada
Property Address	5385 N Nob Hill Road Sunrise, FL 22351	To	Hemingway Point CDD
		Billing Address	5385 N Nob Hill Rd Sunrise, FL 33351
Project Name	Replace Pump - Hemingway Point		
Project Description	Irrigation pump replacement		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Replace bad 5hp pump. Went bad from old age.

Other

heming 5 hp old pump



For Internal use only

SO# 8583233
JOB# 352104795
Service Line 150

Total Price \$4,333.50

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 E Mowry Dr Homestead FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permit:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automobile Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law. Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as: extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. **Any illegal trespass, claims, and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.**
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an add-on charge over and above the estimate.
10. **Access to Jobs:** Customer shall provide all needed to perform the work. Customer shall furnish access to all parts of private where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in dismantling.
13. **Assignment:** The Customer and the Contractor respectively, and themselves their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other, provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or, in connection with assignment to an affiliate or pursuant to a merger, sale of all, or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect, and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to: concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation lines. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

ENTIRETY OF THIS CONTRACT

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

SIGNATURE

Signature Date **Property Manager**

Ben Quesada
Printed Name Date **January 08, 2025**

BrightView Landscape Services, Inc. "Contractor"
Manager, Irrigation

Signature Date **Maria Liz Romero**

Printed Name Date **January 08, 2025**

Job #: 352104795
SO #: 8583233 **Proposed Price:** \$4,333.50

MariaLiz Romero

From: Ben Quesada <BQuesada@gmssf.com>
Sent: Tuesday, January 21, 2025 9:58 AM
To: MariaLiz Romero; Damian DeLaVega
Subject: Re: BrightView Landscape Services, Inc. - SO# 8583233 Replace Pump - Hemingway Point

EXTERNAL E-MAIL

Approved. Thank you.

Regards,

Ben Quesada, LCAM

District Manager
Governmental Management Services
Phone: (954) 721-8681 Ext. 219
bquesada@gmssf.com



"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: MariaLiz Romero <MariaLiz.Romero@brightview.com>
Sent: Tuesday, January 21, 2025 9:38 AM
To: Ben Quesada <BQuesada@gmssf.com>; Damian DeLaVega <Damian.DeLaVega@brightview.com>
Subject: FW: BrightView Landscape Services, Inc. - SO# 8583233 Replace Pump - Hemingway Point

Hello Ben,

Any update on the pump replacement for Hemingway?

From: MariaLiz Romero
Sent: Monday, January 13, 2025 9:26 AM
To: Ben Quesada <BQuesada@gmssf.com>
Subject: FW: BrightView Landscape Services, Inc. - SO# 8583233 Replace Pump - Hemingway Point

**HEMINGWAY POINT
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hemingway Point Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 10, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 10, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hemingway Point Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position (deficit) balance of (\$2,589,867).
- The change in the District's total net position in comparison with the prior fiscal year was \$146,132, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$636,181, an increase of \$80,438 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, assigned to subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Current and other assets	\$ 644,538	\$ 559,850	
Capital assets, net of depreciation	669,101	704,910	
Total assets	1,313,639	1,264,760	
Current liabilities	100,663	98,774	
Long-term liabilities	3,802,843	3,901,985	
Total liabilities	3,903,506	4,000,759	
Net position			
Net investment in capital assets	(3,133,334)	(3,196,687)	
Restricted	439,656	400,023	
Unrestricted	103,811	60,665	
Total net position	\$ (2,589,867)	\$ (2,735,999)	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 592,481	\$ 561,219
Operating grants and contributions	26,871	20,833
Capital grants and contributions	20	16
General revenues	49	208
Total revenues	619,421	582,276
Expenses:		
General government	83,483	91,207
Maintenance and operations	163,974	147,749
Interest	225,832	230,106
Total expenses	473,289	469,062
Change in net position	146,132	113,214
Net position - beginning	(2,735,999)	(2,849,213)
Net position - ending	\$ (2,589,867)	\$ (2,735,999)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$473,289. The costs of the District's activities were primarily funded by program revenues, which are comprised of assessments and investment earnings.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$966,345 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$297,244 has been taken, which resulted in a net book value of \$669,101. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Debt Administration

At September 30, 2024, the District had \$3,820,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Hemingway Point Community Development District Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 112,168
Restricted assets:	
Investments	532,370
Capital assets	
Depreciable, net	669,101
Total assets	<u>1,313,639</u>
 LIABILITIES	
Accounts payable	8,357
Accrued interest payable	92,306
Non-current liabilities:	
Due within one year	105,000
Due in more than one year	3,697,843
Total liabilities	<u>3,903,506</u>
 NET POSITION	
Net investment in capital assets	(3,133,334)
Restricted for debt service	439,656
Unrestricted	103,811
Total net position	<u>\$ (2,589,867)</u>

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 83,483	\$ 83,483	\$ -	\$ -	\$ -
Maintenance and operations	163,974	171,262	-	20	7,308
Interest on long-term debt	225,832	337,736	26,871	-	138,775
Total governmental activities	473,289	592,481	26,871	20	146,083
General revenues:					
Unrestricted investment earnings					49
Total general revenues					49
Change in net position					146,132
Net position - beginning					(2,735,999)
Net position - ending					<u>\$ (2,589,867)</u>

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 112,168	\$ -	\$ -	\$ 112,168
Investments	-	531,962	408	532,370
Total assets	<u>\$ 112,168</u>	<u>\$ 531,962</u>	<u>\$ 408</u>	<u>\$ 644,538</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 8,357	\$ -	\$ -	\$ 8,357
Total liabilities	<u>8,357</u>	<u>-</u>	<u>-</u>	<u>8,357</u>
Fund balances:				
Restricted for:				
Debt service	-	531,962	-	531,962
Capital projects	-	-	408	408
Assigned to:				
Subsequent year's expenditures	42,507	-	-	42,507
Unassigned	61,304	-	-	61,304
Total fund balances	<u>103,811</u>	<u>531,962</u>	<u>408</u>	<u>636,181</u>
Total liabilities and fund balances	<u>\$ 112,168</u>	<u>\$ 531,962</u>	<u>\$ 408</u>	<u>\$ 644,538</u>

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	636,181
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as position in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	966,345	
Accumulated depreciation	<u>(297,244)</u>	669,101

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(92,306)	
Unamortized original issue discount	17,157	
Bonds payable	<u>(3,820,000)</u>	<u>(3,895,149)</u>
Net position of governmental activities		<u>\$ (2,589,867)</u>

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 254,745	\$ 337,736	\$ -	\$ 592,481
Interest	49	26,871	20	26,940
Total revenues	254,794	364,607	20	619,421
EXPENDITURES				
Current:				
General government	83,483	-	-	83,483
Maintenance and operations	128,165	-	-	128,165
Debt service:				
Principal	-	100,000	-	100,000
Interest	-	227,335	-	227,335
Total expenditures	211,648	327,335	-	538,983
Excess (deficiency) of revenues over (under) expenditures	43,146	37,272	20	80,438
Fund balances - beginning	60,665	494,690	388	555,743
Fund balances - ending	\$ 103,811	\$ 531,962	\$ 408	\$ 636,181

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 80,438
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	100,000
Amortization of bond issuance discount is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities.	(858)
Depreciation of capital assets is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities.	(35,809)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	2,361
Change in net position of governmental activities	<u>\$ 146,132</u>

See notes to the financial statements

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Hemingway Point Community Development District ("District") was created on March 20, 2012 by Ordinance 12-18 by the Board of County Commissioners of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational facilities	30
Equipment	7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District’s cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository’s financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2024:

	Credit Risk	Amortized Cost	Maturities
Allspring Government Money Market Fund	S&P AAAM	\$ 532,370	Weighted Average of the fund portfolio: 34 days
Total Investments		<u>\$ 532,370</u>	

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets being depreciated				
Recreational facilities	\$ 933,504	\$ -	\$ -	\$ 933,504
Equipment	32,841	-	-	32,841
Total capital assets being depreciated	966,345	-	-	966,345
Less accumulated depreciation for:				
Recreational facilities	242,667	31,117	-	273,784
Equipment	18,768	4,692	-	23,460
Total accumulated depreciation	261,435	35,809	-	297,244
Total capital assets, being depreciated, net	704,910	(35,809)	-	669,101
Governmental activities capital assets, net	\$ 704,910	\$ (35,809)	\$ -	\$ 669,101

Depreciation expense was charged to maintenance and operations costs.

In connection with the 2013 and 2014 projects, if the amounts by which the costs of the projects or portions thereof to be conveyed by the Developer to the District pursuant to the Acquisition Agreement exceed the amounts actually paid by the District for the projects or portions thereof from proceeds of the Series 2013 and Series 2014 Bonds, it may be determined that deferred obligations exist. Upon completion of the projects, certain funds available from the Bonds may be used pay deferred obligations, as outlined in the Bond Indentures. At September 30, 2024, the District has not determined whether there is a liability for deferred obligations.

NOTE 6 – LONG-TERM LIABILITIES

Series 2013

On March 21, 2013, the District issued \$2,135,000 of Special Assessment Bonds, Series 2013. The Bonds are due November 1, 2042 with interest rates between 5.25% and 6.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2013 and the principal is to be paid serially on each November 1, commencing November 1, 2013.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2024.

Series 2014

On October 1, 2014, the District issued \$2,500,000 of Special Assessment Bonds, Series 2014. The Bonds are due November 1, 2044 with interest rates between 4.625% and 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2015 and the principal is to be paid serially on each November 1, commencing November 1, 2015.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 1,780,000	\$ -	\$ 45,000	\$ 1,735,000	\$ 50,000
Series 2014	2,140,000	-	55,000	2,085,000	55,000
Less: original issue discount	18,015	-	858	17,157	-
Total	<u>\$ 3,901,985</u>	<u>\$ -</u>	<u>\$ 99,142</u>	<u>\$ 3,802,843</u>	<u>\$ 105,000</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 105,000	\$ 220,260	\$ 325,260
2026	110,000	214,363	324,363
2027	120,000	216,241	336,241
2028	125,000	209,947	334,947
2029	135,000	203,113	338,113
2030-2034	780,000	841,825	1,621,825
2035-2039	1,045,000	569,963	1,614,963
2040-2044	1,240,000	201,700	1,441,700
2045	160,000	4,400	164,400
Total	<u>\$ 3,820,000</u>	<u>\$ 2,681,812</u>	<u>\$ 6,501,812</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 253,746	\$ 254,745	\$ 999
Interest and other revenues	-	49	49
Total revenues	<u>253,746</u>	<u>254,794</u>	<u>1,048</u>
EXPENDITURES			
Current:			
General government	105,439	83,483	21,956
Maintenance	174,405	128,165	46,240
Total expenditures	<u>279,844</u>	<u>211,648</u>	<u>68,196</u>
Excess (deficiency) of revenues over (under) expenditures	(26,098)	43,146	69,244
OTHER FINANCING SOURCES (USES)			
Carry forward surplus	26,098	-	(26,098)
Total other financing sources (uses)	<u>26,098</u>	<u>-</u>	<u>(26,098)</u>
Net change in fund balance	<u>\$ -</u>	43,146	<u>\$ 43,146</u>
Fund balance - beginning		<u>60,665</u>	
Fund balance - ending		<u>\$ 103,811</u>	

See notes to required supplementary information

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements.

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	\$ 3,600
Independent contractor compensation	\$ 17,325
Construction projects to begin on or after October 1; (>\$65K)	\$ -
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Series 2013 O&M - \$832.09 Series 2014 O&M - \$832.09 Series 2013 - Debt - \$1,045.70 Series 2014 - Debt - \$1,165.28
Special assessments collected	\$ 592,481
Outstanding Bonds:	
Series 2013, due November 1, 2042	\$ 1,735,000
Series 2014, due November 1, 2044	\$ 2,085,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hemingway Point Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 10, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 10, 2025



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

We have examined Hemingway Point Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hemingway Point Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 10, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Hemingway Point Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hemingway Point Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2024 and have issued our report thereon dated February 10, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 10, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hemingway Point Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hemingway Point Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

February 10, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 11, 2024

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

We are pleased to confirm our understanding of the services we are to provide Hemingway Point Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hemingway Point Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$5,000 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: 

Title: 

Date: 



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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

MEMORANDUM

TO: District Manager

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

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.



Hemingway Point CDD

FIELD REPORT



April 23 , 2025

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

LANDSCAPING



- Landscaping was maintained by Nicoya Landscaping.

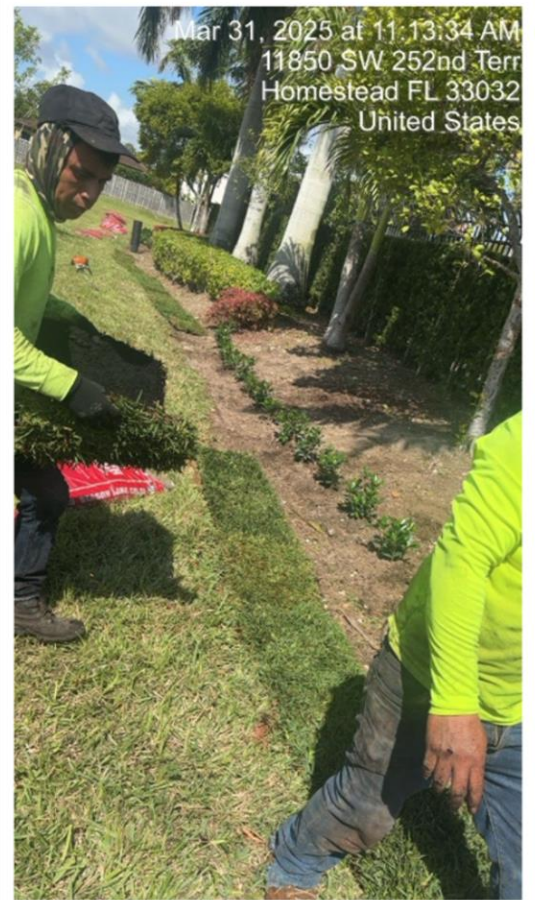
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

POOL



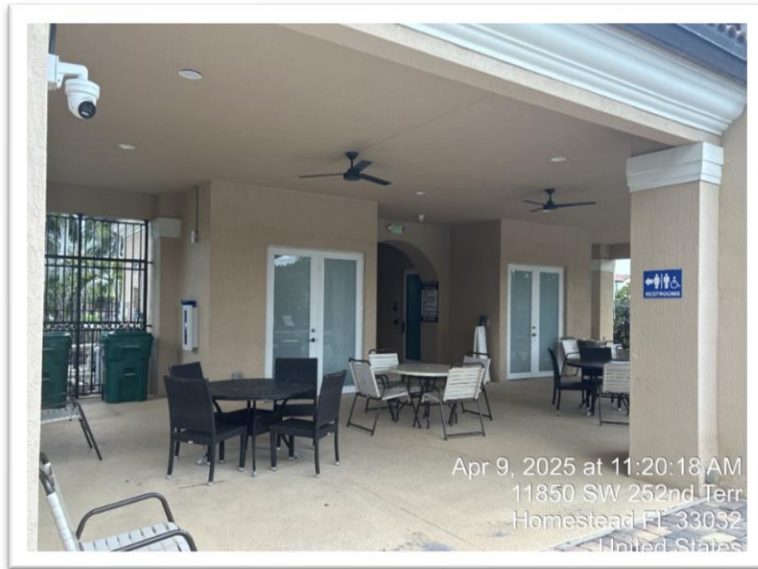
- Pool was maintained by Florida's Bright and Blue Pools.
- Brightview will test palms for royal palm bug.
- Nicoya Landscaping sprayed insecticide on landscaping around the pool.

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



- Nicoya Landscaping installed plant material and mulch around the pool area.

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



- Janitorial staff deep cleaned the pool deck.

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

FIELD MAINTENANCE



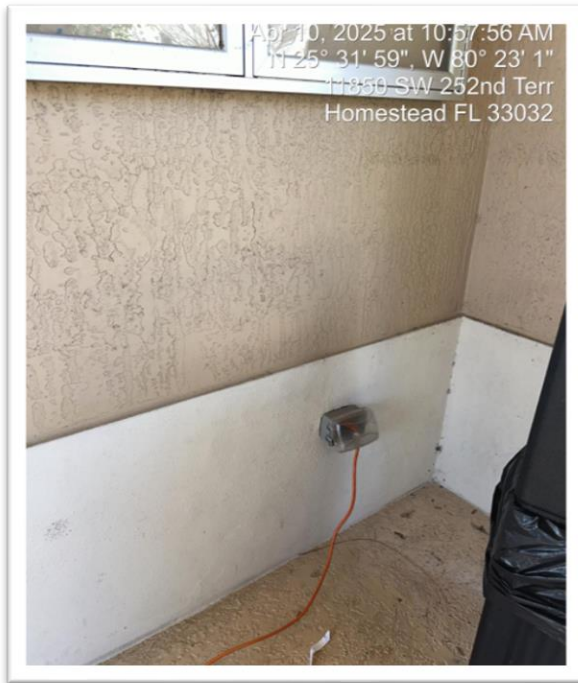
- Two palms were replaced by Nicoya Landscaping.

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

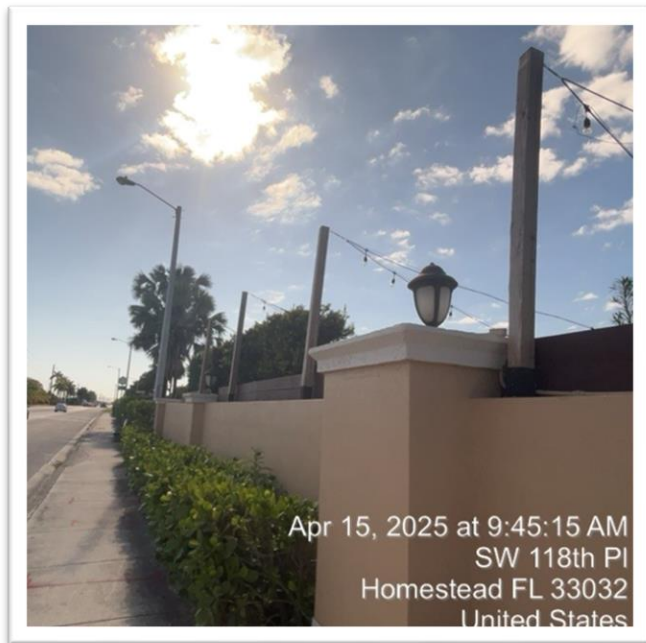


- FPL utility box was repaired by Ortiz Construction.

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



- Outlet in the mailbox area is not working Ortiz Construction will repair it.



- Perimeter wall lights were restored by Ortiz Construction.

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



- Playground was inspected and it was in satisfactory Condition.

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

Light Er Up
8200 NW 93rd St
Medley, FL 33166
+13059077171
accounting@lighterupmia.com



Invoice # 2709

BILL TO Ben Quesada Hemingway Point Princeton FL 33032	DATE	PLEASE PAY	DUE DATE
	05/27/2024	\$3,872.50	12/01/2024

ACTIVITY	QTY	RATE	AMOUNT
LIGHTING:PALM TREE WRAPPING Wrapping of Alexander palms in commercial grade warm white LED lighting with a red boot at no additional cost	6		
LIGHTING:PALM TREE WRAPPING Wrapping of Alexander palms in commercial grade warm white LED lighting with a red boot at no additional cost	12		
LIGHTING:PALM TREE WRAPPING Wrapping of Alexander palms in commercial grade warm white LED lighting with a red boot at no additional cost	12		
LIGHTING:48" LED Wreath, COTH w/1-18" Red Glitter BOW Swag to be hung on each end of front entrance	4		
LIGHTING:PALM TREE WRAPPING Wrapping of Royal palms behind pool & behind Holly Tree in commercial Grade Warm white LED lighting with a red ring at no additional cost	3		
C7 12" Spacing White Cord W/Warm White Led Bulbs Outline Front Monument in commercial grade warm white led lighting	1		
LIGHTING:TREE WRAPPING Install Twinkle g50 Bulbs on holly tree at no additional cost for year one	1		
packages:MAINTENANCE 24/7 Customer Service and 24 hour turn around on all repairs Weekly routine checks to ensure all lights are in working order are included. Customer is responsible for providing 115	1		

ACTIVITY	QTY	RATE	AMOUNT
VAC power outlets within 25 feet of lighting area and or lighted decor Reasonable hardware and power cords up to 25 feet in length are included Light Er Up is not responsible for outages due to ground fault interrupters (GFI) or insufficient electrical requirments			
LED 6 FOOT PRESENT	2		
6 foot Icon present red and gold to be placed as show stoppers at the front entrance for night/ day time showing			
PACKAGE PRICE	0.50	7,745.00	3,872.50
Bundled Lease Program price (Priced Yearly)			
YEAR 3 OF 3 LEASE TERM			

Contract Payment Terms:

50% of total contract amount is due upon agreement. 25% of remaining balance upon material arrival at job site. 25% final payment after completion of project and walk Thru with Client. Deposits are NON-Refundable.
** Proposals are only valid for 10 days as they are configured to that months special pricing.

TOTAL DUE	\$3,872.50
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THANK YOU.

PRICING ABOVE IS BASED ON CURRENT BUNDLED LEASE PRGRAM, BUNDLED LEASE PRICCE IS FOR 2022 , 2023 AND 2024 HOLIDAY SEASON

Pay invoice

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

9/1/24 - 3/31/25

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
9/1 - 9/30/24	1453 - 1460	\$17,324.55
10/1 - 10/31/24	1461 - 1475	34,595.45
11/1 - 11/30/24	1476 - 1486	10,220.68
12/1 - 12/31/24	1487 - 1501	30,133.32
1/1 - 1/31/25	1502 - 1521	340,553.32
2/1 - 2/28/25	1522 - 1533	22,891.43
3/1 - 3/31/25	1534 - 1547	16,056.56
TOTAL		\$471,775.31

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/11/24	00065	9/06/24 24-008 AUG 24-	202408 320-53800-34500 SECURITY	1ST CHOICE SECURITY LLC	*	1,440.00	1,440.00 001458
9/11/24	00001	8/01/24 197 AUG 24 -	202408 310-51300-34000 MGMT FEES		*	3,275.42	
		8/01/24 197 AUG 24 -	202408 310-51300-35100 COMPUTER TIME		*	41.67	
		8/01/24 197 AUG 24 -	202408 310-51300-31300 DISSEMINATION		*	208.33	
		8/01/24 197 AUG 24 -	202408 310-51300-49500 WEBSITE ADMIN		*	83.33	
		8/01/24 197 AUG 24 -	202408 310-51300-42000 POSTAGE		*	7.04	
		8/01/24 197 AUG 24 -	202408 310-51300-42500 COPIES		*	11.85	
		8/01/24 198 AUG 24 -	202408 320-53800-34000 FIELD SERVICES		*	1,060.00	
		8/01/24 197 AUG 24 -	202408 310-51300-34000 MGMT FEES		V	3,275.42-	
		8/01/24 197 AUG 24 -	202408 310-51300-35100 COMPUTER TIME		V	41.67-	
		8/01/24 197 AUG 24 -	202408 310-51300-31300 DISSEMINATION		V	208.33-	
		8/01/24 197 AUG 24 -	202408 310-51300-49500 WEBSITE ADMIN		V	83.33-	
		8/01/24 197 AUG 24 -	202408 310-51300-42000 POSTAGE		V	7.04-	
		8/01/24 197 AUG 24 -	202408 310-51300-42500 COPIES		V	11.85-	
		8/01/24 198 AUG 24 -	202408 320-53800-34000 FIELD SERVICES		V	1,060.00-	
			GMS-SF, LLC				.00 001459
9/11/24	00001	8/01/24 197 AUG 24 -	202408 310-51300-34000 MGMT FEES		*	3,275.42	
		8/01/24 197 AUG 24 -	202408 310-51300-35100 COMPUTER TIME		*	41.67	
		8/01/24 197 AUG 24 -	202408 310-51300-31300 DISSEMINATION		*	208.33	
		8/01/24 197 AUG 24 -	202408 310-51300-49500 WEBSITE ADMIN		*	88.33	
		8/01/24 197 AUG 24 -	202408 310-51300-42000 POSTAGE		*	7.04	
		8/01/24 197 AUG 24 -	202408 310-51300-42500 COPIES		*	11.85	
			HEMP HEMINGWAY PT SRINKUS				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/01/24 198	202408 320-53800-34000		*	1,060.00	
		AUG 24 -	FIELD SERVICES				
				GMS-SF, LLC			4,692.64 001460
10/08/24 00006		8/31/24 189409	202408 310-51300-31500		*	500.00	
		AUG 24 -	GENERAL COUNSEL				
		9/30/24 189689	202409 310-51300-31500		*	1,457.50	
		SEP 24 -	GENERAL COUNSEL				
				BILLING COCHRAN LYLES MAURO &			1,957.50 001461
10/08/24 00038		9/08/24 6438503	202409 320-53800-41000		*	197.89	
		SEP 24 -	INTERNET				
				COMCAST			197.89 001462
10/08/24 00057		10/04/24 4685	202410 320-53800-34500		*	2,881.50	
		INST COMPLETED					
		10/04/24 5053	202410 320-53800-34500		*	850.00	
		OCT 24 -	SRVC AGREEMENT				
				DML SECURITY SYSTEMS			3,731.50 001463
10/08/24 00012		8/28/24 24933	202410 310-51300-45000		*	7,626.00	
		INSURANCE FY 2025					
		8/28/24 24933	202410 320-53800-45000		*	6,750.00	
		INSURANCE FY 2025					
				EGIS INSURANCE & RISK ADVISORS			14,376.00 001464
10/08/24 00010		9/11/24 04890-39	202408 320-53800-43000		*	500.09	
		11850 SW 252ND TER#CLBHSE					
		9/11/24 16670-96	202408 320-53800-43000		*	35.29	
		11880 SW 248TH ST#GRDHSE					
				FPL			535.38 001465
10/08/24 00028		5/22/24 219669	202404 320-53800-46500		*	143.76	
		STENNER PUMP FEEDER #5					
		8/01/24 219865	202408 320-53800-46500		*	520.00	
		AUG 24 -	POOL SERVICE				
		9/01/24 219992	202409 320-53800-46500		*	520.00	
		SEP 24 -	POOL SERVICE				
		10/03/24 220180	202410 320-53800-46500		*	1,226.90	
		PUMP & MOTOR SEALS					
				FLORIDA'S BRIGHT & BLUE POOLS			2,410.66 001466
10/08/24 00001		10/01/24 202	202410 310-51300-34000		*	3,537.42	
		OCT 24 -	MGMT FEES				
		10/01/24 202	202410 310-51300-35100		*	45.00	
		OCT 24 -	COMPUTER TIME				

HEMP HEMINGWAY PT SRINKUS

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 4/11/25		PAGE 4		
*** CHECK DATES 09/01/2024 - 03/31/2025 ***		HEMINGWAY PT - GENERAL FUND									
		BANK A HEMINGWAY POINT CDD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT	#	
		10/01/24 202	202410 310-51300-31300			*	225.00				
		OCT 24 - DISSEMINATION									
		10/01/24 202	202410 310-51300-49500			*	95.42				
		OCT 24 - WEBSITE ADMIN									
		10/01/24 202	202410 310-51300-42000			*	9.67				
		OCT 24 - POSTAGE									
		10/01/24 202	202410 310-51300-42500			*	5.85				
		OCT 24 - COPIES									
		10/01/24 204	202410 320-53800-34000			*	1,144.83				
		OCT 24 - FIELD SERVICES									
				GMS-SF, LLC				5,063.19	001467		
10/08/24	00073	10/07/24 10072024	202409 320-53800-46300			*	600.00				
		RESTRM/POOL/DOGGY STN									
				CARMEN HERNANDEZ				600.00	001468		
10/08/24	00040	9/20/24 2229	202410 320-53800-46200			*	1,600.00				
		OCT 24 - LANDSCAPE MAINT									
				NICOYA LAWNSCAPING, INC.				1,600.00	001469		
10/08/24	00060	7/09/24 15204A-1	202407 320-53800-60000			*	1,872.50				
		BALANCE - FURNITURE									
				ROBERTS ALUMINUM FURNITURE				1,872.50	001470		
10/08/24	00065	10/02/24 24-009	202409 320-53800-34500			*	1,280.00				
		SEP 24- SECURITY									
				1ST CHOICE SECURITY LLC				1,280.00	001471		
10/31/24	00038	10/08/24 6438503	202410 320-53800-41000			*	208.05				
		OCT 24 - INTERNET									
				COMCAST				208.05	001472		
10/31/24	00010	10/10/24 04890-39	202409 320-53800-43000			*	402.26				
		11850 SW 252ND TER#CLBHSE									
		10/10/24 16670-96	202409 320-53800-43000			*	35.52				
		11880 SW 248TH ST#GRDHSE									
				FPL				437.78	001473		
10/31/24	00009	10/01/24 91132	202410 310-51300-54000			*	175.00				
		SPECIAL DISTRICT FEE FY25									
				FLORIDACOMMERCE				175.00	001474		
10/31/24	00073	10/28/24 10282024	202410 320-53800-46300			*	150.00				
		RESTRM/POOL/DOGGY STN									
				CARMEN HERNANDEZ				150.00	001475		
				HEMP HEMINGWAY PT		SRINKUS					

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 4/11/25		PAGE 5	
*** CHECK DATES 09/01/2024 - 03/31/2025 ***		HEMINGWAY PT - GENERAL FUND													
		BANK A HEMINGWAY POINT CDD													
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #			
11/07/24	00057	11/04/24	5139-1	202411	320-53800-34500			*	35.00						
		DECVICE		STATUS CHECK		DML SECURITY SYSTEMS				35.00		001476			
11/07/24	00001	11/01/24	205	202411	310-51300-34000			*	3,537.42						
		NOV 24 - MGMT FEES													
		11/01/24	205	202411	310-51300-35100			*	45.00						
		NOV 24 - COMPUTER TIME													
		11/01/24	205	202411	310-51300-31300			*	225.00						
		NOV 24 - DISSEMINATION													
		11/01/24	205	202411	310-51300-49500			*	95.42						
		NOV 24 - WEBSITE ADMIN													
		11/01/24	205	202411	310-51300-42000			*	11.73						
		NOV 24 - POSTAGE													
		11/01/24	206	202411	320-53800-34000			*	1,144.83						
		NOV 24 - FIELD SERVICES													
						GMS-SF, LLC				5,059.40		001477			
11/07/24	00079	10/01/24	250	202410	320-53800-49000			*	200.00						
		RODENT CONTROL													
						Q'S ANIMAL REMOVAL				200.00		001478			
11/15/24	00006	10/31/24	190302	202410	310-51300-31500			*	500.00						
		OCT 24 - GENERAL COUNSEL													
						BILLING COCHRAN LYLES MAURO &				500.00		001479			
11/15/24	00038	11/08/24	6438503	202411	320-53800-41000			*	208.05						
		NOV 24 - INTERNET													
						COMCAST				208.05		001480			
11/15/24	00058	9/23/24	18750	202409	320-53800-46400			*	291.81						
		DOGGIE POOPY BAGS/LYSOL													
						DISCOUNT LIGHTING & SUPPLIES, INC.				291.81		001481			
11/15/24	00010	11/11/24	04890-39	202410	320-53800-43000			*	565.23						
		11850 SW 252ND TER#CLBHSE													
		11/11/24	16670-96	202410	320-53800-43000			*	39.19						
		11880 SW 248TH ST#GRDHSE													
						FPL				604.42		001482			
11/15/24	00028	10/01/24	220092	202410	320-53800-46500			*	520.00						
		OCT 24 - POOL SERVICE													
						FLORIDA'S BRIGHT & BLUE POOLS				520.00		001483			
11/15/24	00073	11/15/24	11152024	202410	320-53800-46300			*	300.00						
		RESTRM/POOL/DOGGY STN													
						CARMEN HERNANDEZ				300.00		001484			
						HEMP HEMINGWAY PT SRINKUS									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/09/25	00028	12/01/24 0220340 DEC 24 - POOL SERVICE	202412 320-53800-46500	FLORIDA'S BRIGHT & BLUE POOLS	*	520.00	520.00 001504
1/09/25	00001	9/15/24 201 ASSESSMENT ROLL CERT FY25	202410 310-51300-31400		*	1,080.00	
		1/01/25 209 JAN 25 - MGMT FEES	202501 310-51300-34000		*	3,537.42	
		1/01/25 209 JAN 25 - COMPUTER TIME	202501 310-51300-35100		*	45.00	
		1/01/25 209 JAN 25 - DISSEMINATION	202501 310-51300-31300		*	225.00	
		1/01/25 209 JAN 25 - WEBSITE ADMIN	202501 310-51300-49500		*	95.42	
		1/01/25 209 JAN 25 - POSTAGE	202501 310-51300-42000		*	8.28	
		1/01/25 210 JAN 25 - FIELD SERVICES	202501 320-53800-34000		*	1,144.83	
			GMS-SF, LLC			6,135.95	001505
1/09/25	00016	1/08/25 01082025 TRANS TAX RECEIPTS SER13	202501 300-20700-10100	HEMINGWAY POINT CDD C/O WELLS FARGO	*	158,029.98	158,029.98 001506
1/09/25	00025	1/08/25 01082025 TRANS TAX RECEIPTS SER 14	202501 300-20700-10100	HEMINGWAY POINT CDD C/O WELLS FARGO	*	156,677.38	156,677.38 001507
1/09/25	00040	1/02/25 2298 JAN 25 - LANDSCAPE MAINT	202501 320-53800-46200	NICOYA LAWNSCAPING, INC.	*	1,600.00	1,600.00 001508
1/09/25	00053	12/15/24 29647 REP CRACKS PERIMETER WALL	202412 320-53800-46000		*	4,800.00	
		12/16/24 29652 INST OUTLET REAR OF POOL	202412 320-53800-46000		*	200.00	
			ORTIZ CONSTRUCTION SERVICES			5,000.00	001509
1/16/25	00006	12/31/24 191268 DEC 24 - GENERAL COUNSEL	202412 310-51300-31500	BILLING COCHRAN LYLES MAURO &	*	500.00	500.00 001510
1/16/25	00010	1/11/25 04890-39 11850 SW 252ND TER#CLBHSE	202412 320-53800-43000		*	571.51	
		1/11/25 16670-96 11880 SW 248TH ST#GRDHSE	202412 320-53800-43000		*	80.15	
			FPL			651.66	001511
			HEMP HEMINGWAY PT SRINKUS				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/16/25	00028	12/26/24 0220464	202412 320-53800-46500	STENNER PUMP FEEDER #5	*	158.76	
				FLORIDA'S BRIGHT & BLUE POOLS			158.76 001512
1/16/25	00016	1/15/25 01152025	202501 300-20700-10100	TRANS TAX RECEIPTS SER13	*	820.09	
				HEMINGWAY POINT CDD C/O WELLS FARGO			820.09 001513
1/16/25	00025	1/15/25 01152025	202501 300-20700-10100	TRANS TAX RECEIPTS SER14	*	2,530.19	
				HEMINGWAY POINT CDD C/O WELLS FARGO			2,530.19 001514
1/16/25	00073	1/10/25 01102025	202501 320-53800-46300	RESTRM/POOL/DOGGY STN	*	600.00	
				CARMEN HERNANDEZ			600.00 001515
1/29/25	00057	1/24/25 5484	202501 320-53800-34500	1ST QTR - SRVC AGREEMENT	*	2,550.00	
				DML SECURITY SYSTEMS			2,550.00 001516
1/29/25	00005	1/21/25 8-747-11	202501 310-51300-42000	DELIVERIES THRU 1/16/25	*	49.31	
				FEDEX			49.31 001517
1/29/25	00028	1/01/25 0220425	202501 320-53800-46500	JAN 25 - POOL SERVICE	*	520.00	
				FLORIDA'S BRIGHT & BLUE POOLS			520.00 001518
1/29/25	00053	1/12/25 29664	202501 320-53800-46000	REPAIR SUNKEN PAVERS	*	775.00	
				ORTIZ CONSTRUCTION SERVICES			775.00 001519
1/29/25	00065	1/16/25 24-012	202501 320-53800-34500	JAN 25- SECURITY	*	1,440.00	
				1ST CHOICE SECURITY LLC			1,440.00 001520
1/30/25	00079	1/02/25 267	202501 320-53800-46600	JAN 25 - RODENT CONTROL	*	200.00	
				Q'S ANIMAL REMOVAL			200.00 001521
2/07/25	00054	1/29/25 9234985	202501 320-53800-49000	IRRIGATION REPAIRS	*	4,041.00	
		1/29/25 9234987	202501 320-53800-49000	PUMP REPLACEMENT	*	4,333.50	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			8,374.50 001522
				HEMP HEMINGWAY PT SRINKUS			

*** CHECK DATES 09/01/2024 - 03/31/2025 ***
 HEMINGWAY PT - GENERAL FUND
 BANK A HEMINGWAY POINT CDD

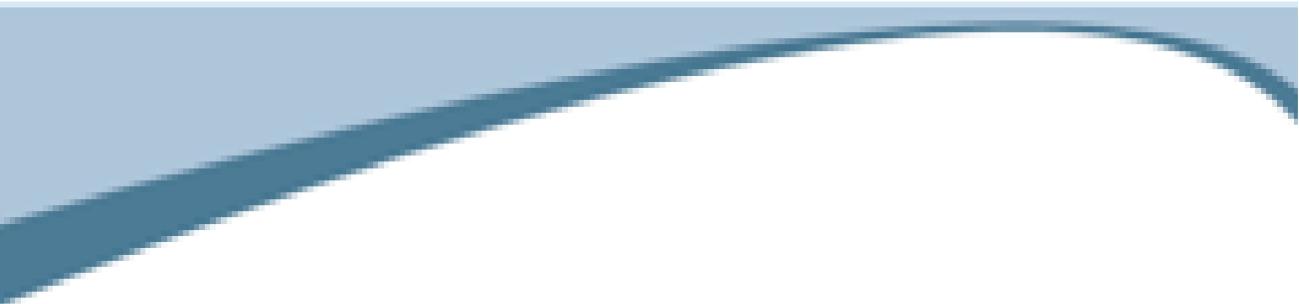
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/07/25	00028	1/06/25 220523	202501 320-53800-46500	CARTRIDGE FILTER REPLC	*	1,465.76	
				FLORIDA'S BRIGHT & BLUE POOLS			1,465.76 001523
2/07/25	00001	2/01/25 211	202502 310-51300-34000		*	3,537.42	
		FEB 25	- MGMT FEES				
		2/01/25 211	202502 310-51300-35100		*	45.00	
		FEB 25	- COMPUTER TIME				
		2/01/25 211	202502 310-51300-31300		*	225.00	
		FEB 25	- DISSEMINATION				
		2/01/25 211	202502 310-51300-49500		*	95.42	
		FEB 25	- WEBSITE ADMIN				
		2/01/25 211	202502 310-51300-42000		*	6.21	
		FEB 25	- POSTAGE				
		2/01/25 211	202502 310-51300-42500		*	.15	
		FEB 25	- COPIES				
		2/01/25 212	202502 320-53800-34000		*	1,144.83	
		FEB 25	- FIELD SERVICES				
				GMS-SF, LLC			5,054.03 001524
2/07/25	00014	2/04/25 26796	202502 310-51300-32200		*	3,500.00	
			AUDIT FYE 9/30/24				
				GRAU & ASSOCIATES			3,500.00 001525
2/07/25	00040	2/01/25 2321	202502 320-53800-46200		*	1,600.00	
		FEB 25	- LANDSCAPE MAINT				
				NICOYA LAWNSCAPING, INC.			1,600.00 001526
2/07/25	00073	7/16/24 07162024	202407 320-53800-46300		*	150.00	
			RESTRM/POOL/DOGGY STN JAN				
				CARMEN HERNANDEZ			150.00 001527
2/12/25	00073	2/11/25 02112025	202502 320-53800-46300		*	420.00	
			RESTRM/POOL/DOGGY STN				
				CARMEN HERNANDEZ			420.00 001528
2/12/25	00040	2/01/25 2322	202502 320-53800-46200		*	2,000.00	
			LANDSC UPG/PLANTS/MULCH				
		2/08/25 2338	202502 320-53800-46200		*	200.00	
			LANDSC UPG/PLANTS/FLOWERS				
				NICOYA LAWNSCAPING, INC.			2,200.00 001529
2/12/25	00065	2/06/25 25-001	202502 320-53800-34500		*	1,280.00	
		FEB 25-	SECURITY				
				1ST CHOICE SECURITY LLC			1,280.00 001530

HEMP HEMINGWAY PT SRINKUS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/17/25	00006	1/31/25 191715 JAN 25 -	202501 310-51300-31500 GENERAL COUNSEL	BILLING COCHRAN LYLES MAURO &	*	500.00	500.00 001531
2/17/25	00010	2/12/25 04890-39 11850 SW 252ND TER#CLBHSE	202501 320-53800-43000		*	596.25	
		2/12/25 16670-96 11880 SW 248TH ST#GRDHSE	202501 320-53800-43000	FPL	*	67.89	664.14 001532
2/17/25	00079	2/14/25 274 FEB 25 -	202502 320-53800-46000 RODENT CONTROL	Q'S ANIMAL REMOVAL	*	200.00	200.00 001533
3/05/25	00058	2/12/25 18986 TRASH BAGS/GLOVES/T.PAPER	202502 320-53800-46400	DISCOUNT LIGHTING & SUPPLIES, INC.	*	261.15	261.15 001534
3/05/25	00001	3/01/25 213 MAR 25 -	202503 310-51300-34000 MGMT FEES		*	3,537.42	
		3/01/25 213 MAR 25 -	202503 310-51300-35100 COMPUTER TIME		*	45.00	
		3/01/25 213 MAR 25 -	202503 310-51300-31300 DISSEMINATION		*	225.00	
		3/01/25 213 MAR 25 -	202503 310-51300-49500 WEBSITE ADMIN		*	95.42	
		3/01/25 213 MAR 25 -	202503 310-51300-42000 POSTAGE		*	18.41	
		3/01/25 214 MAR 25 -	202503 320-53800-34000 FIELD SERVICES	GMS-SF, LLC	*	1,144.83	5,066.08 001535
3/05/25	00025	3/03/25 03032025 TRANS TAX RECEIPTS SER 14	202503 300-20700-10100	HEMINGWAY POINT CDD C/O WELLS FARGO	*	1,130.56	1,130.56 001536
3/05/25	00024	2/27/25 21322812 11850 SW 252ND TER	202502 320-53800-43100	MIAMI-DADE WATER & SEWER DEPARTMENT	*	1,018.86	1,018.86 001537
3/05/25	00040	3/01/25 2343 MAR 25 -	202503 320-53800-46200 LANDSCAPE MAINT	NICOYA LAWNSCAPING, INC.	*	1,600.00	1,600.00 001538
3/11/25	00050	3/07/25 03072025 RMVD OLD POOL FURNITURE	202503 320-53800-46300	ADRIAN SUAREZ MARTINEZ	*	50.00	50.00 001539
HEMP HEMINGWAY PT SRINKUS							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/11/25	00079	3/05/25 283 MAR 25 -	202503 320-53800-46000 RODENT CONTROL		*	200.00	
			Q'S ANIMAL REMOVAL				200.00 001540
3/11/25	00065	2/06/25 25-001-1 MAR 25-	202503 320-53800-34500 SECURITY		*	1,280.00	
			1ST CHOICE SECURITY LLC				1,280.00 001541
3/17/25	00006	2/28/25 192181 FEB 25 -	202502 310-51300-31500 GENERAL COUNSEL		*	660.00	
			BILLING COCHRAN LYLES MAURO &				660.00 001542
3/17/25	00010	3/12/25 04890-39 11850 SW 252ND TER#CLBHSE	202502 320-53800-43000		*	516.76	
		3/12/25 16670-96 11880 SW 248TH ST#GRDHSE	202502 320-53800-43000		*	54.23	
			FPL				570.99 001543
3/25/25	00075	3/10/25 2422959 TRUSTEE FEES - SER 2013	202503 310-51300-32300		*	3,500.00	
			COMPUTERSHARE TRUST COMPANY, N.A.				3,500.00 001544
3/25/25	00005	3/18/25 8-802-12 DELIVERIES THRU 3/10/25	202503 310-51300-42000		*	48.92	
			FEDEX				48.92 001545
3/25/25	00028	2/01/25 0220556 FEB 25 -	202502 320-53800-46500 POOL SERVICE		*	520.00	
			FLORIDA'S BRIGHT & BLUE POOLS				520.00 001546
3/25/25	00040	3/17/25 2363 INSECTICIDE TRMT LANDSCP	202503 320-53800-46200		*	150.00	
			NICOYA LAWNSCAPING, INC.				150.00 001547
TOTAL FOR BANK A						471,775.31	
TOTAL FOR REGISTER						471,775.31	

HEMP HEMINGWAY PT SRINKUS



Hemingway Point
Community Development District

Unaudited Financial Reporting
March 31, 2025



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Hemingway Point
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 234,112	\$ -	\$ -	\$ 234,112
Due From General Fund	-	-	-	-
<u>Investments:</u>				
<u>Series 2013</u>				
Reserve	-	82,950	-	82,950
Interest	-	41	-	41
Revenue	-	256,993	-	256,993
Sinking	-	28	-	28
Construction	-	-	404	404
<u>Series 2014</u>				
Reserve	-	85,013	-	85,013
Interest	-	71	-	71
Revenue	-	228,860	-	228,860
Sinking	-	7	-	7
Construction	-	-	14	14
Total Assets	\$ 234,112	\$ 653,962	\$ 417	\$ 888,492
Liabilities:				
Accounts Payable	\$ 4,610	\$ -	\$ -	\$ 4,610
Due To Debt Service	-	-	-	-
Total Liabilities	\$ 4,610	\$ -	\$ -	\$ 4,610
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 653,962	\$ -	\$ 653,962
Capital Project - Series	-	-	417	417
Unassigned	229,502	-	-	229,502
Total Fund Balances	\$ 229,502	\$ 653,962	\$ 417	\$ 883,882
Total Liabilities & Fund Balance	\$ 234,112	\$ 653,962	\$ 417	\$ 888,492

Hemingway Point

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 253,746	\$ 253,746	\$ 248,687	\$ (5,059)
Total Revenues	\$ 253,746	\$ 253,746	\$ 248,687	\$ (5,059)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 8,000	\$ 400	\$ 7,600
PR-FICA	612	612	31	581
Engineering	2,500	2,500	-	2,500
Attorney	11,000	11,000	2,660	8,340
Annual Audit	5,000	5,000	5,000	-
Assessment Administration	1,080	1,080	1,080	-
Dissemination Agent	2,700	2,700	1,350	1,350
Trustee Fees	8,000	8,000	8,000	-
Management Fees	42,449	42,449	21,225	21,224
Information Technology	540	540	270	270
Website Maintenance	1,145	1,145	573	572
Telephone	50	50	-	50
Postage & Delivery	1,250	1,250	162	1,088
Insurance General Liability	7,839	7,839	7,626	213
Printing & Binding	500	500	7	493
Legal Advertising	1,500	1,500	-	1,500
Other Current Charges	500	500	-	500
Office Supplies	150	150	-	150
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	-	-	-	-
Total General & Administrative	\$ 94,990	\$ 94,990	\$ 48,558	\$ 46,431

Hemingway Point

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Operations & Maintenance</u>				
Maintenance Expenditures				
Field Management	\$ 13,738	\$ 6,869	\$ 6,869	\$ 0
Security Patrol/Monitoring	26,000	13,000	14,875	(1,875)
Security System Hardware	2,500	1,250	-	1,250
Phone/Internet	2,500	1,250	323	927
Electric	7,500	3,750	3,056	694
Water	6,500	3,250	1,674	1,576
Property Insurance	7,406	7,406	6,750	656
Repairs & Maintenance	20,000	10,000	11,962	(1,962)
Landscape Maintenance	25,000	12,500	11,950	550
Tree Trimming	7,500	3,750	-	3,750
Janitorial Service & Supplies	6,500	3,250	2,897	353
Pool Maintenance & Repairs	30,000	15,000	6,151	8,849
Operating Supplies	4,500	2,250	-	2,250
Pressure Washing/Painting	8,000	4,000	-	4,000
Landscape Lighting & Replacement	5,000	2,500	-	2,500
Pest Control	660	330	200	130
Dues, Licenses	250	125	-	125
Contingencies/Reserve	27,709	13,854	10,098	3,756
Subtotal Field Expenditures	\$ 201,262	\$ 104,334	\$ 76,806	\$ 27,528
Total Operations & Maintenance	\$ 201,262	\$ 104,334	\$ 76,806	\$ 27,528
Total Expenditures	\$ 296,252	\$ 199,324	\$ 125,363	\$ 73,960
Excess (Deficiency) of Revenues over Expenditures	\$ (42,506)	\$ 54,422	\$ 123,324	\$ 68,901
Net Change in Fund Balance	\$ (42,506)	\$ 54,422	\$ 123,324	\$ 68,901
Fund Balance - Beginning	\$ 26,098		\$ 106,179	
Fund Balance - Ending	\$ (16,408)		\$ 229,502	

Hemingway Point

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budge	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 165,900	\$ 165,900	\$ 162,825	\$ (3,075)
Interest Income	-	-	5,621	5,621
Total Revenues	\$ 165,900	\$ 165,900	\$ 168,447	\$ 2,546
Expenditures:				
Interest 11/1	\$ 57,131	\$ 57,131	\$ 57,131	\$ -
Principal 11/1	50,000	50,000	50,000	-
Interest 5/1	55,569	-	-	-
Total Expenditures	\$ 162,700	\$ 107,131	\$ 107,131	\$ -
Excess (Deficiency) of Revenues over Expenditu	\$ 3,200	\$ 58,769	\$ 61,315	\$ 2,546
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,200	\$ 58,769	\$ 61,315	\$ 2,546
Fund Balance - Beginning	\$ 167,761		\$ 278,697	
Fund Balance - Ending	\$ 170,961		\$ 340,012	

Hemingway Point

Community Development District

Debt Service Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budge Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 170,480	\$ 170,480	\$ 165,876	\$ (4,605)
Interest Income	-	-	5,007	5,007
Total Revenues	\$ 170,480	\$ 170,480	\$ 170,883	\$ 402
Expenditures:				
Interest 11/1	\$ 55,197	\$ 55,197	\$ 55,197	\$ -
Principal 11/1	55,000	55,000	55,000	-
Interest 5/1	53,925	-	-	-
Total Expenditures	\$ 164,122	\$ 110,197	\$ 110,197	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,358	\$ 60,284	\$ 60,686	\$ 402
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,358	\$ 60,284	\$ 60,686	\$ 402
Fund Balance - Beginning	\$ 138,695		\$ 253,265	
Fund Balance - Ending	\$ 145,053		\$ 313,950	

Hemingway Point

Community Development District

Capital Projects Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ -	\$ -	\$ 9	\$ 9
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	-	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 9	\$ 9
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 9	
Fund Balance - Beginning	\$ -		\$ 395	
Fund Balance - Ending	\$ -		\$ 404	

Hemingway Point

Community Development District

Capital Projects Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 0	\$ 0
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 0	
Fund Balance - Beginning	\$ -		\$ 13	
Fund Balance - Ending	\$ -		\$ 14	

Hemingway Point
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 7,117	\$ 237,627	\$ 2,459	\$ 1,053	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,687
Total Revenues	\$ -	\$ 7,117	\$ 237,627	\$ 2,459	\$ 1,053	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,687
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
PR-FICA	31	-	-	-	-	-	-	-	-	-	-	-	31
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	500	500	500	500	660	-	-	-	-	-	-	-	2,660
Annual Audit	-	-	1,500	-	3,500	-	-	-	-	-	-	-	5,000
Assessment Administration	1,080	-	-	-	-	-	-	-	-	-	-	-	1,080
Dissemination Agent	225	225	225	225	225	225	-	-	-	-	-	-	1,350
Trustee Fees	4,500	-	-	-	-	3,500	-	-	-	-	-	-	8,000
Management Fees	3,537	3,537	3,537	3,537	3,537	3,537	-	-	-	-	-	-	21,225
Information Technology	45	45	45	45	45	45	-	-	-	-	-	-	270
Website Maintenance	95	95	95	95	95	95	-	-	-	-	-	-	573
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	12	10	58	6	67	-	-	-	-	-	-	162
Insurance General Liability	7,626	-	-	-	-	-	-	-	-	-	-	-	7,626
Printing & Binding	6	-	1	-	0	-	-	-	-	-	-	-	7
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 18,230	\$ 4,415	\$ 5,913	\$ 4,460	\$ 8,069	\$ 7,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,558

Hemingway Point
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Maintenance Expenditures													
Field Management	\$ 1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,869
Security Patrol/Monitoring	3,732	2,143	2,450	3,990	1,280	1,280	-	-	-	-	-	-	14,875
Security System Hardware	-	-	-	-	-	-	-	-	-	-	-	-	-
Phone/Internet	208	208	-	(93)	-	-	-	-	-	-	-	-	323
Electric	604	565	652	664	571	-	-	-	-	-	-	-	3,056
Water	-	-	655	-	1,019	-	-	-	-	-	-	-	1,674
Property Insurance	6,750	-	-	-	-	-	-	-	-	-	-	-	6,750
Repairs & Maintenance	-	1,382	7,640	775	200	1,965	-	-	-	-	-	-	11,962
Landscape Maintenance	1,600	1,600	1,600	1,600	3,800	1,750	-	-	-	-	-	-	11,950
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Service & Supplies	450	-	666	600	681	500	-	-	-	-	-	-	2,897
Pool Maintenance & Repairs	1,747	520	679	1,986	700	520	-	-	-	-	-	-	6,151
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing/Painting	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Lighting & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	200	-	-	-	-	-	-	-	-	200
Dues/Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies/Reserve	200	-	1,524	8,375	-	-	-	-	-	-	-	-	10,098
Subtotal Field Expenditures	\$ 16,436	\$ 7,563	\$ 17,010	\$ 19,241	\$ 9,396	\$ 7,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,806
Total Operations & Maintenance	\$ 16,436	\$ 7,563	\$ 17,010	\$ 19,241	\$ 9,396	\$ 7,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,806
Total Expenditures	\$ 34,666	\$ 11,977	\$ 22,924	\$ 23,702	\$ 17,465	\$ 14,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,363
Excess (Deficiency) of Revenues over Expenditures	\$ (34,666)	\$ (4,860)	\$ 214,703	\$ (21,243)	\$ (16,412)	\$ (14,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,324
Net Change in Fund Balance	\$ (34,666)	\$ (4,860)	\$ 214,703	\$ (21,243)	\$ (16,412)	\$ (14,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,324

Hemingway Point

Community Development District

Long Term Debt Report

Series 2013, Special Assessment Bonds (Phase One Project)		
Original Issue Amount:	9/30/2013	\$2,135,000
Term 1:	\$335,000	
Interest Rate:	5.25%	
Maturity Date:	11/1/2022	
Term 2:	\$615,000	
Interest Rate:	6.25%	
Maturity Date:	11/1/2032	
Term 3:	\$1,165,000	
Interest Rate:	6.75%	
Maturity Date:	11/1/2042	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$82,950	
Reserve Fund Balance	82,950	
Bonds Outstanding		\$2,135,000
Less: Principal Payment - 11/1/13		(\$30,000)
Less: Principal Payment - 11/1/14		(\$30,000)
Less: Principal Payment - 11/1/15		(\$30,000)
Less: Principal Payment - 11/1/16		(\$30,000)
Less: Principal Payment - 11/1/17		(\$35,000)
Less: Principal Payment - 11/1/18		(\$35,000)
Less: Principal Payment - 11/1/19		(\$40,000)
Less: Principal Payment - 11/1/20		(\$40,000)
Less: Principal Payment - 11/1/21		(\$40,000)
Less: Principal Payment - 11/1/22		(\$45,000)
Less: Principal Payment - 11/1/23		(\$45,000)
Less: Principal Payment - 11/1/24		(\$50,000)
Current Bonds Outstanding		\$1,685,000

Series 2014, Special Assessment Bonds (Phase Two Project)		
Original Issue Amount:	8/21/2014	\$2,500,000
Term 1:	\$47,000	
Interest Rate:	4.625%	
Maturity Date:	11/1/2024	
Term 2:	\$760,000	
Interest Rate:	5.00%	
Maturity Date:	11/1/2034	
Term 3:	\$1,270,000	
Interest Rate:	6.75%	
Maturity Date:	11/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$85,241	
Reserve Fund Balance	85,013	
Bonds Outstanding		\$2,500,000
Less: Principal Payment - 11/1/15		(\$35,000)
Less: Principal Payment - 11/1/16		(\$40,000)
Less: Principal Payment - 11/1/17		(\$40,000)
Less: Principal Payment - 11/1/18		(\$45,000)
Less: Principal Payment - 11/1/19		(\$45,000)
Less: Principal Payment - 11/1/20		(\$50,000)
Less: Principal Payment - 11/1/21		(\$50,000)
Less: Principal Payment - 11/1/22		(\$55,000)
Less: Principal Payment - 11/1/23		(\$55,000)
Less: Principal Payment - 11/1/24		(\$55,000)
Current Bonds Outstanding		\$2,030,000

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

allocation in %	43.00%	28.11%	28.89%	100.00%
-----------------	--------	--------	--------	---------

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2013 Debt Service</i>	<i>2014 Debt Service</i>	<i>Total</i>
11/25/24	\$ 1,877.79	\$ 74.36	\$ 18.78	\$ -	\$ 1,784.65	\$ 790.82	\$ 993.83	\$ -	\$ 1,784.65
11/26/24	15,620.22	618.55	156.21	-	14,845.46	6,326.55	2,981.50	5,537.41	14,845.46
12/04/24	954.38	50.10	9.04	-	895.24	372.95	-	522.29	895.24
12/09/24	572,447.46	22,897.46	5,495.49	-	544,054.51	234,082.42	156,031.97	153,940.12	544,054.51
12/19/24	7,750.32	291.23	74.60	-	7,384.49	3,171.51	1,998.02	2,214.96	7,384.49
01/10/25	6,046.18	177.92	58.68	-	5,809.58	2,459.30	820.09	2,530.20	5,809.58
02/07/25	-	-	-	245.98	245.98	245.98	-	-	245.98
02/12/25	1,997.37	39.95	19.57	-	1,937.85	807.29	-	1,130.56	1,937.85
03/21/25	-	-	-	430.27	430.27	430.27	-	-	430.27
-	-	-	-	-	-	-	-	-	-
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TOTAL	\$ 606,693.72	\$ 24,149.57	\$ 5,832.37	\$ 676.25	\$ 577,388.03	\$ 248,687.09	\$ 162,825.41	\$ 165,875.54	\$ 577,388.03

97.67%	Percent Collected
\$ 14,492.19	Balance Remaining to Collect