

# Hemingway Point Community Development District

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

**August 27, 2025** 



# 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 August 27, 2025 10:00a.m.

GMS – Homestead Office (Suite #202) 2804 NE 8th Street, Homestead, FL Microsoft Teams

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

- 1. Roll Call
- 2. Approval of the Minutes of the July 30, 2025 Meeting Page 4
- 3. Public Hearing to Adopt the Fiscal Year 2026 Budget Page 24
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of Resolution #2025-07 Annual Appropriation Resolution Page 35
  - D. Consideration of Resolution #2025-08 Levy of Non Ad Valorem Assessments Page 38
  - E. Motion to Close the Public Hearing
- 4. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 Page 45
- 5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field/Property Manager Monthly Report Page 50
  - D. CDD Manager
    - 1) Form 1 Financial Disclosure Due July 1, 2025 everyone has filed Page 58
    - 2) Reminder to Complete Annual Ethics Training by December 31, 2025
- 6. Financial Reports
  - A. Approval of Check Run Summary Page 59
  - B. Acceptance of Unaudited Financials Page 62
- 7. Supervisors Requests and Audience Comments
- 8. Adjournment

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

# 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, July 30, 2025 at 10:00 a.m. at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Present were:

Marcos Gonzalez Chairman

Anthony Toro Vice Chairman (by phone)

Efrain (Frank) Ruiz Assistant Secretary
Cheryll Angell Assistant Secretary

Carlos Suarez Assistant Secretary (by phone)

Also present were:

Ben Quesada District Manager

Mayra Padilla Governmental Management Services

Scott Cochran District Counsel

Russell Brick Resident

#### FIRST ORDER OF BUSINESS Roll Call

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

## SECOND ORDER OF BUSINESS Approval of the Minutes of the April 23, 2025 Meeting

Mr. Quesada: Jumping straight into the agenda, section 2 is the approval of the minutes for the April 23, 2025 meeting which starts on page 3 of the agenda. Are there any questions or comments from the Board or counsel?

Mr. Cochran: I just had one correction, it's on page 11 under my comments on the bottom portion of the page, it's six lines up from the bottom of my comments, it says classified permit, it should be Class V permit, it talks about the dewatering permit.

Mr. Quesada: Ok, so classified to Class V, ok I got it. Hearing no other comments, I would ask for a motion to accept the minutes of April 23, 2025 as amended.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, the Minutes of April 23, 2025 Meeting with the indicated change as stated were approved.

#### THIRD ORDER OF BUSINESS

Consideration of Resolution #2025-06 Amending Resolution #2025-05 and Resetting the Budget Hearing

Mr. Quesada: If you guys just real quick, just go over to page 46 because they were some lengthy minutes there, and let get to page 46, and I kind of explained to each of you before the meeting, we had a little bit of a conflict with Miami-Dade County School Board with having their budget meeting today, so this resolution is basically to reschedule the public hearing revising the public hearing date, it has blanks in there now but, we do have an advertised meeting on August 27th and it sounds like we're not going to have any quorum issues that day, so staff's recommendation is, if there's no conflicts, is to adopt resolution #2025-06 and re-set the public hearing for 10:00 a.m. at the GMS office, 2804 NE 8th Street, Suite #202, Homestead, Florida at 10:00 a.m. on August 27, 2025. By saying so moved, you agree with the motion.

On MOTION by Mr. Ruiz seconded by Ms. Angell with all in favor, Resolution #2025-06 amending Resolution #2025-05 and resetting the budget hearing to August 27, 2025 at 10:00 a.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida was approved.

#### **FOURTH ORDER OF BUSINESS**

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending in September 30, 2025

Mr. Quesada: On page 48 starts the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. For the most part, all of the Board members have already participated in this process but, just a refresher for Frank, I know he's kind of our latest addition to the Board. So, what happens is at any moment this Board could always motion if they wanted to open up the bidding process to speak to auditors. There are not a lot of auditing firms out there that do CDDs so usually the

respondents are very low, we usually get one or two at the most typically, and this Board would need to appoint an audit selection committee which most of the time they appoint themselves to do that. There are four criteria that are normally required, the fifth that we always modify is the price to factor into the equation. So, what's good about this process is you're able to anticipate the cost for, and let's just say it's a 5-year term, you're able to anticipate what the cost of each audit is going to be for the next 5 years for the purposes of budgeting. It usually doesn't go up more than \$100 or \$200 a year so it's very reasonable and Grau & Associates is the company that the audit selection committee did choose, so this would just be the engagement letter to begin the process of the audit for the fiscal year ending September 30, 2025. If there are no questions, I would just ask for a motion from the Board approve that engagement letter.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

### FIFTH ORDER OF BUSINESS Staff Reports

Mr. Quesada: Moving to staff reports, Scott.

#### A. Attorney – Memorandum – 2025 Legislative Update

Mr. Cochran: Yes, good morning everybody. In your books, it looks like starting on page 53 we have our annual legislative update, so throughout the year we kind of keep track of the legislation that happens at the state level that impacts Special Districts, and CDDs and we provide this to you guys just so you're aware of it. You can read it and we provide the actual laws themselves to the managers and we tell them not to include it in these packets because it's a lot of paper and not necessarily interesting but, if any of you have any interest in any of the specific items, you can always request those as well. So, I'll just run through them quickly, the first one creates a new public records exemption, for certain classes of public officers they're kind of high ranking state and local officials and if they so chose they can request for parts of their personal identifying information to be kept exempt from public records. CDD Supervisors like yourselves are not the people that are entitled to that exemption, however, GMS as the records custodian for the District, if someone in the community does hold one of those offices and requests the exemption and complies with the

Statute then they would need to keep their information exempt. So, the memo goes through the classes of all those, so at the local level it's like state senators, or representatives, Property Appraisers, election supervisors, school of superintendents, city or county commissioners, school board members or mayors, so if any of them live in the community and want their information exempt they can ask for it. The second one deals with bond rating requirements, and that's probably not going to apply to this District but, it just prevents CDDs from imposing stricter rating requirements if they're going to issue bonds than the state allows, so it's basically the state that sets those restrictions and we can't be more restrictive. The third one deals with rulemaking and that is like the District, like other government agencies when we adopt certain types of rules we have to go through this formal statutory process, these amendments just make that process even more red tape-ish than they were before, it requires some additional steps, it requires notices pertaining to the rulemaking or rule amendments be a little more specific format-wise, so if this District goes through that process we'll comply with it but it will just take a little bit longer to go through all that. The fourth one deals with ethics, they've amended the code of ethics to establish a new provision that prohibits "stolen valor" so if anybody is campaigning for a CDD seat or any other type of office they're not allowed to claim military services or honors that they had received. The other thing it does is it gives the Commission on Ethics an additional tool to enforce fees or fines or that can arise from ethics violations, probably the only one that could conceivably be applicably probably is if you don't turn in you Form 1s on time, and you start accruing fees for that, they can eventually say, if you continue to not pay whatever you're required to pay they can garnish wages, so that's just an extra little reminder to get all that stuff on time every year. The fifth one really only applies to developer controlled Boards, not resident controlled Boards, it deals with platting and replatting. Then the last one has some provisions related to construction contracting and also one that deals with installing like synthetic turf on residential properties, the State Department of Environmental Protection is establishing standards for that and it's prohibiting local governments from enforcing ordinances or policies that are inconsistent with those environmental protection standards. So, if anyone wants to do turf, you know about that and they make it harder on you or the county. The last one is, if the District is contacting with construction companies it kind of affects the way we do change orders, it requires us to be prompt in paying for price increases or in specifying why we think that it's not necessary, so it just tightens up that process a little bit. So, that's it for the legislative update, other than that, looks like the other items are administrative and they're covered under the manager, so that's all I have.

Mr. Quesada: Thank you Scott. Any questions from the Board?

Ms. Angell: No.

#### **B.** Engineer

- 1) Yearly District Engineer's Report for Fiscal Year 2025-2026
- 2) Deficiency Comprehensive Report with Alvarez Engineers

Mr. Quesada: Hearing none, we'll jump into the engineering section, we do have a couple of things to cover under that item today. One of them is the annual engineering report for fiscal year 2025-2026 and that starts on page 57 of your agenda, and you have a letter there basically per the bond indenture, and this is an annual obligation of the engineer to come out and inspect all the infrastructure that was used with the Series 2024 bonds, and as the letter states, everything checked out ok, we're in good shape as far as our District infrastructure is concerned, so I would just ask as a formality that we accept the engineer's report.

Mr. Gonzalez: So, the engineering report we're talking about the street signs and all of that?

Mr. Quesada: So, this is per the bond indenture, this is an annual obligation and then the next item is going to be that.

Mr. Gonzalez: Ok.

Mr. Quesada: So, for now we're just discussing what was built with the Series 2014 bond.

On MOTION by Mr. Ruiz seconded by Ms. Angell with all in favor, accepting the yearly District Engineer's Report for Fiscal Year 2025-2026 was approved.

Mr. Quesada: So, now we'll go to page 61 and you have a proposal before you from the engineering firm. If you guys recall back at our proposed budget meeting there were some concerns expressed about the county sidewalks throughout the District and some of the street signage which is al responsible for the public right-of-way, the part that the county is responsible for. So, I reached out to our engineering firm, it is quite a lot of

linear feet of sidewalk that they would need to walk, and signage, they would need to do, and you see the scope of services there, they would do a detailed field inspection, take full inventory, photographic documentation, and communicate with the county, the people in the right-of-way department to do this. Keep in mind, there are other ways of reporting this information, 311 has a ticketing system, and an online system that can be used, it would just require a little bit of coordination with other entities, or homeowners in the community. The way the county interprets right-of-way maintenance when it comes to sidewalks is, if it's a pressure washing thing, wherever your cutout is, where your driveway starts and finishes, and you're abutting that county right-of-way, the homeowner is assumed to be responsible for that. We have seen in other Districts that are in unincorporated Dade County, and Scott has actually been a witness to some of this is, when it comes to tree roots lifting the sidewalks, there have been cases where reports have been issued to the county right-of-way department and they have accepted that responsibility to fix the trip hazards, and opened up tickets to do it. Now, it may not always be done right away, they do it at their pace and using their materials that they think is suitable but, it shouldn't cost this District a penny going that route. It's obviously getting this report, a very detailed report together, it's a lot of time and labor involved with it that would cost \$6,000 if the District was to incur that cost which they could do because it's a public benefit for the entire District but, it's for this Board to decide and so we brought to you this proposal to discuss today, so by all means, you can discuss it now.

Ms. Angell: Well, I'm not for us taking \$6,000 and doing sidewalks, I'm not trying to be mean about it but, that belongs to every homeowner and they can call the county and have them come and look at it. They can write their own letters and do it but, for us to start something like that we're always going to have to do it because people are going to think, you do it once, you have to do it again, and again, and it's going to cost us more and more money, so my vote is, I'm not for it.

Mr. Ruiz: I'm not for it either.

Mr. Suarez: I agree with Cheryll.

Mr. Gonzalez: I'm ok with that, I'm just throwing this out there but, I'm going to do my due diligence and I will report everything myself particularly as a homeowner, and the reason is because I want at the front entrance, like a fresh start, and the signs are beat up.

So, if I report, it doesn't matter, as a homeowner because I don't have to be in front of the address to do that right?

Mr. Quesada: There's more than one way to do it, my experience was 311, they have an online App which I think is nowadays with everybody's cell phone technology, you're allowed to share your location, and pin exactly where you are, you can share your location.

Mr. Gonzalez: So, if you could help me, and it doesn't have to be today, it could be another time.

Ms. Padilla: Well, it's super easy Marcos, if you want to I could meet with you.

Mr. Gonzalez: And I agree, I don't want to spend \$6,000 and I don't think it's our responsibility to do that but, I would like to see, I look at like a place like Palmetto Bay and all their signs are nice and they're clean and our signs, like you drive in, and the divided highway thing it's like slanted this way.

Ms. Angell: And are you thinking of just the signs or are you talking about other things?

Mr. Gonzalez: I'm thinking about the signs, the sidewalks.

Mr. Ruiz: And people don't trim their trees, those trees in the front, those are the ones that lift the sidewalks, their roots lift the sidewalks, and then on top of that, when you're walking a lot of those trees aren't trimmed.

Mr. Gonzalez: Yes, and then obviously, because I've run into this situation with "X" amount of inches, so I just wanted a clean slate and then I could get with you and then basically just say, hey look this address and this address, and then we save \$6,000.

Ms. Padilla: And the city can try to get the word out too Marcos because one thing that I know about the county is, and we deal with it a lot here, and I'm going to give you an example, like if you were complaining about mosquitoes and we send a blast email because Waterstone is a little bit different, we partner with HOA, they send a mass email, and a lot of people contacted them, so you have to think about it like if more people contact them then they're going to put priority on it.

Mr. Quesada: Yes, correct, like for example, Mayra and I just two people, so we're used to opening up our own ticket and it shows up on their system as two tickets even though we're representing the CDD, whereas if a homeowner does it, now it gets more priority and more tickets.

Mr. Gonzalez: Can it be something that you guys can put on our webpage, and say listen you need to report, these are things you can do.

Ms. Padilla: Yes, like do instructions.

Mr. Gonzalez: I can take pictures and I can send them to you guys and go look, if you want these things to get fixed please report it, and this is how.

Ms. Padilla: Ok, that's fair.

Mr. Quesada: And we can send an email to Vanessa and the only reason I tell you that is they have a mass emailing system that they can do and it would be more effective.

Ms. Angell: That's fair, ok.

Ms. Padilla: And I can help you with that and maybe we can do instructions, like with pictures, saying this is the way to do it.

Mr. Gonzalez: And regardless, I'm going to try to do it myself because I just want to see it get done.

Mr. Quesada: For any of your listening and I don't know how everyone's personal relationship is with the HOA president but, I know Cheryll is involved on some of the committees there, is please try to talk to the president because sometimes when we're trying to set something, we had some issues with the pool not that long ago with an iguana, which we'll cover in the field report but, communication from the HOA, just having maybe a Board member kind of nudge the office staff there on the HOA side to help us with some of those mass communications, I mean we're just doing this for everyone's benefit, so we're happy to help but, it takes two to tango sometimes.

Mr. Cochran: And a lot of times, and not everyone might know this but, one of the reasons why we tend to prefer using the HOA to do the mass communications is because if they're going out by email for example, if it comes from the CDD then all those email addresses are public record and so then anybody can ask for a public records, they can SPAM you and all that kind of stuff, so we try to use the HOA as a vehicle for mass communications, especially by email and stuff so that it's protecting those emails addresses from being inaccessible to public records.

Mr. Quesada: And I was going to ask, and this is just a long shot but, it's just trying to maybe build a long term relationship there, is there anybody on this Board that would maybe be interested in maybe get the county commissioner responsible for that District,

like get them on the phone, or get them maybe to come out to visit the District, I think that helps a lot.

Mr. Gonzalez: I have no problem doing that.

Mr. Quesada: Ok, I would ask for those purposes that we maybe appoint somebody as a liaison to maybe communication and express specifically regarding the county right-of-way issues that we're discussing right now. So, have somebody from the Board designated to at least lobby on behalf of the District to try to get some movement on the county side.

Mr. Ruiz: And even a bonus would be too is where all the public parking is for them maybe to be able to kind of like do something with that, they're all stained and it's all beat up, a least repaint it and paint the lines, so whatever helps.

Ms. Angell: Well, I understand that you want to do it which is a very nice thing, but you don't need to say anything about CDD because then people are going to think that we're doing it, you'll have to do it as a homeowner.

Mr. Quesada: As a registered voters.

Ms. Angell: Right, as just a voter in the neighborhood because I don't want the CDD be responsible and all of a sudden people are saying, well the CDD took care of that, and have them do it again.

Mr. Gonzalez: And I agree because I have talked with the president of the HOA, so it's just been a back and forth and it's never been taken care of because I had the address and I said, hey this is a county issue, it would be appreciated if you guys would handle this, but it's not being handled. So, I'm the kind of person, if nobody is going to do it, I'll do it myself and I agree with you, I'm not going to obviously put it on to the Board but, it's just something I envision just a clean fresh start like when we first moved here, that's how I want our place to start looking, and then once people see that, at least it gives, like for example, in the perfect world it takes that parking area, and then I can put more pressure on the HOA and say, hey listen, I did it, not the CDD, I did this, I shouldn't have to do this but, I did this and you need to reinforce these trucks that are parking in front of the pool, these people that are destroying everything and get them out of there.

Mr. Quesada: Ok, and Scott, in this case we don't need to appoint anybody he's going to act as a registered voter.

Mr. Cochran: Right, no.

Mr. Quesada: Ok.

Mr. Gonzalez: And if you could get that commissioner to meet up with me that would be good.

Mr. Quesada: I have a lead but I can't promise you anything, and I'm actually starting to do that District now, I just transitioned, and I'm helping out Corsica across the street from you, and that's another District, Silver Palms West, they share 119th Avenue with you guys.

Mr. Gonzalez: And I'll have pictures of everything so when I meet with him, I'll tell him it's just very clean and simple and these are the addresses, this is what we want, is this something you can help us out with.

Mr. Quesada: Ok, well let me see what I can do and I'm going to reach out to some other contacts that I have and see if I can get you in touch with county commissioner.

Mr. Ruiz: One of my biggest issues in our community is all the work trucks.

Mr. Quesada: Got it.

Mr. Gonzalez: Is there any way the CDD can reach out again to the property management and say listen, this is a chronic ongoing thing?

Mr. Quesada: It's tricky only because those parking spaces belong to Miami-Dade County.

Mr. Gonzalez: I understand.

Mr. Ruiz: And you're not supposed to have work vehicle in those spots.

Mr. Quesada: I understand that.

Mr. Ruiz: But these people own business and their work vehicles, and it's not just one, no, 2, 3 or 4 vehicles, so it looks bad.

Mr. Gonzalez: The issue is, you have Lou, and he is always out of town, and you have one person trying to handle things, there's just certain things if you're one person doing this whole thing, it's a lot but, the thing is there's not enough people that are caring.

Ms. Angell: Well, Diago is the vice president so you can start calling him.

Mr. Gonzalez: Yes.

Mr. Quesada: The only other thing I can think of and I think it would be more appropriate is just try to see if I can invite some leadership to one of our upcoming meetings, maybe the August meeting since we're going to have our budget meeting in August, see if I can get Lou or Vanessa or Diego.

Ms. Padilla: Or all of them to come.

Mr. Quesada: Or all of them whatever to come to this meeting and you guys as a Board can just address your concerns and again, just see what they can do but we try everything, over the phone, emails, and you guys can see the efforts that we're making.

Mr. Gonzalez: And I don't think with him, honestly with Lou, I think it's just a broken line of communication, and what happens is that it's easier just to be like, ok whatever, I have get my stuff done than do something because on their end it's free.

Mr. Suarez: And my comment is we have a nonexistent HOA, I mean we pay, and we don't pay a lot compared to a lot of people but, our HOA does nothing, in reality, we have no HOA, and part of it is, I don't think people want to be part of the HOA and there's nothing we can do because we all know, you can drive around our neighborhood and see the value of our houses going down because of the way our neighborhood is starting to look. I mean I walk every night when I'm home, and it doesn't look good, but we don't have a HOA but, we all bought in that neighborhood to drive the things that have to get done but I mean in this meeting none of us can solve it. So, there's nothing we can do and we used to have a HOA representative every week and there was someone when we had the prior management company but no one comes anymore.

Mr. Gonzalez: Carlos, my thing is like for example, you know how I am, I'm very flexible person but, what happens is, initially when he put out with the whole vehicles and all that stuff, people are saying, hey this is my livelihood, I get it, park it on your driveway, and there's abandon cars too, and we need to get them to police at least like for me, I think if you part your vehicle on your property and it's not on the grass, I don't care. My issue comes where it's the public parking where they could easily go at least random, they don't have to do it all the time but, randomly go around like once every week or once every two weeks and say, you know what this car is parked at night put a sticker on it because they're the only ones that have legal right to tow the vehicles, they're the only ones that can call, unless they give us if it was possible to give the CDD the right or do we have no right?

Mr. Cochran: No, if it's not District right-of-way or District parking, we don't have the right.

Mr. Gonzalez: Ok, so at least have the District if they're parking on the grass, where is the District on that?

Mr. Cochran: If they're parking on the grass where the District is at, that's a different issue but, what you'd have to do, or what some Districts do is they'll go through, and what I eluded to in the legislative update, you have to go through a rulemaking process, and adopt rules, then say what you're prohibiting or allowing, that kind of thing, and then providing that if they violate those then could be towed, then the CDD can arrange, and there's a couple different ways they could do it, it can either piggyback with the local government, their towing arrangements, or it can enter into an agreement with the HOA where the HOA would enforce it because we can make the rules, and we can authorize vehicles to be towed but, we can police it ourselves. So, we'd have to either have somebody that's HOA there or somebody else to enforce it.

Mr. Gonzalez: Right, but we need to get that addressed because now like I'm not against parties and all that stuff, but I'll give you an example, where I live, that whole area, honestly, it's not even on where the grass is, where it's coming from, it's on the other side, you have a bunch of cars start parking on there, it's in the south corner, like 10 or 15 cars that park there and it's just asking for people to say, it's ok to go and destroy CDD property, and I'm not against people having parties and everything like that, I always tell my neighbors, hey if you're throwing party, just tell me that you're parking there, but it gets to the point where there has to be more policing on that because of the fact that people are abusing it and they're just dumping their crappy cars there, or they're commercial vehicles and it's disrespectful, and like I said, even though the HOA basically told them, you could keep your vehicles which is fine, on your property but, what's going to be next.

Mr. Quesada: And there should be, and that's what I was going to say because I know we're kind of diving in and out of HOA stuff but, I think getting some kind of dialogue with the county as far as that goes is going to help out a little bit because we did have another District with similar issues and trying to reach out to local leadership tends to stir the right movement.

Ms. Padilla: Where it gets connected to the right people.

Mr. Quesada: And not just that, the people in charge of the police station in your area, whether it's the Culter Bay station or whatever the nearest station is, have them start looking more because there are rules about derelict vehicles expired registration tags, and I don't think semitrailers are allowed to park in traditional parking spaces, so those type of issues if we just get that dialogue going I think will be a good start and then I'm going to

try, like I said, we're going to try to reach out again to HOA leadership to see if we can start having them come to these meetings because again, and look, what's happening in this District it's not as common as you think, usually the HOA and the CDD, they might have their disagreements but you get the sense that everyone knows that they're all in it together, we're all in it together for the community, so I really want to try and emphasize that but again, as much as we can, and I think we've made some progress there, but again, it would just be nice to have them be a little bit more involved where we can work together on tackling some of these issues because it for the same people, whether it's coming out of the left pocket or the right pocket, it's going to the CDD or HOA, it's all for the community.

Mr. Gonzalez: And Carlos is right our property values are dropping because if you look next door on the left side of us when you leave our community that's an old community and more or less the comps are the same, and I'm saying, how can that be our development is brand new, and nicer.

Mr. Ruiz: But you also have people that are desperate to get out and they undersell.

Mr. Gonzalez: Yes, that's true.

Ms. Angell: And also, our community, a lot of them do no understand what the CDD takes care and what the HOA is supposed to do because I go to the pool every Sunday for a couple of hours and visit with people, and I tell them what the CDD does because they think it's all HOA taking care of all the flowers in the front and the lawn around and they have no clue, so I'm trying to educate them and then I tell them honestly, where is your money going from the HOA, it's going nowhere. How much money does the HOA have, who knows, so you need to call and start finding out, so I do not mind telling people that because our HOA management is doing zilch for our community. I know Lou is the president and Diago is the vice president, but if you have the higher ups that are doing nothing, so that's what I tell the people, I educate them on what the CDD does and then like a lightbulb goes off in their head, oh my God, I didn't realize that you guys did all of this, and where is our HOA money going, so that's a question to ask the HOA, not me, so that's what I tell them.

Mr. Gonzalez: And that's the thing, I think we need to kind of get the bridge in and say we have to work together. One more thing I wanted to bring up and I'm done with that,

like even with the signage with that commissioner, I would love to put in our community and I'm not a sign person, I know that's like sign pollution but, I know people don't want the speed bumps and I say ok, maybe an alternative would be like a sign that says, slow, children at play, some signs all around the community, so at least there's that mindset because people blow through all the stop signs, so just to prevent a tragedy it would be something nice to add.

Mr. Quesada: Or even enforcement, having some cop come every now and then and surprise people, and keep them on their toes.

Mr. Gonzalez: Yes.

Mr. Quesada: Ok, well thank you for that.

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

Mr. Quesada: Mayra's field report starts on page 65.

Ms. Padilla: Yes, so for the field report, we did do some enhancements in the front as we discussed the last time that we met, and Marcos met with us with the landscaping contractor and we did make some enhancements to the front. We also made some enhancements, there was a dead palm by the pool area, we did remove that dead palm. As you guys can see on page 67 those are the pictures of the enhancements that we did and we did add mulch to some areas in the back of the monument and then some by the pool and we did annuals there. Also, there was the little area behind the monument, we had some plant material there that needed to be replaced since it was in bad shape so Milton replaced that. Also, in the pool we had an issue where we had an iguana, and that is on page 68, so at first we weren't sure and then we had the contractor look into the cameras and we see the iguana there in the pool. We did have to close the pool because we did have to shock it, and we're still pending removal. Did you get an update today?

Mr. Quesada: Yes, I spoke to the trapper, he's been reluctant to be able to find him. He left 3 bate stations and you can see those in the photograph, and he's leaving bate there and as of this morning we actually had another consultant, Terry, and he's joined us in these meetings before, he was checking up on the landscaping and noticed that it's eating the green island ficus around the perimeter of the pool. So, they like all this natural Florida vegetation bougainvillea, green island ficus, and he's noticing that they're eating the leaves because there's signs of it and he saw 4 or 5 of them there this morning. Again,

it's very hard because number one they're an invasive species but, it is their habitat and so we're doing the best we can to police this and try to keep the cost for the District down because we did have to close the pool twice in the middle of summer to shock the pool because unfortunately, when they eat all that vegetation they use our pool as a bathroom. So, we're doing the best we can, we have the footage of it, so it's a team effort all around with the security company but, as soon as we have some more updates we'll do that on a monthly basis, and he's going to be passing by, he said he was going to try, he even tried coming at night one time to see if he can catch any of them.

Mr. Gonzalez: I mean, what I see with the iguanas I notice, I see them periodically, as long as we can keep them in check, and keep them low, I think it's good because if you go up to Broward County and it's like ridiculous, it's like Jurassic Park but, I think our actual iguana issue is I would say at least 10% level.

Mr. Ruiz: I really haven't seen them, or at least by my house I haven't seen them.

Mr. Quesada: And we have a VIP guest joining us, and if you guys don't mind maybe we can jump into that because I know he's on his lunch break. So, Russ, thank you for joining us today in the meeting.

Mr. Brick: Hi.

Mr. Quesada: Cheryll, you want to do the honors? So for the record Russ Brick is joining us.

Ms. Angell: Yes, how are you Russ?

Mr. Brick: Good.

Mr. Gonzalez: So, Russ, if it weren't for your appreciation of everything that you've done, so thank you for putting me on the Board, I really appreciate it.

Mr. Brick: Well, thank you very much.

Mr. Quesada: Thank you Russ.

Ms. Angell: Let's take a picture.

Mr. Quesada: So, Russ did serve this Board honorably for 10 years, so we appreciate everything you did and all the contributions you gave, and all the headaches you had to put up with early on in the District's infancy.

Mr. Brick: It was fun though, we got a lot of things accomplished.

Ms. Angell: Yes, we did.

Mr. Brick: Thank you so much.

Mr. Quesada: Mayra, do you have anything else you want to cover under field?

Ms. Padilla: No, that's it I mean unless you guys have something else for me. I don't know if you guys have any comments for me or any requests.

Ms. Angell: The only thing I have about the field is the garbage man still skips that garbage, and he skip it again this week and it's sitting out there. He has to take more notice when the garbage cans are out there to see that.

Ms. Padilla: Ok, but they're being put out.

Ms. Angell: They're being put out, it's the garbage man is not emptying the garbage cans.

Ms. Padilla: Got it.

Mr. Gonzalez: And the other thing too is, with the security just to keep mindful, like the back area where the gate is for the pool, again the kids, basically they put rocks and gets propped open, so we need to keep it locked.

Ms. Padilla: Got it, ok, I'll tell them to keep an eye on it.

Mr. Gonzalez: And just one last thing, towards the holidays, just to talk about the end caps on this side where the palm trees are at, and then the smaller palm trees, the one in the main entrance, we haven't trimmed those in years.

Ms. Padilla: Ok.

Mr. Gonzalez: Just to get them nice and trimmed up.

Ms. Padilla: Which one Marcos?

Mr. Gonzalez: I have it on my phone.

Ms. Padilla: In the middle?

Mr. Quesada: No, he's talking about the entrance, you talking about the seed pods, right?

Mr. Gonzalez: Yes, the smaller ones.

Ms. Padilla: Ok, the smaller ones.

Mr. Gonzalez: Right, so they just look clean.

Mr. Quesada: Ok, got it.

Ms. Padilla: Got it.

Mr. Quesada: So, we'll take a look at that, ok, thank you. By the way, that entrance does look great with the annuals and I think it's looking good. The wall painting, the lighting

repairs, I think it's looking the best it's looked in a while so that's good, and Mayra update it if you look at her cover page on the report, it looks nice, so thank you.

#### D. CDD Manager

- 1) Number of Registered Voters in the District 700
- 2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694
- 3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule
- 4) Form 1 Financial Disclosure Due July 1, 2025
- 5) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Quesada: So, really quick, the number of registered voters residing in the District on page 71 from the Supervisor of Elections is 700 voters, so congratulations that is quite a bit considering the fact that there's 300 plus units so that's great. Next is consideration of the 2025 performance measures and standards required by the State of Florida Statute 189.0694. This is something we tackled last year, it looked like for a second there that they were going not require this anymore so it's just one of those policies that the state revisits year to year but, they did decide to continue on with that. We kept the draft the same, it's just mainly to keep the District in compliance with what the state is requesting. It is broken down into three categories, community communication and engagement, which you can see we were talking about that earlier with the efforts with the community, infrastructure and facilities maintenance, we just covered that in the field report, and financial transparency and accountability which again, we'll jump into in the financial reports next but, I would just ask if there are no requests to modify it, to please accept and approve the performance measures and standards.

On MOTION by Ms. Angel seconded by Mr. Suarez with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statue 189.0694 was approved.

Mr. Quesada: On page 77 is consideration of the proposed fiscal year 2026 meeting schedule, and I did circulate that to some of the Board members here before the meeting, it's to keep the same pattern for now for the fourth Wednesday of the month. There are two exceptions, November 19, 2025 and December 17, 2025 assuming we do need to meet on those dates, that would be the exceptions because of the Thanksgiving

and Christmas holidays. So, if I don't hear any objections, I would just ask for a motion to approve the fiscal year meeting schedule, keep in mind, you can also ask for a request of a special meeting like we did for the budget or anything like that.

On MOTION by Mr. Ruiz seconded by Mr. Gonzalez with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

Mr. Quesada: Just a quick reminder, go to page 78 there is an update at least per this agenda deadline a week ago, please do not forget, Marcos, if you haven't done your Form 1 or Carlos, you had until July 1st, and there is a grace period, if you have any questions let us know but, it's all done electronically online, it shouldn't take more than about 5 minutes to complete.

Mr. Suarez: Yes, I actually did it today, so we're good.

Mr. Quesada: Ok, and again, it's a personal obligation between you and the state, we're just here to remind everyone and if you have any questions let us know. They could fine you up to \$1,500 maximum for this but, again, I think we're still within the grace period so anybody that hasn't gotten the document done please do so. The same thing, reminder to do you ethics training, that you have some time to do, you have until December 31, 2025 and that question will not come up until your next Form 1, next year. So, it's kind of like you tax return, you would be checking that box next year for this year's ethics training that you have until December 31st to complete.

Mr. Ruiz: And you'll send us a link to that?

Mr. Quesada: Yes, we actually updated our website too, it should be on the website but, I'll be happy to send that to you.

### SIXTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Run Summary
- **B.** Acceptance of Unaudited Financials

Mr. Quesada: Lastly is the financial reports, your check run summary starts on page 79, and if I don't hear any questions, I would just ask for a motion to accept your financials.

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

## SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

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

Mr. Ruiz: Mayra, if you could just contact the HOA just have them change possibly that picture on the front just to put this picture.

Mr. Padilla: Got it, and I'll include you guys on the email, just don't reply all.

Mr. Quesada: Thank you, anybody else want to speak up before the end of the meeting, Russ, anybody else on the phone before we adjourn the meeting?

Ms. Angell: I just wanted to say quick, for the Christmas lights, remember I picked out the color for the trees on each side and I picked out green with the red on top, so it will be a little different at the front, so I just wanted to tell everybody.

Mr. Ruiz: That's perfect.

Ms. Padilla: I also wanted to give you guys an update on, I know that we had the contractor last year that kind of didn't put the ornament in front, I did write them an email, they never answered.

Mr. Quesada: Just for the record, we did reach out as far as revising that invoice and we have not heard anything back.

Ms. Padilla: But has he charged us, I don't think so.

Mr. Quesada: We have not even received an invoice for the remaining 50%.

Ms. Padilla: So, he didn't say yes, and he didn't say no, he didn't send us a bill.

Mr. Quesada: So, per the last meeting, Cheryl gave you the update, and you guys agreed to the amount it was just over \$5,000, so we're actually saving money, we're down \$2,500 from the last display and we're just going to light up the front and we're going to put a nice wreath at the front.

Mr. Gonzalez: Yes, we decided to do a big wreath and then just change up the colors and use a little bit more for the floral like down the main walkway, where the big royal palms are, and just there, so it just makes it look more festive.

Ms. Angell: Right.

### **Hemingway Point CDD**

Mr. Gonzalez: And then we change it where there's the annuals and then the semiannuals.

Mr. Quesada: And he's talking about the poinsettias.

Mr. Gonzalez: Yes.

## **EIGHTH ORDER OF BUSINESS** Adjournment

Mr. Quesada: Alright, so by hearing nothing else, I would just ask for a motion to adjourn the meeting.

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

Secretary /Assistant Secretary	Chairman / Vice Chairman

Community Development District

Approved Proposed Budget FY 2026



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## Hemingway Point Community Development District

Approved Proposed Budget General Fund

		Adopted Budget	Ac	tuals Thru	Pro	jected Next	Pro	jected Thru		Approved Proposed Budget
Description		FY2025		7/31/25	2	2 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments - On Roll	\$	253,746	\$	255,380	\$	_	\$	255,380	\$	253,746
Carry Forward Surplus	*	42,507	*	35,479	*	-	4	35,479	4	48,794
TOTAL REVENUES	\$	296,253	\$	290,859	\$	-	\$	290,859	\$	302,539
EXPENDITURES:										
Administrative										
Supervisor Fees	\$	8,000	\$	1,400	\$	3,000	\$	4,400	\$	8,000
FICA Taxes	·	612		107		230	·	337	·	612
Engineering		2,500		1,044		417		1,461		2,500
Attorney		11,000		8,971		1,833		10,804		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		2,250		-		2,250		2,889
Trustee Fees		8,000		8,000		7.075		8,000		8,000
Management Fees		42,449		35,374		7,075 90		42,449		45,420
Information Technology Website Maintenance		540 1.145		450 954		90 191		540 1 1 4 5		578
		1,145		934		25		1,145 25		1,225 50
Telephone Postage & Delivery		1,250		292		208		500		1,250
Insurance General Liability		7,839		7,626		-		7,626		9,079
Printing & Binding		500		28		6		34		500
Legal Advertising		1,500		1,105		750		1,855		1,500
Other Current Charges		500		60		250		310		500
Office Supplies		150		-		75		75		150
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	94,990	\$	73,915	\$	14,150	\$	88,065	\$	99,784
Operations & Maintenance										
Field Expenditures										
Field Management	\$	13,738	\$	11,448	\$	1,908	\$	13,356	\$	14,700
Security Patrol/Monitoring		26,000		24,305		5,401		29,706		27,000
Security System Hardware		2,500		-		1,250		1,250		2,500
Phone/Internet		2,500		323		400		723		2,500
Electric		7,500		5,684		1,624		7,308		7,500
Water		6,500		3,341		955		4,296		6,500
Property Insurance Repairs & Maintenance		7,406 20,000		6,750 13,727		2,288		6,750 16,015		7,290 20,000
Landscape Maintenance		25,000		19,778		4,395		24,173		25,000
Tree Trimming		7,500		7,000		-		7,000		7,500
Janitorial Service & Supplies		6,500		4,637		1,325		5,961		6,500
Pool Maintenance & Repairs		30,000		10,299		2,942		13,241		30,000
Operating Supplies		4,500		-		2,000		2,000		4,500
Pressure Washing/Painting		8,000		-		2,500		2,500		8,000
Landscape Lighting & Replacement Pest Control		5,000		-		2,000		2,000		5,000
Pest Control Dues/Licenses		660 250		550 250		110		660 250		660 250
Contingencies/Reserve		27,709		10,098		6,713		16,811		27,356
TOTAL FIELD EXPENDITURES	\$	201,263	\$	118,189	\$	35,811	\$	154,000	\$	202,755
TOTAL EXPENDITURES	\$	296,253	\$	192,105	\$	49,961	\$	242,065	\$	302,539

#### **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.

#### **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<sup>nd</sup> Terrace – Clubhouse Acct 16670-96067 11880 SW 248<sup>th</sup> Street – Guard House

#### Water

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

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

#### **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  ${\bf Nicoya\ Landscaping,\ Inc.}$ 

#### **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 current 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.

#### **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.

### **Community Development District**

## Approved Proposed Budget

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

		Adopted Budget		ctuals Thru		ojected Next	Pr	ojected Thru		Approved Proposed Budget
Description		FY2025		7/31/25		2 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments-On Roll	\$	165,900	\$	166,206	\$	-	\$	166,206	\$	165,900
Interest Earnings	•	-	·	10,021	·	1,000		11,021	·	4,000
Carry Forward Surplus <sup>(1)</sup>		191,994		194,574		-		194,574		209,101
TOTAL REVENUES	\$	357,894	\$	370,801	\$	1,000	\$	371,801	\$	379,001
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	\$	162,700	\$	-	\$	162,700	\$	159,575
EXCESS REVENUES (EXPENDITURES)	\$	195,194	\$	208,101	\$	1,000	\$	209,101	\$	219,426
<sup>(1)</sup> Carry Forward is Net of Reserve Requ	(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26								\$54,006	
•						Principal D	ue 1	11/1/26		\$55,000
										\$109,006

## Community Development District AMORTIZATION SCHEDULE

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

Period	0	utstanding Balance	Coupons	Principal	Interest	A	nnual 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		101,070
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				\$ 1,685,000	\$ 1,206,281	\$	2,946,850

### **Community Development District**

## Approved Proposed Budget

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

	Adopted Budget			Actuals Thru P		Projected Next		Projected Thru		Approved Proposed Budget	
Description		FY2025		7/31/25		2 Months		9/30/25		FY 2026	
REVENUES:											
Special Assessments-On Roll	\$	170,480	\$	171,446	\$	-	\$	171,446	\$	170,480	
Interest Earnings		-		9,061		900		9,961		4,000	
Carry Forward Surplus <sup>(1)</sup>		165,667		167,050		-		167,050		184,335	
TOTAL REVENUES	\$	336,147	\$	347,557	\$	900	\$	348,457	\$	358,815	
EXPENDITURES:											
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	\$	164,122	\$	-	\$	164,122	\$	166,350	
EXCESS REVENUES (EXPENDITURES)	\$	172,025	\$	183,435	\$	900	\$	184,335	\$	192,465	
<sup>(1)</sup> Carry Forward is Net of Reserve Requir			Interest D	ue 1	1/1/26		\$52,425				
						Principal D	ue 1	1/1/26		\$65,000	
										\$117,425	

## 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			\$ 2,030,000	\$ 1,283,500	\$ 3,367,425

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

Neighborhood	0&M Units	Bonds 2013 Units	Bonds 2014 Units	Annual Maintenance Assessments				Annu	al Debt Assessı		Total Assessed Per Unit			
				FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
							Series	s 2013	Serie	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											

#### **RESOLUTION 2025-07**

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, on April 23, 2025, the Board set July 30, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and subsequently the public hearing was rescheduled to \_\_\_\_\_\_\_, 2025; and

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

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

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

including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

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

#### Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2025 and/or revised projections for fiscal year 2026.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Hemingway Point Community Development District for the Fiscal Year Ending September 30, 2026, as Adopted by the Board of Supervisors on \_\_\_\_\_\_, 2025."

#### Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Hemingway Point Community Development District**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 the sum of \$628,464 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<b>Total General Fund</b>	\$ 302,539
<b>Debt Service 2013</b>	<u>\$ 159,575</u>
<b>Debt Service 2014</b>	<u>\$ 166,350</u>
<b>Total All Funds</b>	\$ 628,464

### Section 3. Supplemental Appropriations

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

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

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

2025	Introduced, considered favorably, and adopted this day of5.		
		Hemingway Point Community Development District	
		Chairman / Vice Chairman	
		Attest:	

Secretary / Assistant Secretary

### **RESOLUTION 2025-08**

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2026

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

WHEREAS, the Board of Supervisors of the Hemingway Point Community Development District (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2026, will amount to \$267,100.89 and

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

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

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

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

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

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

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

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

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

	<b>PASS</b>	SED A	ND A	ADO	PTED this .			day of		
<b>2025</b> ,	by	the	Board	of	Supervisors	of	the	Hemingway	<b>Point</b>	Community
Deve	lopm	ent I	Distric	t, M	iami-Dade	Cou	inty,	Florida.		
Secreta	ary / A	ssista	nt Secr	etary	7	(	Chair	man / Vice Chair	man	

# Exhibit "A" Assessment Roll

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

FOLIO	O&M	Count
30-6925-016-1610	\$832.09	1
30-6925-016-1620	\$832.09	1
30-6925-016-1630	\$832.09	1
30-6925-016-1640	\$832.09	1
30-6925-016-1650	\$832.09	1
30-6925-016-1660	\$832.09	1
30-6925-016-1670	\$832.09	1
30-6925-016-1680	\$832.09	1
30-6925-016-1690	\$832.09	1
30-6925-016-1700	\$832.09	1
	•	1
30-6925-016-1710	\$832.09	-
30-6925-016-1720	\$832.09	1
30-6925-016-1730	\$832.09	1
30-6925-016-1740	\$832.09	1
30-6925-016-1750	\$832.09	1
30-6925-016-1760	\$832.09	1
30-6925-016-1770	\$832.09	1
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30-6925-016-1810	\$832.09	1
30-6925-016-1820	\$832.09	1
30-6925-016-1830	\$832.09	1
30-6925-016-1840	\$832.09	1
30-6925-016-1850	\$832.09	1
30-6925-016-1860	\$832.09	1
30-6925-016-1870	\$832.09	1
30-6925-016-1880	\$832.09	1
30-6925-016-1890	\$832.09	1
30-6925-016-1900	\$832.09	1
30-6925-016-1910	\$832.09	1
30-6925-016-1920	\$832.09	1
30-6925-016-1930	\$832.09	1
30-6925-016-1940	\$832.09	1
30-6925-016-1950	\$832.09	1
30-6925-016-1960	\$832.09	1
30-6925-016-1970	\$832.09	1
30-6925-016-1980	\$832.09	1
30-6925-016-1990	\$832.09	1
30-6925-016-2000	\$832.09	1
30-6925-016-2010	\$832.09	1
30-6925-016-2020	\$832.09	1
30-6925-016-2030	\$832.09	1
30-6925-016-2040	\$832.09	1
30-6925-016-2050	\$832.09	1
30-6925-016-2060	\$832.09	1
33 0323 010 2000	7032.03	

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30-6925-016-0090	\$832.09	1
30-6925-016-0470	\$832.09	1
30-6925-016-0480	\$832.09	1
30-6925-016-0490	\$832.09	1
30-6925-016-0500	\$832.09	1
30-6925-016-0510	\$832.09	1
30-6925-016-0520	\$832.09	1
		1
30-6925-016-0530	\$832.09	
30-6925-016-0540	\$832.09	1
30-6925-016-0550	\$832.09	1
30-6925-016-0560	\$832.09	1
30-6925-016-0570	\$832.09	1
30-6925-016-0580	\$832.09	1
30-6925-016-0590	\$832.09	1
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30-6925-016-0610	\$832.09	1
30-6925-016-0620	\$832.09	1
30-6925-016-0630	\$832.09	1
30-6925-016-0640	\$832.09	1
30-6925-016-0650	\$832.09	1
30-6925-016-0660	\$832.09	1
30-6925-016-0670	\$832.09	1
30-6925-016-0680	\$832.09	1
30-6925-016-0690	\$832.09	1
30-6925-016-0700	•	1
	\$832.09	
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30-6925-016-0860	\$832.09	1
30-6925-016-0870	\$832.09	1
30-6925-016-0880	\$832.09	1
30-6925-016-0890	\$832.09	1
30-6925-016-0900	\$832.09	1
30-6925-016-0910	\$832.09	1
	•	
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30-6925-016-1690	\$832.09	1
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30-6925-016-2080	\$832.09	1
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30-6925-016-2170	\$832.09	1
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30-6925-016-2190	\$832.09	1
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30-6925-016-2200	\$832.09	1
30-6925-016-2210	\$832.09	1
30-6925-016-2220	\$832.09	1
30-6925-016-2230	\$832.09	1
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30-6925-016-2280	\$832.09	1
30-6925-016-2290	\$832.09	1
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30-6925-016-2340	\$832.09	1
30-6925-016-2350	\$832.09	1
30-6925-016-2360	\$832.09	1
30-6925-016-2370	\$832.09	1
30-6925-016-2380	\$832.09	1
30-6925-016-2390	\$832.09	1
30-6925-016-2400	\$832.09	1
30-6925-016-2410	\$832.09	1
30-6925-016-2420	\$832.09	1
30-6925-016-2430	\$832.09	1
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30-6925-016-2450	\$832.09	1
30-6925-016-2460	\$832.09	1
30-6925-016-2470	\$832.09	1
30-6925-016-2480	\$832.09	1
30-6925-016-2490	\$832.09	1
30-6925-016-2500	\$832.09	1
30-6925-016-2510	\$832.09	1
30-6925-016-2520	\$832.09	1
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	<b>7002.03</b>	

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30-6925-016-0090	\$832.09	1
30-6925-016-0930	\$832.09	1
30-6925-016-0940	\$832.09	1
30-6925-016-0950	\$832.09	1
30-6925-016-0960	\$832.09	1
30-6925-016-0970	\$832.09	1
	<u> </u>	
30-6925-016-0980	\$832.09	1
30-6925-016-0990	\$832.09	1
30-6925-016-1000	\$832.09	1
30-6925-016-1010	\$832.09	1
30-6925-016-1020	\$832.09	1
30-6925-016-1030	\$832.09	1
30-6925-016-1040	\$832.09	1
30-6925-016-1050	\$832.09	1
30-6925-016-1060	\$832.09	1
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30-6925-016-1160	\$832.09	1
30-6925-016-1170	\$832.09	1
30-6925-016-1180	\$832.09	1
30-6925-016-1190	\$832.09	1
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GMS-SF, LLC Page 3 of 4

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TOTAL

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GMS-SF, LLC Page 4 of 4



1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

June 20, 2025

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, 2025. 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, 2025. 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 2025 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.

Very truly yours,

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@GMSSFL.COM

Our fee for these services will not exceed \$5,200 for the September 30, 2025 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 may be 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.

Grau & Associates
Glau & Associates
on In
Antonio J. Grau
RESPONSE:
This letter correctly sets forth the understanding of Hemingway Point Community Development District.
By:
Title:
Date:





Peer Review Program

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

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



# **Hemingway Point CDD**

### FIELD REPORT



August 27, 2025

FIELD DIVISION REPORT Mayra Padilla mpadilla@gmssf.com Phone 954-721-8681 EXT 221

### **LANDSCAPING**









### HEMINGWAY POINT CDD

FIELD DIVISION REPORT Mayra Padilla mpadilla@gmssf.com Phone 954-721-8681 EXT 221







- Landscaping was maintained by Nicoya Landscaping.
- Perimeter hedge on SW 248 ST detailed 8.18.2025.

### **POOL**



- Pool was maintained by Florida's Bright and Blue Pools.
- Aluminum pool fencing pickets repaired 8.13.2025.

FIELD DIVISION REPORT Mayra Padilla mpadilla@gmssf.com Phone 954-721-8681 EXT 221



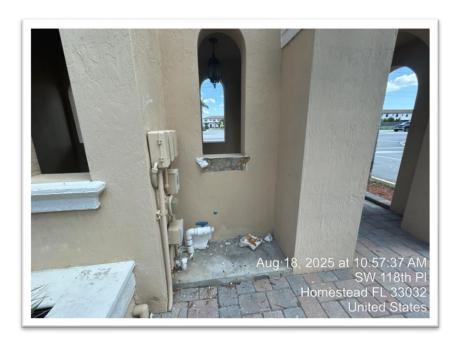


• Iguana was trapped and relocated by Q's Animal removal.



• Janitorial Staff maintained mailbox areas.

### **FIELD MAINTENANCE**



• Repairs will be done by Ortiz Construction.



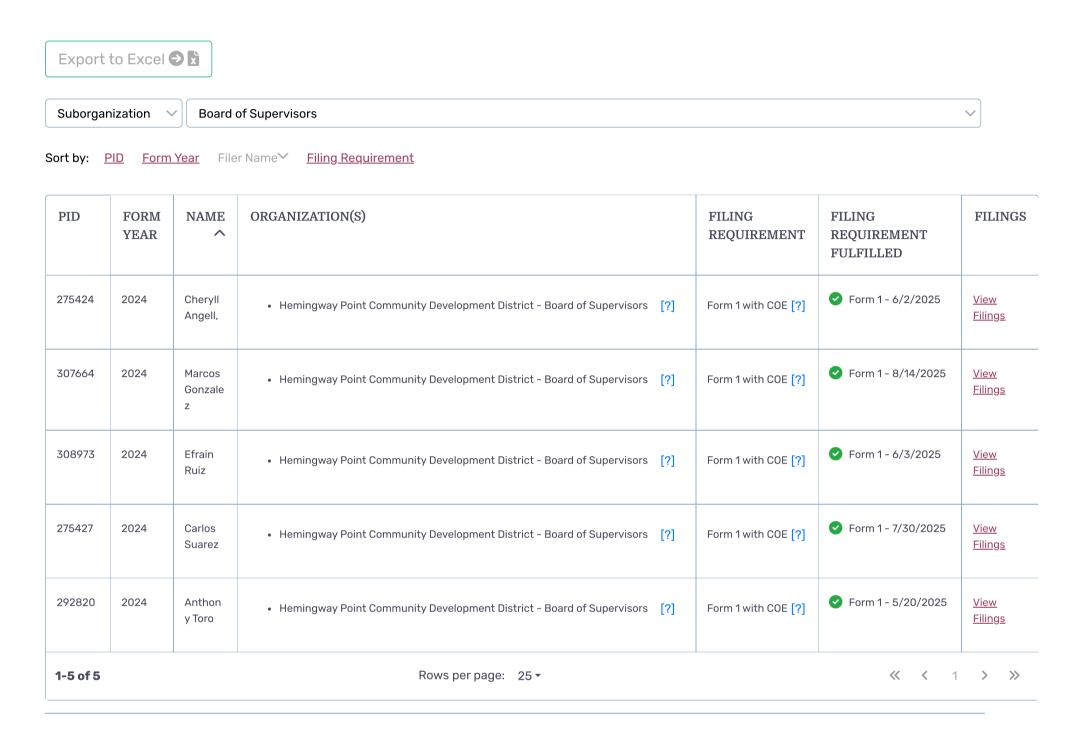
• Playground was Inspected and was in satisfactory condition.

## **Public Search Results**

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

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

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



Back

# Hemingway Point COMMUNITY DEVELOPMENT DISTRICT

### Fiscal Year 2025

### Check Register

7/1/25 - 7/31/25

Date	check #'s	Amount
7/1 - 7/31	1586 - 1600	\$17,313.78
	TOTAL	\$17,313.78

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25 PAGE 1
\*\*\* CHECK DATES 07/01/2025 - 07/31/2025 \*\*\* HEMINGWAY PT - GENERAL FUND

	Е	BANK A HEMINGWAY POINT CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/02/25 00058	6/24/25 19203 202506 320-53800- TRASH BAGS/PPR TWL/BLEACH	-46400	*	123.66	
	IRASH BAGS/PPR IWL/BLEACH	DISCOUNT LIGHTING & SUPPLIE	ES, INC.		123.66 001586
7/02/25 00028	6/01/25 0220977 202506 320-53800-		*	520.00	
	JUN 25 - POOL SERVICE 7/01/25 0221082 202507 320-53800-	-46500	*	520.00	
	JUL 25 - POOL SERVICE	FLORIDA'S BRIGHT & BLUE POO	DLS		1,040.00 001587
7/02/25 00001	7/01/25 221 202507 310-51300-	-34000	*	3,537.42	
	JUL 25 - MGMT FEES 7/01/25 221 202507 310-51300-		*	45.00	
	JUL 25 - COMPUTER TIME 7/01/25 221 202507 310-51300-	-31300	*	225.00	
	JUL 25 - DISSEMINATION 7/01/25 221 202507 310-51300-	-49500	*	95.42	
	JUL 25 - WEBSITE ADMIN 7/01/25 221 202507 310-51300-	-42000	*	6.90	
	JUL 25 - POSTAGE 7/01/25 221 202507 310-51300-	-42500	*	.15	
	JUL 25 - COPIES 7/01/25 222 202507 320-53800- JUL 25 - FIELD SERVICES	-34000	*	1,144.83	
	JUL 25 - FIELD SERVICES	GMS-SF, LLC			5,054.72 001588
	7/01/25 07012025 202507 300-20700-	-10100	*	1,081.82	
	TRANS TAX RECEIPTS SER13				1,081.82 001589
7/02/25 00025	7/01/25 07012025 202507 300-20700-			1,773.35	
, , , , , , , , , , , , , , , , , , , ,	TRANS TAX RECEIPTS SER14	HEMINGWAY POINT CDD C/O WEI	LLS FARGO		1.773.35 001590
7/02/25 00040	7/01/25 2429 202507 320-53800-			1,600.00	
,,02,23 00010	JIII. 25 - LANDSCAPE MAINT			·	1 600 00 001591
7/08/25 00005	7/01/25 8-911-07 202506 310-51300-			49.22	
	DELIVERIES THREE 6/27/25				40 22 001502
7/00/25 00053	7/02/25 29810 202507 320-53800-	FEDEA		175.00	49.22 001592
1/08/25 00053	REPAIR MEN'S TOILET				
		ORTIZ CONSTRUCTION SERVICES	S 		

HEMP HEMINGWAY PT SRINKUS

AP300R *** CHECK DATES 07	YEAR-TO-DATE A 7/01/2025 - 07/31/2025 *** HI BA	ACCOUNTS PAYABLE PREPAID/COMPUTEF EMINGWAY PT - GENERAL FUND ANK A HEMINGWAY POINT CDD	R CHECK REGISTER	RUN 8/13/25	PAGE 2
	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
7/09/25 00073 7	7/09/25 07092025 202506 320-53800-4 RESTRM/POOL/DOGGY STN	46300	*	300.00	
7	7/09/25 07092025 202507 320-53800-4		*	220.00	
	CLEANED POOL DECK/MAILBOX				520.00 001594
7/15/25 00006 6	5/30/25 193974 202506 310-51300-3		*	530.00	
	JUN 25 - GENERAL COUNSEL	BILLING COCHRAN LYLES MAURO &			530.00 001595
	7/11/25 04890-39 202506 320-53800-4	43000	*		
7	11850 SW 252ND TER#CLBHSE 7/11/25 16670-96 202506 320-53800-4 11880 SW 248TH ST#GRDHSE		*	57.12	
		FPL			510.61 001596
	7/09/25 2447 202507 320-53800-4 LANDSC UPG/FLOWERS/MULCH		*	2,350.00	
	LANDSC OPG/FLOWERS/MOLCH	NICOYA LAWNSCAPING, INC.			2,350.00 001597
	7/15/25 25-006 202506 320-53800-3 JUN 25- SECURITY			1,280.00	
	JUN 25- SECURITY	1ST CHOICE SECURITY LLC			1,280.00 001598
7/18/25 00064 7	7/09/25 8615 202506 310-51300-3 2025 YEARLY ENG REPORT	31100	*	875.40	
	2025 IEARLI ENG REPORT	ALVAREZ ENGINEERS, INC.			875.40 001599
7/18/25 00079 7	7/17/25 312 202507 320-53800-4 IGUANA REMOVAL	46600	*	350.00	
		Q'S ANIMAL REMOVAL			350.00 001600
		TOTAL FOR BA	ANK A	17,313.78	

HEMP HEMINGWAY PT SRINKUS

TOTAL FOR REGISTER

17,313.78

**Community Development District** 

Unaudited Financial Reporting July 31, 2025



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5 _	Debt Service Fund Series 2014
6 _	Capital Project Fund Series 2013
7 -	Capital Project Fund Series 2014
8-9	Month to Month
10-11	Long Term Debt Report
12	Assessment Receipt Schedule

### Hemingway Point Community Development District **Combined Balance Sheet** July 31, 2025

		General Fund	Dε	ebt Service Fund		al Project Fund	Totals Governmental Funds				
		runu		runu	Γ	unu	Govern	imentai runas			
Assets:											
Cash:											
Operating Account	\$	175,286	\$	-	\$	-	\$	175,286			
Assessments Receivable		-		-		-		-			
Due From General Fund		-		-		-		-			
Investments:											
<u>Series 2013</u>											
Reserve		-		84,123		-		84,123			
Interest		-		7		-		7			
Revenue		-		208,066		-		208,066			
Sinking		-		29		-		29			
Construction		-		-		409		409			
<u>Series 2014</u>											
Reserve		-		86,215		-		86,215			
Interest		-		7		-		7			
Revenue		-		183,421		-		183,421			
Sinking		-		7		-		7			
Construction		-		-		14		14			
<b>Total Assets</b>	\$	175,286	\$	561,873	\$	423	\$	737,582			
Liabilities:											
Accounts Payable	\$	8,199	\$	-	\$	-	\$	8,199			
Due To Developer		-		-		-		-			
Due To Debt Service		-		-		-		-			
Total Liabilites	\$	8,199	\$	-	\$	-	\$	8,199			
Fund Balance:											
Restricted for:											
Debt Service	\$	-	\$	561,873	\$	-	\$	561,873			
Capital Project		-		-		423		423			
Unassigned		167,087		-		-		167,087			
<b>Total Fund Balances</b>	\$	167,087	\$	561,873	\$	423	\$	729,383			
Total Liabilities & Fund Balance	\$	175,286	\$	561,873	\$	423	\$	737,582			
Time Blasmires & Fana Balance	Ψ		_Ψ				- T				

### **Community Development District**

### **General Fund**

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

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 253,746	\$	253,746	\$	255,380	\$	1,634
Interest Income	-		-		-		-
<b>Total Revenues</b>	\$ 253,746	\$	253,746	\$	255,380	\$	1,634
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 8,000	\$	6,667	\$	1,400	\$	5,267
PR-FICA	612		510		107		403
Engineering	2,500		2,083		1,044		1,039
Attorney	11,000		9,167		8,971		196
Annual Audit	5,000		5,000		5,000		-
Assessment Administration	1,080		1,080		1,080		-
Dissemination Agent	2,700		2,250		2,250		-
Trustee Fees	8,000		8,000		8,000		-
Management Fees	42,449		35,374		35,374		-
Information Technology	540		450		450		-
Website Maintenance	1,145		954		954		-
Telephone	50		42		-		42
Postage & Delivery	1,250		1,042		292		750
Insurance General Liability	7,839		7,839		7,626		213
Printing & Binding	500		417		28		389
Legal Advertising	1,500		1,250		1,105		145
Other Current Charges	500		417		60		357
Office Supplies	150		125		-		125
Dues, Licenses & Subscriptions	175		175		175		-
Property Taxes	-		-		-		-
Total General & Administrative	\$ 94,990	\$	82,841	\$	73,915	\$	8,925

### **Community Development District**

### **General Fund**

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

		Adopted	Proi	ated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	ru 07/31/25	V	ariance
			_					
<u>Operations &amp; Maintenance</u>								
Maintenance Expenditures								
Field Management	\$	13,738	\$	11,448	\$	11,448	\$	0
Security Patrol/Monitoring		26,000		21,667		24,305		(2,638)
Security System Hardware		2,500		2,083		-		2,083
Phone/Internet		2,500		2,083		323		1,760
Electric		7,500		6,250		5,684		566
Water		6,500		5,417		3,341		2,076
Property Insurance		7,406		7,406		6,750		656
Repairs & Maintenance		20,000		16,667		13,727		2,940
Landscape Maintenance		25,000		20,833		19,778		1,055
Tree Triming		7,500		6,250		7,000		2,585
Janitorial Service & Supplies		6,500		5,417		4,637		780
Pool Maintenance & Repairs		30,000		25,000		10,299		14,701
Operating Supplies		4,500		3,750		-		3,750
Pressure Washing/Painting		8,000		6,667		-		6,667
Landscape Lighting & Replacement		5,000		4,167		-		4,167
Pest Control		660		550		550		-
Dues, Licenses		250		208		250		(42)
Contingencies/Reserve		27,709		23,090		10,098		12,992
Subtotal Field Expenditures	\$	201,262	\$	168,953	\$	118,189	\$	54,098
Total Operations & Maintenance	\$	201,262	\$	168,953	\$	118,189	\$	54,098
Total Expenditures	\$	296,252	\$	251,793	\$	192,105	\$	63,024
F (D. C. ' ) (D	ф	(42.506)	ф.	1.052	ф	(2.275	ф.	(4.650
Excess (Deficiency) of Revenues over Expenditures	\$	(42,506)	\$	1,953	\$	63,275	\$	64,658
Net Change in Fund Balance	\$	(42,506)	\$	1,953	\$	63,275	\$	64,658
Fund Balance - Beginning	\$	26,098			\$	103,812		
Fund Balance - Ending	\$	(16,408)			\$	167,087		

### **Community Development District**

### **Debt Service Fund Series 2013**

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

	Adopted	Pror	ated Budge		Actual		
	Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 165,900	\$	165,900	\$	166,206	\$	306
Interest Income	-		-		10,021		10,021
Total Revenues	\$ 165,900	\$	165,900	\$	176,227	\$	10,327
Expenditures:							
Interest 11/1	\$ 57,131	\$	57,131	\$	57,131	\$	-
Principal 11/1	50,000		50,000		50,000		-
Interest 5/1	55,569		55,569		55,569		-
Total Expenditures	\$ 162,700	\$	162,700	\$	162,700	\$	-
Excess (Deficiency) of Revenues over Expenditu	\$ 3,200	\$	3,200	\$	13,527	\$	10,327
Net Change in Fund Balance	\$ 3,200	\$	3,200	\$	13,527	\$	10,327
Fund Balance - Beginning	\$ 167,761			\$	278,697		
Fund Balance - Ending	\$ 170,961			\$	292,224		

### **Community Development District**

### **Debt Service Fund Series 2014**

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

	Adopted	Pror	ated Budge		Actual		
	Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 170,480	\$	170,480	\$	171,446	\$	965
Interest Income	-		-		9,061		9,061
Total Revenues	\$ 170,480	\$	170,480	\$	180,507	\$	10,026
Expenditures:							
Interest 11/1	\$ 55,197	\$	55,197	\$	55,197	\$	-
Principal 11/1	55,000		55,000		55,000		-
Interest 5/1	53,925		53,925		53,925		-
Total Expenditures	\$ 164,122	\$	164,122	\$	164,122	\$	-
Excess (Deficiency) of Revenues over Expenditu	\$ 6,358	\$	6,358	\$	16,385	\$	10,026
Net Change in Fund Balance	\$ 6,358	\$	6,358	\$	16,385	\$	10,026
Fund Balance - Beginning	\$ 138,695			\$	253,265		
Fund Balance - Ending	\$ 145,053			\$	269,650		

### **Community Development District**

### **Capital Projects Fund Series 2013**

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

	Ado	pted	Prorate	ed Budget	A	ctual			
	Bu	dget	Thru 0	7/31/25	Thru (	07/31/25	1/25 Variance		
Revenues									
Interest Income	\$	-	\$	-	\$	15	\$	15	
<b>Total Revenues</b>	\$	-	\$	-	\$	15	\$	15	
Expenditures:									
Capital Outlay	\$	-	\$	-	\$	-	\$	-	
Total Expenditures	\$	-	\$	-	\$	-	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$		\$		\$	15	\$	15	
Net Change in Fund Balance	\$	-			\$	15			
Fund Balance - Beginning	\$	-			\$	395			
Fund Balance - Ending	\$	-			\$	409			

### **Community Development District**

### **Capital Projects Fund Series 2014**

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

	Ado	pted	Prorate	d Budget	Ac	ctual			
	Bud	lget	Thru 0	7/31/25	Thru 0	7/31/25	Variance		
Revenues									
Interest Income	\$	-	\$	-	\$	0	\$	0	
Total Revenues	\$	-	\$	-	\$	0	\$	0	
Expenditures:									
Capital Outlay	\$	-	\$	-	\$	-	\$	-	
Total Expenditures	\$	-	\$	-	\$	-	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$		\$		\$	0	\$	0	
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
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 7,117	\$ 237,627 \$	2,459	\$ 1,053 \$	430	2,686	\$ 1,031 \$	2,976 \$	- \$	- \$	- \$	255,380
Total Revenues	\$ -	\$ 7,117	\$ 237,627 \$	2,459	\$ 1,053 \$	430	2,686	\$ 1,031 \$	2,976 \$	- \$	- \$	- \$	255,380
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ -	\$ - \$	-	\$ - \$	- 5	1,000	\$ - \$	- \$	- \$	- \$	- \$	1,400
PR-FICA	31	-	-	-	-	-	77	-	-	-	-	-	107
Engineering	-	-	-	-	-	-	101	68	875	-	-	-	1,044
Attorney	500	500	500	500	660	500	2,354	500	530	2,428	-	-	8,971
Annual Audit	-	-	1,500	-	3,500	-	-	-	-	-	-	-	5,000
Assessment Administration	1,080	-	-	-	-	-	-	-	-	-	-	-	1,080
Dissemination Agent	225	225	225	225	225	225	225	225	225	225	-	-	2,250
Trustee Fees	4,500	-	-	-	-	3,500	-	-	-	-	-	-	8,000
Management Fees	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	-	-	35,374
Information Technology	45	45	45	45	45	45	45	45	45	45	-	-	450
Website Maintenance	95	95	95	95	95	95	95	95	95	95	-	-	954
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	12	10	58	6	67	5	8	110	7	-	-	292
Insurance General Liability	7,626	-	-	-	-	-	-	-	-	-	-	-	7,626
Printing & Binding	6	-	1	-	0	-	0	20	-	0	-	-	28
Legal Advertising	-	-	-	-	-	-	-	-	-	1,105	-	-	1,105
Other Current Charges	-	-	-	-	-	-	60	-	-	-	-	-	60
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 18,230	\$ 4,415	\$ 5,913 \$	4,460	\$ 8,069 \$	7,970	7,499	\$ 4,498 \$	5,418 \$	7,442 \$	- \$	- \$	73,915

# Hemingway Point Community Development District

### Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June		July	Aug		Sept	Total
Operations & Maintenance																
Maintenance Expenditures																
Field Management	\$	1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$ 1,145 \$	1,145	\$	1,145	\$ - \$	5	- \$	11,448
Security Patrol/Monitoring		3,732	2,143	2,450	3,990	1,280	1,280	1,760	3,830	2,400		1,440	-		-	24,305
Security System Hardware		-	-	-	-	-	-	-	-	-		-	-		-	-
Phone/Internet		208	208	-	(93)	-	-	-	-	-		-	-		-	323
Electric		604	565	652	664	571	510	575	523	511		509	-		-	5,684
Water		-	-	655	-	1,019	-	-	1,667	-		-	-		-	3,341
Property Insurance		6,750	-	-	-	-	-	-	-	-		-	-		-	6,750
Repairs & Maintenance		-	1,382	7,640	775	200	1,965	290	650	-		825	-		-	13,727
Landscape Maintenance		1,600	1,600	1,600	1,600	1,433	1,750	3,045	1,600	1,600		3,950	-		-	19,778
Tree Triming		-	-	-	-	-	-	7,000	-	-		-	-		-	7,000
Janitorial Service & Supplies		450	-	666	600	681	500	671	425	424		220	-		-	4,637
Pool Maintenance & Repairs		1,747	520	679	1,986	700	520	520	520	870		2,237	-		-	10,299
Operating Supplies		-	-	-	-	-	-	-	-	-		-	-		-	-
Pressure Washing/Painting		-	-	-	-	-	-	-	-	-		-	-		-	-
Landscape Lighting & Replacement		-	-	-	-	-	-	-	-	-		-	-		-	-
Pest Control		-	-	-	200	-	-	-	-	-		350	-		-	550
Dues/Licenses		-	-	-	-	-	-	-	250	-		-	-		-	250
Contingencies/Reserve		200	-	1,524	8,375	-	-	-	-	-		-	-		-	10,098
Subtotal Field Expenditures	\$	16,436	\$ 7,563	\$ 17,010	\$ 19,241	\$ 7,029	\$ 7,670	\$ 15,005	\$ 10,610 \$	6,949	\$	10,677	\$ - \$	\$	- \$	5 118,189
Total Operations & Maintenance	\$	16,436	\$ 7,563	\$ 17,010	\$ 19,241	\$ 7,029	\$ 7,670	\$ 15,005	\$ 10,610 \$	6,949	\$	10,677	\$ - \$	\$	- \$	5 118,189
Total Expenditures	\$	34,666	\$ 11,977	\$ 22,924	\$ 23,702	\$ 15,098	\$ 15,640	\$ 22,504	\$ 15,108 \$	12,367	\$	18,119	\$ - \$	\$	- \$	5 192,105
Excess (Deficiency) of Revenues over Expend	i \$_	(34,666)	\$ (4,860)	\$ 214,703	\$ (21,243)	\$ (14,045)	\$ (15,209)	\$ (19,818)	\$ (14,077) \$	(9,392)	\$_	(18,119)	\$ - \$	5 _	- \$	63,275
Net Change in Fund Balance	\$	(34,666)	\$ (4,860)	\$ 214,703	\$ (21,243)	\$ (14,045)	\$ (15,209)	\$ (19,818)	\$ (14,077) \$	(9,392)	\$	(18,119)	\$ - \$	5	- \$	63,275

### **Community Development District**

### **Long Term Debt Report**

	0.400.400.40	*** 40 <b>=</b> 000
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 I	Debt Service
Reserve Fund Requirement	\$82,950	
Reserve Fund Balance	84,123	
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 Less: Principal Payment - 11/1/23		(\$45,000 (\$45,000
Less: Principal Payment - 11/1/23 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 l	Debt Service				
Reserve Fund Requirement	\$85,241					
Reserve Fund Balance	86,215					
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				

### 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

						al	location in %		43.00%		28.11%		28.89%	100.00%
			Discount/								2013		2014	
Date	Gr	oss Amount	(Penalty)	Commission	Interest	Λ	let Receipts	C	0&M Portion	1	Debt Service	L	Debt Service	Total
							•							
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
04/07/25		6,394.03	-	63.94	-		6,330.09		2,686.39		1,035.24		2,608.46	6,330.09
05/13/25		2,345.21	(70.36)	24.16	-		2,391.41		1,005.65		197.52		1,188.23	2,391.41
05/21/25		-	-	-	25.29		25.29		25.29		-		-	25.29
06/11/25		1,877.79	(56.34)	19.34	-		1,914.79		848.49		1,066.30		-	1,914.79
06/25/25		4,380.61	(652.03)	50.33	-		4,982.31		2,127.13		1,081.82		1,773.35	4,982.31
		-	-	=	-		-		-		-		-	
TOTAL	\$	621,691.36	\$ 23,370.84	\$ 5,990.14	\$ 701.54	\$	593,031.92	\$	255,380.04	\$	166,206.30	\$	171,445.58	\$ 593,031.92

100.08%	Percent Collected
\$ (505.45)	Balance Remaining to Collect