Hemingway Point

Community Development District

http://www.hemingwaycdd.com

Marcos Gonzalez, Chairman

Anthony Toro, Vice Chairman

Efrain Ruiz, Assistant Secretary

Cheryll Angell, Assistant Secretary

Carlos Suarez, Assistant Secretary

August 19, 2026

Hemingway Point

Community Development District

Special Meeting Agenda

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

Wednesday
August 19, 2026
1:00 p.m.

Waterstone Bay Clubhouse
1355 Waterstone Way Homestead, FL
Join the meeting now
Microsoft Teams
Meeting ID: 268 927 200 170 793 and Passcode: HS6Qc7Wo
1 872-240-4685 and Phone conference ID: 399 369 296#

1. Roll Call

2. Approval of the Minutes of the May 27, 2026 Meeting **– Page 4**

3. Public Hearing to Adopt the Fiscal Year 2027 Budget **– Page 36**
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-02** Annual Appropriation Resolution **– Page 47**

   D. Consideration of **Resolution #2026-03** Levy of Non Ad Valorem Assessments **– Page 50**

   E. Motion to Close the Public Hearing

4. Consideration of Engagement Letter with RMcIntosh CPA to perform Audit for Fiscal Year Ending September 30, 2026 **– Page 58**

5. Staff Reports
   A. Attorney – Memorandum – 2026 Legislative Update **– Page 63**

   B. Engineer – District Engineer's Report for Fiscal Year 2026 – 2027 **– Page 69**

   C. Field/Property Manager – Monthly Report **– Page 74**

   D. CDD Manager
      1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 80**

      2) Form 1 Financial Disclosure Due July 1, 2026 **– Page 81**

      3) Reminder to Complete Annual Ethics Training by December 31, 2026

6. Financial Reports
   A. Approval of Check Run Summary **– Page 82**

   B. Acceptance of Unaudited Financials **– Page 89**

7. Supervisors Requests and Audience Comments

8. Adjournment

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

MINUTES OF MEETING
HEMINGWAY POINT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, May 27, 2026 at 10:00 a.m. at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Present were:

Marcos Gonzalez	Chairman
Anthony Toro	Vice Chairman
Efrain (Frank) Ruiz	Assistant Secretary
Cheryll Angell	Assistant Secretary
Carlos Suarez	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services
Gabriella Fernandez	District Counsel
Residents	

FIRST ORDER OF BUSINESS — Roll Call

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

SECOND ORDER OF BUSINESS — Approval of the Minutes of the February 25, 2026 Meeting

Mr. Quesada: The first item we have on the agenda is item No. 2, on page 3 which is the approval of the minutes from the February 25, 2026 meeting. Are there any comments or corrections from counsel or from the Board?

Ms. Fernandez: No.

Mr. Gonzalez: No.

Mr. Quesada: Hearing none, I would ask for a motion to approve the minutes.

On MOTION by Mr. Suarez seconded by Mr. Toro with all in favor, the Minutes of the February 25, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Quesada: One of the main reasons we're here today is consideration of resolution #2026-01 which is approving the proposed fiscal year 2027 budget and setting the public hearing. So, for anyone listening in the audience and for those of you who are in attendance there's two portions of your budget, you have a fixed debt in your budget which you have the original construction bonds that were used to build the community, all the public infrastructure and then you have the operations and maintenance, so you have a Series 2013 and Series 2014. That is not what we're here to discuss today, that's a fixed amount, that is a 30 year bond, and it has it's own separate life cycle and payments are being assessed every year to collect the debt. Today we're talking about your operations and maintenance portion of your budget and obviously the community now has aged significantly since 2013, we've been undergoing several capital improvements along the perimeter wall from all the damages caused from the traffic light, we've had our irrigation pump that's been replaced over the last year. We've had a major pool leak that was just resolved, your access control system that needed a brand new overhaul, we've updated some security system components to the pool with the virtual guard services overnight, and so again, we have a community that's aging that requires more attention, and more capital expenses that are not included in approved line items in your current budget. So, what we've been doing is historically any carry forward surplus that you guys have been carrying over from budget to budget because you've been operating very efficiently has been utilized to offset these expenses but, when you don't assess those amounts and don't have a proper reserve line item or adjusting these line items as your expenses continue, you start to go into the opposite direction. So, we're trying to find the right sweet spot and we talked to the accountant and there's been some direction from the Board as far as just some of the landscaping enhancements we have made like adding annuals. So, that's just the history of what we've been discussing at several meetings, and again, we have an audience today and they don't regularly join our meetings, and I just wanted to kind of explain where we've been at over the last 2 years on the operations and maintenance side and some of the things that we've been trying to do to upkeep all the infrastructure. What makes your community unique is, even though there's an existence of a HOA, they don't own any common areas, zero, so what makes this District unique for at least GMS is that we're responsible for basically all the common areas, and so I just wanted to make that clear for those visiting, while you do pay a HOA and they have their own scope of services and management responsibilities, the CDD is responsible for all the physical common areas, including the entrances, there's a maintenance covenant with Miami-Dade County for the center medians that run throughout the community, and so it's our job to upkeep and maintain all the infrastructure when it's owned by and accepted by the District. With that, is there any discussion from the Board as far as today's proposed budget? I basically went over all the different line items but, as you can see on page 28 of your agenda, there's a breakdown of the general fund, and the proposed budget and the line items and then if there are no questions or comments there, I would direct you to the assessment table which kind of give you a big picture breakdown of the different portions of your budget that I already eluded to which is, you have the operation and maintenance, your debt assessments and obviously there's a proposed increase of annually of $290.90. The second part of today's budget meeting is to discuss the public hearing date, it needs to be a minimum of 60 days from today, and let me just double check my calendar, so 60 days from today would be July 26th, and I believe we have an advertised meeting on the 22nd so it would probably be, if everyone is comfortable with August 26th, that's when you have an advertised meeting. It is cutting it a little bit close to the deadline with the county because the second TRIM notice needs to go out when you do your budget adoption is on September 15th, so keep that in mind, we just have to make sure we have quorum, if we need to advertise a special meeting we can, any date after July 26th.

Mr. Gozalez: What date again?

Mr. Quesada: So, it needs to be a minimum of 60 days from today, which 60 days from today is July 26th, and you can advertise a special meeting or you already have an advertised meeting for August 26th.

Mr. Suarez: Just a couple of questions on the budget, why are we increasing 8 times on the plant replacement? Do we really think we're going to spend $8,000?

Mr. Quesada: So, going back to the discussion, and it's been discussed at a couple of meetings, the Board recently gave management direction to start having annuals changed out regularly. What we used to do is we used to have perennial plants, like crotons and stuff like that at the entrance and the decided to upgrade that, and so annually I think per change out it's $2,789 which I think is a good price considering you get the front entrance and all the center medians included with that change out so price-wise it's good but if you multiply that by at least 3 change outs a year, again, we can make $8,000 work, and it would be a little bit more than that but, we can make that work.

Mr. Suarez: Ok, and then on the pool budget, we had more stuff done on the pool and we only spent $11,500, do we really need $30,000 in there?

Mr. Gonzalez: Also, if you look at the agreement, it says we don't maintain the fountains anymore, because what it says here for the maintenance of the pool and fountain, and it's two, so I don't know which two they're talking about because we don't have any more, oh they're talking about the pumps.

Mr. Quesada: Yes, so a couple of things, let me see what you're currently paying on your maintenance because there's different components that we combined in there. So, just to give you guys an update, with the pool leak that we had, again, what's happening when you have an autofill valve and nobody can see the fluctuation in the water because of the autofill but, basically you guys had a very expensive water bill, that's what caught our attention, and immediately we had a leak test performed, they found multiple leaks in your pool and we were able to get that addressed, so keep in mind that also happened and when you're only budgeting "X" amount of money for water tied into your pool, any repairs that you guys do also ties into your pool but, right now what you're currently paying is $546 times 12 which would be $6,552 is what you're paying the maintenance company for that and they're only charging for the pool, they're not charging for the fountain.

Mr. Gonzalez: Ok.

Mr. Quesada: So, we can easily rename or recategorize that line item.

Mr. Suarez: Yes, that would be better to clean up the language because people will look at that.

Mr. Quesada: That's fine.

Ms. Angell: What did you want to change it to?

Mr. Quesada: Just to pool maintenance and we can have it as pool maintenance/repairs.

Ms. Angell: Ok.

Mr. Gonzalez: Yes, because originally it says fountain 2, fountain services, and we don't have that.

Mr. Suarez: But my question is still do we think we need to do all of the $30,000?

Mr. Quesada: Again, I'm just letting you know, the things that we used pool maintenance for this year, we overhauled, and to be fair it's not going to be an annual cost, we overhaul I think since 2017, you guys have had the same access system but, there's multiple things tied to that pool maintenance line item so, you access control system is part of that line item, you recurring maintenance, nothing extra in the contract, just your recurring maintenance which is in excess of $6,000 is included in that, any repairs, your standard feeder pumps because it's an older pool setup equipment-wise, those are part of your maintenance, you filters need to be changed every 90 days, so there's other parts and all of that. I would rather you guys be conservative on that line item because your biggest expense, operating and maintenance-wise is your pool.

Mr. Toro: Is that a chlorine system in that pool or salt water?

Mr. Quesada: It's a liquid chlorine system, and it has two standard pumps that feed the pool, and you have a maintenance contract right now where they're coming at least 3 times a week.

Mr. Suarez: And the same thing with the reserve, we're going 5 times, and if I'm reading this right, the $5,104, that's what we spent, right?

Mr. Quesada: And Carlos by the way, what we're doing today, and I forget to explain that in my introduction is, you guys are approving a ceiling today, so whatever number you guys approve today, you have 60 days from now or whatever date that we set the public hearing, you can lower from that amount from that ceiling that you're setting today, but you cannot go beyond that ceiling that you're setting today. So, these types of meetings, I think it's always best to be conservative, as the year goes on we'll have better actuals and we just continue to project and make sure that your financials are updated and you can see what the projection would look like but, again, this is for you guys to discuss and by no means are we telling you guys, you have to do this amount of money, it's just when we do look at an increase, we're trying to set assessments for years to come so that we're not having this discussion again next year, we're thinking 3, 4 years down the line. Your insurance costs continue to go up, like I said, the amount of capital improvements that we had to make that were not anticipated in the budget have compounded over the last 2 years that you guys were able to get by for 2 years without an assessment increase absorbed irrigation pumps, pool pumps, leak repairs, access control system replacement at no additional charge or assessment collected but, what happens when you deplete your surplus, you don't have enough money in reserves, we're heading in the opposite direction now. So, this is why we're having this discussion but, all means direct us how you want to direct us, just keep in mind if you guys were to keep assessments the same, you're probably going to have to look at one or two of the little valves, these valves I call them faucets that you have in your system, things that are optional like annuals, or things like holiday lighting, where again, we're talking maybe $5,000 and $8,000 but, those are type of things that you can really dial down in your budget that would incur some kind of hit.

Mr. Suarez: Ok.

Ms. Angell: I personally like the pool budget the way it is because, and you say things are getting old, and we have repairs, and the cost is not going down, the cost is going up, not just for the repairs but then also for their own service that they're giving us, we have to pay them too, so it is going up, it's not going down.

Mr. Ruiz: So you have to resurface that pool.

Mr. Gonzalez: Yes, and the thing is at least you know, because you have a pool, but at least the maintenance keeps up with it getting worse.

Mr. Ruiz: Right, you have to maintain the pool.

Mr. Gonzalez: Right, if you don't maintain it, it's more money.

Mr. Suarez: I'm good with that, but where's the budget for like when somebody comes in for the pool security?

Mr. Quesada: I'm pretty sure it's $27,000 but let me double check that annually, you guys are paying for security patrol and monitoring, $27,000 a year, annually.

Mr. Suarez: And that's the camera system and somebody onsite?

Mr. Quesada: Correct, I think it's two things, you have the weekend or holiday security person that's there while monitoring the pool, and you also have the virtual security service happening after hours, all overnight to monitor trespassing.

Mr. Suarez: And they did it from the last budget, there was nothing drastic?

Mr. Quesada: No, and again, those are things that I'm talking about last year, contractors were proposing an increase.

Mr. Suarez: No, I'm happy how the things are with everything that's there it's just sometimes, I'm just saying that sometimes some of these services they jump and you asking why did they jump so much?

Mr. Quesada: And that's why I'm drawing your attention to, if you look at your water line item, you have already spent $12,000 which is almost double already but, you guys are going to go well beyond double your budget on water because we had a leak, a very bad series of leaks.

Mr. Suarez: And that's another thing because in the back, I don't know if you notice there are pipes broken, so I don't know, that's something later, we'll talk, but there are lines that feed to where my property is at, where I live, and then by the lake, so I'm saying do we have any other additional leaks that we're going to know about, that's why things are getting expensive, like this is just by the, so you can see it here, this is the lake area, but there's these connections that are just empty, so I don't know if anything ever got like severed and they just didn't say anything about it and then the meter runs.

Mr. Quesada: And you're looking at an irrigation pipe, what you're showing me and that's running through a well system, but obviously we don't want to just be wasting water, so if we have little leak you let us know and we'll take care of it.

Ms. Suarez: No, but that's what I'm saying, I don't know that's something maybe in the future we could look at.

Mr. Quesada: Ok, just let us know, please for anything maintenance related, don't wait for a meeting, reach out to us immediately.

Mr. Suarez: No, but you don't see any physical leak but it could be underground that you have that break.

Mr. Quesada: Correct, ok, and we did just have a wet check I think after, so unfortunately you guys, and thank you to everyone in the community I guess reached out to Lou, who then reached out to you, who then reached out to me, which Lou has my contact information, so please if you're listening reach directly out to me, and there was a leak with a broken valve and I guess the pump was running without water running through it so thankfully, a lot of it was covered under the warranty because we had just replaced that irrigation pump recently but, we do request wet checks that done frequently. That is something again with this budget, you guys don't have the built into your contract, we've been doing it quarterly, you guys can always increase that and do it monthly but, these are types of things that everything comes with a cost and without direction from the Board we're trying to at least be as efficient as possible by doing it quarterly, before every annual change out lets us check it and make sure everything is operating properly and you get longevity out of your annual changes but, again, any type of repair situation or emergency, things do happen, things do break, immediately is the best thing so that we can hopefully prevent something more drastic from happening to our pump system.

Mr. Ruiz: Ok, I'm good with the budget where we put it at.

Mr. Quesada: And again, we're setting a ceiling today, and by no means are you guys held to having to stick to that number if you guys decide 60 days from now that $290 is too high annually as an increase you can go down from that number, as much as keeping assessments the same if you guys chose.

Mr. Suarez: Did you guys break down more or less what it would come out to per home, like the increase?

Mr. Quesada: I can do it real fast, so if you look at assessment table, it would be $290.90 annually.

Mr. Suarez: Ok, but people forget the HOA doubled in price too but, we don't have anything that shows there.

Mr. Quesada: And give me one second, so what were you asking, you were asking how much is it per month, it's $24.24 per month.

Mr. Suarez: Ok, I got it, and the last time we actually had an increase it was 7 years ago, correct?

Mr. Quesada: Yes.

Mr. Suarez: So, it's been 7 years, so basically now divided that by 7.

Mr. Quesada: Hold on let me see, and I think Carlos is right, I think it was less than 7 years ago and I think that's when we did a $100 increase.

Mr. Ruiz: It was like $110.

Mr. Quesada: Yes.

Mr. Suarez: So, it's not much, I think the budget looks pretty good for what we're getting.

Mr. Quesada: The only other thing I would say is I think the Board also discussed, I think before you guys take any action is just for the record, I see we have several people online in the virtual audience, and thank you for being patient, is there anybody that wishes to comment before the Board takes any actions regarding the proposed budget? I hear no comments just for the record, and there is no physical audience here today, there are several people in the virtual audience, thank you for listening patiently. Going back to the second part of this motion, the public hearing date, can the Board discuss as far as availability, is August 26th a conflict for anybody?

Mr. Suarez: Yes, it might be for me, I'm going to be on shift on that day, so if we can move or whatever.

Mr. Quesada: Ok, so we can set a special meeting, so any day between July 26th and mid-August I would say is play if you guys want to discuss that and let me know, and do you have the budget hearing for Miami-Dade County in your calendar, or no?

Ms. Fernandez: No.

Mr. Quesada: Ok, let me double check that, the Miami-Dade School Board, because that's happened in the past actually, Miami-Dade School Board budget, we cannot do it on the same day, that's the only exception, so that's July 29th. So, the only day that is not in play is July 29th as far as you guys discussing the special meeting.

Mr. Suarez: So, I'm ok with the 22nd.

Mr. Ruiz: I'm on vacation August 22nd that whole week I think, let me double check.

Mr. Suarez: Ok, and it doesn't have to be on a Tuesday, right, we could do it on a Wednesday.

Mr. Quesada: Correct.

Mr. Suarez: So, you're going to be gone from the 22nd to when, Frank?

Mr. Ruiz: Let me check, let me look at my calendar.

Mr. Quesada: Mayra, do you think we should do at South Dade if we can use their clubhouse for the public hearing for the budget because I have a feeling that we're doing an increase just to allow more capacity.

Ms. Padilla: Yes, we can do that.

Mr. Quesada: Just to have a bigger meeting room for that date if it's available.

Ms. Padilla: Yes.

Mr. Suarez: Are you guys good with August 4th?

Mr. Quesada: Can you pull up the calendar so when we discuss it we can make sure that it's available and we can check it?

Mr. Padilla: Yes.

Mr. Suarez: Alright, for me, like I said, the August 3rd I'm available.

Mr. Ruiz: So, I'm on vacation from the 24th through the 30th.

Mr. Quesada: So, the last week of August basically he's not available.

Mr. Suarez: So do you want to do the 22nd then?

Mr. Ruiz: The 22nd is a Saturday, right?

Mr. Quesada: I will tell you, it cannot be anything before the 26th of July, but what I am telling you guys is there's a fifth week in July which is very rare, that you have a fifth week of the month. Typically, on our end, meeting conflicts, Gabriella's availability, that kind of stuff we don't advertise for the fifth week because they only have two months a year like that.

Mr. Toro: Mid July I'm always gone.

Mr. Quesada: Ok, so end of July, no.

Mr. Suarez: Alright, so what days are you guys available?

Ms. Angell: I know we were talking about August, how about since we can't do the 26th because Frank's on vacation, can we do the week before, the 19th, we have the 12th or the 19th of August which are Wednesdays.

Mr. Ruiz: The 19th I'm available.

Mr. Quesada: Ok, let me look at my calendar also, so August 19th I have an 8:30 a.m. meeting but, if we could maybe push it to like 11:00ish, I'm in Doral but, it would take me 30 minutes to get here.

Mr. Ruiz: That's fine, ok.

Ms. Fernandez: Everyone in our office has a conflict.

Mr. Quesada: On the 19th?

Ms. Fernandez: Yes.

Mr. Quesada: The whole day or like the morning?

Ms. Fernandez: No, in the morning.

Mr. Suarez: What about the 18th?

Mr. Quesada: What about in the afternoon?

Ms. Fernandez: The afternoon, no Scott has a 4:00 o'clock, I have a 4:00 o'clock, and Ginger has a 1:30.

Mr. Quesada: Ok, so District counsel is going to be the difficult part.

Ms. Angell: How about 1:00 o'clock on the 19th? Does anybody have a conflict with that, 1:00 o'clock?

Mr. Ruiz: No.

Mr. Suarez: No, I'm wide open.

Ms. Fernandez: That should be ok.

Mr. Quesada: I can be available at that time.

Ms. Fernandez: I'll probably have to cover it but, that's fine, 1:00 o'clock, I just have to be out of here by 3:00.

Mr. Quesada: Ok, and our meetings hardly ever last that long.

Ms. Fernandez: Ok.

Mr. Quesada: Ok, so I'm just making sure before I you make any motions, so August 19th at 1:00 p.m. is ok with everybody?

Mr. Ruiz: Yes.

Mr. Suarez: Yes.

Mr. Quesada: Ok, so just making sure again, our virtual audience, no comments before the Board takes any actions on the budget today? Not hearing any comments, and Mayra is there any conflicts on the 19th at South Dade?

Ms. Padilla: Let me check, August 19th?

Mr. Quesada: Yes.

Mr. Gonzalez: So what day did we say, August 19th?

Mr. Quesada: Right and it will be at 1:00 p.m.

Mr. Gonzalez: Ok.

Ms. Padilla: It's available.

Mr. Quesada: Ok, good, is everybody good with August 19th at 1:00 p.m.? Is everyone ok with the location, we used to meet there back in the day, normally it's not necessary but, I think for a public hearing on our budget increase we should have a bigger venue in case anyone wants to attend, so if you allow me to make the motion and by saying so moved, we can adopt the resolution. So, I'm asking for a motion from the Board to consider resolution #2026-01 approving the proposed fiscal year 2027 budget for an annual $290.90 annual increase per unit, setting the public hearing date for August 19th at 1:00 p.m. and the location would be The Waterstone Bay Clubhouse, located at 1355 Waterstone Way, Homestead, Florida, by saying, so moved, you agree with the motion.

On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget with the $290.90 annual increase and setting the Public Hearing on August 19, 2026 at 1:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida was approved.

FOURTH ORDER OF BUSINESS Audit Selection Committee Meeting

Opening Audit Selection Committee Meeting

A. Roll Call
B. Ranking of Respondents to RFP
C. Adjournment
D. Selection of Audit Firms

Mr. Quesada: The next part of today's agenda is the audit selection committee meeting, at your previous meeting in February you guys had the first audit selection committee meeting, and this is like a meeting within the meeting, so before we start I'm just refreshing everybody's memory. You guys had set some criteria for the respondents to be ranked with a ranking sheet, which has been provided to you starting on page 37 of today's agenda, and on there you have your 3 respondents. I think it's great lately, we used to only get maybe one or two respondents and now we're getting up to three.

Mr. Suarez: What page?

Mr. Quesada: Page 37, it's just a breakdown, that's your ranking sheet but, right after that you have each individual proposal from each of the auditors. So, it's a requirement of the District to have an annual audit performed by a third party and so some rules have changed recently which actually allows you guys to enter into a 10 year term with these auditors but, keep in mind any contract that is prepared is subject to termination on a year to year basis, so don't feel like you're locked in for 10 years and you're signing your life away, that's not the case. What this really helps with is just projecting and know what the cost is going to be per audit when you lock in a price like that, it only goes up $100 a year if you see on your ranking sheet on page 37. You are funded to be able to handle any one of these firms, they are all qualified but, before we start and I dive deeper into that, I do need a motion from the Board to open the audit selection committee meeting.

On MOTION by Ms. Angell seconded by Mr. Ruiz with all in favor, opening the Audit Selection Committee Meeting was approved.

Mr. Quesada: Ok, and just for roll call I have to speak for the record, in a previous meeting the Board appointed itself as the audit selection committee and constituting the audit selection committee today is Marcos Gonzalez, Anthony Toro, Frank Ruiz, Cheryl Angell, and Carlos Suarez, and now that I've called the roll, we can go back to the ranking sheet on page 37. Keep in mind before you guys discuss, once you guys kind of figure out what you want to do, what direction you want to go again, you have enough money assessed to be able to work with any of these firms. So, I think they're all qualified, I think the newest one, just to highlight, and I'm not trying to sway your opinion it's just so you guys understand it, R. McIntosh, she used to work with Grau & Associates and you can see in her resume she did provide a proposal, she recently started her own firm, so she has plenty of experience but, she's a new firm that she started, that's the only difference. I think only one District recently decided to go with her, so I don't have a lot of details to share with you as far as ability to furnish, and those types of things but, I can tell you there's no question on the qualifications in her experience level.

Mr. Ruiz: I like her prices better, give her chance, it's only a year contract if she doesn't do it, we get rid of her, right?

Mr. Quesada: Understood, yes, just keep in mind and it's on our end, I'm just letting you know there is going to be a little bit of where things have to get transferred because any of the previous history, financials and all that would have to get transferred to her office, but that's something we'll handle internally, and it should have no effect on your decision here today, so I don't see any, like I said, there shouldn't be anything standing in the way. Keep in mind, look at your ranking sheet because it's important for me that when you guys chose an auditor, that you give them a score based on what you're seeing above which is ability of personnel, proposer's experience, understanding the scope of work, ability to furnish the required services, and the price. So, all of that, they have an equal score up to 20 points, total 100 points, so I do need you guys to give me rankings based on which way you're leaning so that I can write down the score for each individual auditor, I have to fill out the ranking sheet and provide that to our office and make sure that's submitted with today's meeting file. So, please help me when you guys are discussing, give me at least some kind of understanding of how you're ranking them, scoring-wise so that I can relay that to the office, and like what Frank said, if you guys chose a new auditing firm this year, just so you know, historically Grau & Associates has been your auditor since day one but, if you guys do decide to move in another direction, it is subject at any time, keep in mind we would need to advertise like we did this time, two separate meetings, the first audit selection committee meeting to set the criteria, and the second to rank your respondents from the RFP as well.

Mr. Suarez: But that would cost how much just for that?

Mr. Quesada: There's advertising costs associated with it but.

Mr. Ruiz: It's $600 more.

Mr. Quesada: Yes, and again, those are things that you guys have built into your budget, we just need direction, you'll have the money in your administrative budget to be able to do that, as long as you're not doing it every year being irresponsible, you should be ok.

Mr. Ruiz: I'm just curious why do we go way up north for CPA firms?

Mr. Quesada: It just happens to be where a lot of them are located, and I will tell you this Frank, historically there's not a lot of accounting firms that specialize in Community Development District accounting, it's very unique, like I said you have the bond, the debt and the O&M so believe it or not there's not a lot of specialty firms that have the experience to do that.

Mr. Ruiz: Ok.

Ms. Fernandez: These are the usual ones we see with McIntosh being the new one.

Mr. Ruiz: I just looked them up, minority owned new business, give them a chance.

Mr. Quesada: Is there any other discussion, I think I know which way Frank is leaning.

Mr. Ruiz: I just think, forget the one in Fort Pierce.

Mr. Quesada: And I understand what you're saying, don't worry about location.

Mr. Ruiz: And Grau we've been with them so long.

Mr. Toro: They should be cutting a little break.

Mr. Quesada: I understand, times 10, if you guys do it for 10 years, I understand, that compounds.

Mr. Toro: I'm good with the last one too.

Mr. Ruiz: Yes, same here.

Mr. Gonzalez: Same here.

Mr. Quesada: Ok, I think everyone for the most part has their minds made up, if you don't mind helping me with the rankings, if you want to give each auditor a score for me and just let me know which is the one that you picked?

Mr. Ruiz: So, there's altogether there's 5 criteria, 20 points each.

Mr. Quesada: Yes, 5 criteria, up to 20 points each, yes, so again, just give me an idea.

Mr. Suarez: I went with 70, 80 and 90.

Mr. Ruiz: There you go, I agree.

Mr. Quesada: Ok, and you're going based on price.

Mr. Suarez: Yes, I just did each of the things and I scored it.

Mr. Quesada: Ok, well I need direction because that's the thing, each category has up to 20 points, so which category are you going towards?

Mr. Suarez: Ok, so the first one was Berger, and Berger was price.

Mr. Quesada: So, what score would you assign for price out of 20.

Mr. Toro: Zero, and no points.

Mr. Quesada: Ok, Berger, zero points, got it and then the rest were 20s?

Mr. Toro: No, Grau gets maybe 10.

Mr. Quesada: Ok, well we're just talking price right now, so let's talk price, so Grau is 10, Berger is zero, and then what is McIntosh?

Mr. Suarez: 20.

Mr. Quesada: Ok, 20.

Mr. Ruiz: And remember it's going to get back to them, you're just sending a message, hey our issue was price, so the first guy that was most expensive at $4,000 I would say is zero.

Mr. Suarez: The reason I gave them 70 is I gave them a zero for price, but I also took off 10 for location because they're pretty far away.

Mr. Quesada: Again, location is not part of the criteria, so it says ability of personnel, proposer's experience, understanding the scope of work, or ability to furnish services required, so I'm just telling you none of those things are affected by location.

Mr. Suarez: Right here it says geographical location of firm.

Mr. Quesada: Ok, I got it, so I need a consensus from the audit selection committee.

Mr. Gonzalez: I say we keep it with Carlos like that.

Mr. Suarez: Yes, so I took off 10 for location, and 20 for pricing, the other one I took off 10 for location and 10 for pricing, that's why I went 70 and then 80 and then on the other one I took off 10 for location because they're all far.

Mr. Toro: And they're all qualified.

Mr. Suarez: That's why I said 70, 80 and 90, because I took off 10 for location and then 10 points off of Grau for price and then 20 off for the other one, so that's how I got 70, 80, 90.

Mr. Quesada: Ok, so let me just recap that because you were going a little bit fast, so for Berger?

Mr. Suarez: So, for Berger, here it goes, I'll go across the top, ability 10, everything else 20 except price is zero. Then for Grau I gave 10 for location, everything else 20, except for price.

Mr. Quesada: Ok, got it.

Mr. Suarez: And the for McIntosh I gave 10 for location and 20 for across the board.

Mr. Quesada: Ok, got it, so 70, 80, 90.

Mr. Suarez: Right.

Mr. Quesada: Ok, I got it. So, everyone in the audit selection committee in agreement?

Mr. Ruiz: Yes.

Mr. Toro: Yes.

Mr. Gonzalez: Yes.

Ms. Angell: Yes.

Mr. Quesada: Ok, so I have that and just for the record, I'll state again Berger with 70 points, and I will mark on the ranking sheet the reasons beings, Grau & Associates at 80 and McIntosh at 90. With that being said I just need a motion to approve those rankings.

> On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, ranking of respondents to RFP ranking Berger, Toombs with 70 points, Grua & Associates with 80 points and R. McIntosh with 90 points as stated on the record by Ben Quesada was approved.

Mr. Quesada: Then I need a motion to adjourn the audit selection committee meeting.

> On MOTION by Mr. Suarez seconded by Mr. Gonzalez with all in favor, the Audit Selection Committee Meeting was adjourned.

Mr. Quesada: And now that we're back in our regular meeting, the Board of Supervisors, I just need them to make a motion selecting the auditing firm based on the audit selection committee meeting, which is to first try to enter into an agreement with McIntosh, and if for any reason that fails then it would be Grau & Associates and lastly, it would be Berger, Toombs, or we can always readvertise. So, the rankings are based on the audit selection committee meeting, which again were 70 for Berger, 80 for Grau and 90 for McIntosh, and McIntosh being the preferred choice, and by say, so moved, you agree to that motion.

> On MOTION by Mr. Ruiz seconded by Mr. Suarez with all in favor, selection of audit firms, selecting R. McIntosh as the #1 audit firm and authorizing staff to enter into an agreement was approved.

FIFTH ORDER OF BUSINESS **Discussion of Procedures of the General Election**

Mr. Quesada: Item No. 5 on your agenda is just putting out there the general election information for this year. So, the election are obviously going to be in November, on November 3rd this year for election day, however, the qualifying period begins on June 8th at 12:00 noon, and it ends on June 12th at 12:00 noon. So, you only have that one week, it's one week in the month of June, June 8th through June 12th, the location is in your agenda on page 106, it's at 2700 NW 87th Avenue, Doral, Florida which is the Miami-Dade Supervisor of Elections. The only criteria for Board members in the CDD is that you are registered voter and you reside in the District. The three seats that are up for election this year are seat #3 which is Carlos Suarez, seat #4 which is Marcos Gonzalez, and seat #5 which is Frank Ruiz. So, those are the three seats, if you have any questions on that you can always reach out to me but, again all the information is on the agenda, you can contact the Supervisor of Elections, and you do need to go with a money order, how much was the money order, do you remember Gabby?

Mr. Fernandez: $25.00, cashier's check or money order.

Mr. Quesada: Yes, so you need to bring a $25.00 cashier's check or money order, and part of the qualifying process which we're going to talk about later in the agenda too, and usually Gabby brings it up is, the Form 1 that you need to fill out, so those of you who are not in seats #3, #4, or #5, Cheryll and Anthony, you still need to fill out a Form 1 by July 1st, but those of you who are interested in running, and whether you're running for your seat again or not, it's just tied into before June 8th through June 12th you need to fill out a Form 1, and if you're not going to run you still need to fill one out before July 1st.

Ms. Angell: What's the date again?

Mr. Quesada: July 1st for the Form 1 is the deadline or else you could be subjected to a penalty, as just as $1,500.

Mr. Ruiz: Where do we get the forms?

Mr. Quesada: Form 1, if you want I'll email it to you again Frank, and actually there's a website, and your already registered but if you forgot your password, you're just going to have to ask someone and tell them you forgot your password.

Mr. Suarez: Ok, so if you could add us on the Form 1.

Mr. Quesada: Ok.

Mr. Gonzalez: And who do we email the money order to?

Ms. Fernandez: No, you go in person at the office of the Supervisor of Elections.

Mr. Gonzalez: Ok.

Ms. Fernandez: So, when you go, you're going to give your $25.00 money order or cashier's check, you're going to fill out your Form 1 ahead of time, so before June 8th and take a hard copy and then there's two forms that you'll find online that you have to fill out and that's the package that you'll take between June 8th to June 12th.

Mr. Ruiz: And it's just walk right in and drop it off.

Ms. Fernandez: Yes, it should be very quick.

Mr. Ruiz: And what time do they open again?

Mr. Quesada: I don't know their exact operating hours, that's a good question, but if you want there's a phone number there and if you want I could reach out to them, and if not, you can give them a call and see what their hours are.

Mr. Ruiz: Ok, so June 8th through the 12th, Form 1, we need to fill out and take the original copy.

Mr. Quesada: Yes, and obviously you would fill out your Form 1 before you go to qualify.

Mr. Fernandez: And he's out of town but there's a way you can qualify earlier, 2 weeks earlier, so just give them a call and let them know you're going to be out of town but, there's a way that by now already you would do it.

Mr. Quesada: And Carlos give them a call also because I do think they make accommodations for special circumstances, but that's up to them, we don't manage that entity so I would encourage you to call them.

Ms. Fernandez: Yes.

Mr. Quesada: Thank you, I just wanted to disclose that.

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Quesada: Moving on to staff reports, Gabby is there anything else you wanted to mention to the Board?

A. Attorney

Ms. Fernandez: Just another friendly reminder, your Form 1 is due July 1st, it's a personal obligation, they can fine you starting after September 1st, after that grace period, they would fine you $25.00 per day up to $1,500 so please do submit it by July 1st. You should be receiving an email soon from the Florida Commission on Ethics with the link, if not Ben's office can send it to you guys, it's the same email you used last year and since you guys already completed the forms online last year, you're simply just recertifying the information so it should take no longer than 5 minutes and on the bottom of that form you're going to check off that you did you 4 hours of ethics training, that's the ethics training that you guys did back in December, and then another friendly reminder that your next ethics training is due this upcoming December, there's a wonderful 4 hour video you have to watch so just keep that on the back burner of your minds, and that's all I have.

Mr. Quesada: Thank you Gabby.

B. Engineer

Mr. Quesada: Nothing really to cover under the engineer.

C. Field/Property Manager - Monthly Report

Mr. Quesada: Mayra, is there anything you want to cover under today's field report?

Ms. Padilla: No, the only thing that I want to mention is the pool rules, just to let you guys know I am getting some requests of residents that want to give their kids access, just to let you guys know. We did do our rules in 2018 so the rules do say that 16 years and older, that they can go by themselves, so I don't know if you guys want to keep this the same, I don't know if you guys want to change it. The only thing I will tell you is that the problem that we're having is that, let's just say a 16 year old goes, and what the rules says is that a 16 year old can go by themselves but, if they bring friends as guests they may not be 16.

Mr. Ruiz: Well, I mean in the end, I don't see a problem with that, the last time that happened with you and me we handled it pretty well quickly.

Mr. Quesada: I understand that but for the record, the reason why that's built into your rules is, if somebody is a minor, legally speaking, liability purposes, and Gabby can piggy back on this one, is they cannot be legally responsible for a minor. I understand that some of you have children at home I get it, where you have a 16 year old living in the house and you feel comfortable with them supervising a 12 year old, 10 year old, or 8 year old, or whatever but, when it comes to a pool there needs to be safeguards in there because when it comes to that, only an adult can be responsible legally speaking for a minor. So, the reason why, in your rules, yes you can be 16, you can unsupervised as early as 16 in the pool, but that 16 year old legally speaking, per your rules, is not legally allowed to have a minor under their supervision, so I just wanted to make that clear for the record because that is something that I think Mayra is trying to elude to in the rules is that it's a little bit vague.

Mr. Suarez: But the only thing to say is we have the cameras there, so if they're doing something that's illegal, vandalizing, that's already an assumption to say, hey, you need to get out, like you're done, that's what we're paying for.

Mr. Ruiz: What about if a minor trips and falls, and their parents aren't there, I get it, I was a kid, and you know what these kids are different.

Mr. Suarez: But, I'm going to give you the devil's advocate, the parents are different, like the same parent, you say, hey your kid has to be 16 years of age, and it's like dealing with an animal, unfortunately, you don't deal with logical people sometimes, and that's my biggest thing is that we put that security system in there, and let it come into play.

Mr. Quesada: Right, and keep in mind it's only monitoring, what you guys are paying for is after hours for trespassing, other than the weekends, you have a security officer that's monitoring the pool when you have increased activity.

Ms. Padilla: Right, and that was honestly my concern is, and Frank to be honest with you, is that the summer is coming.

Mr. Ruiz: And I'm sorry, parents are different, they don't care about the kids.

Ms. Angell: I also think that 18 is a better age to have them go in by themselves because that way they're 18 and that's the legal age, then if they bring in their sister or brother that's 14 then it's acceptable because they're of age, at 16 she goes in and she has a sister that 14 of course Mom says, take the 14 year old with you, really she shouldn't be responsible for her sister, so that's why I say we should raise the age to 18 because then that one is a legal adult, and they can watch younger kids.

Mr. Ruiz: You're right.

Ms. Angell: I mean you have to look at the pros and cons because this is a pool, and if we had a guard full time in there it would be different but, we don't have a guard, we only have it on the weekend and on the holiday. So, you're talking about summertime where the 16 year old can go in and bring a few of their friends in, or younger brother or sister, that's just my opinion, I know we can vote on it but, I think to me 18 is better because they're an adult.

Mr. Gonzalez: And it's weird because I mean you probably ran into it with like asking to scan and all that stuff, they're going to bypass it regardless, I agree with the responsibility, and yes there is a liability in there but, these kids are going to get in regardless or not, and that's what I'm saying is that, you can post it.

Mr. Ruiz: I think 16 is good.

Mr. Gonzalez: Yes, I think 16 is good.

Mr. Ruiz: I'll be honest with you, if I was 18 I'm not going in that pool, I'm going to the beach or something.

Mr. Gonzalez: But that's my other thing too, there's a large influx of kids now and we have to give them a place to hang out.

Mr. Ruiz: I think for the most part kids aren't doing it.

Mr. Gonzalez: Right, we haven't heard anything on the Facebook page of people trashing things.

Mr. Quesada: And the only issue we had and I'm just saying again because if anybody can identify and speak to the parents or let us know we'll reach out with a letter to the HOA is you had somebody a few months ago that was climbing over around the holidays, that was climbing over and damaging all the stucco because they were climbing using the opening or whatever crevices they can find to prop themselves up on top of your monument, flying drones or whatever they were doing causing property damage, and you have people that normally litter where you fountain used to be behind the monument in the front. So, the pool itself, I have to be honest with you, we haven't any issues.

Mr. Gonzalez: And to be honest, I've had more complaints with the adults than the kids, and the security guard lady, Ms. Byrd, she's very respectful but again, it's the adults not following the rules, having beer and drinking it on the side, leaving it there. It seems like the adults need to be watched.

Mr. Suarez: So, I'll make a motion to leave it that way.

Mr. Quesada: All we need is direction for right now unless you're going to make any changes.

Mr. Gonzalez: This is my last thing, I do have an issue, and I don't know if you guys can just call them at least and let them know you're aware but, that's a hazard, that FPL, I mean the phone line that's running across our community, that thing has been there for like 3 weeks now and so that should have been buried already and not trashed because somebody will trip on that.

Mr. Quesada: I know that, and I don't think obviously it's for the traffic light.

Mr. Gonzalez: Right, it's not a live wire but it's just a trip hazard and it's getting to a point where it looks so bad.

Mr. Quesada: And I'm going to be honest with you, we tried this before the traffic light, we go nowhere over a year, and spent I don't know how much money on engineering reports, and sending them, and it was MasTec that did the trenching for light and we go nowhere, we went to their supervisors, we went to the county, and you guys know how that goes when there's big investments being made in planning and zoning and we were incurring our own expenses and getting nowhere with it, where you guys decided as a Board to just go and repair the common areas that were all damaged even though their responsible for restoring lines.

Mr. Gonzalez: And the other thing that I'm upset with is that company is that, you know what you look at the community in front of us, they have no markings of graffiti we have graffiti markings all over our property, and they never cleaned that up, and that looks like crap, we have wires, graffiti.

Mr. Quesada: You're talking about the parking things that they use?

Mr. Gonzalez: Yes, and if you go to any other development you don't see that, like why are we the only ones that have that, it looks terrible.

Mr. Quesada: Mayra, please make a note of that. What I'll do is again, I'll start with the 311 because that's easy to just set up a ticket and have public works which oversees those permits look into that and then from there, ask our engineers if they're aware of any other improvements in the area so maybe we're a little more aware of what's going on.

Mr. Gonzalez: And I promise, this is my last one but, the other thing too is let's makes sure that, and I think it's already in the agenda for the future but, the plants switching has to be done because to leave the Christmas plants there, it looks bad because it looks like crap, the next plants are coming, have a higher chance of survival but, to leave it and extend it, and I understand it was an issue with irrigation but, we have to have that plan, so once those go out, the new ones have to come in because it makes people say, oh look how it's looking disheveled again, so clean it up.

Mr. Quesada: So two things there, number one is I agree with you I think once they're at the end of their lifecycle, as far as replacing them, have them removed, so we don't have the eyesore, that's something we can take care of with the landscaper. You are right to point out that we had some irrigation repairs that were ongoing so we could not swap out annuals while we had no working water in the middle of the drought, and then thirdly, we did not have an approved line item in this budget for annual replacement and that we addressed today with our fiscal year 2027 budget so, you guys are going to be budgeted to at least do 3 change outs a year which I think we can make work.

Mr. Gonzalez: And the last thing, the benches are awesome, like I'm telling you, a lot of people I see them using them, and they're happy, I've seen two families that have handicapped kids, they come, so you see it early in the morning and late in the afternoon people are actually using them, so it was a good investment, so there's little things that make a big difference, and if we can continue doing that then I think the property is going to look really good.

Mr. Quesada: Right, and every time I go there we see people using the bench, and I know you mentioned that there's a couple of therapists that have clients in the community but, even seeing other people there just enjoying the shade and the lake view so I'm glad it's working and it was a good investment.

Mr. Gonzalez: Right, and in the end if we set the standard at least, it kind of like it's nice.

Mr. Quesada: Ok, thank you for that, thank you for your comments on the flowers. Mayra, anything else you want to cover under the field stuff?

Ms. Padilla: No, that's it.

Mr. Quesada: Thank you.

Mr. Gonzalez: Oh, have you guys see just off the record, you haven't seen the coconut people come around?

Mr. Quesada: No, nothing recent and by the way I forgot to mention on your budget, Cheryll did request previously that we have maybe a second pruning, so typically you guys have been doing it pre-hurricane season but, having a second one like an early fall right before the holidays.

Mr. Gonzalez: Yes, that's good.

Mr. Quesada: Just to keep the palms looking good, and you guys have several hundred palms if you count all of them.

Mr. Gonzalez: Right, because even the little ones if you've noticed it looks dirty because it like drops all these little small seeds and then it goes on the driveways and it looks terrible.

Mr. Quesada: Right, and you guys are billed for two, so you're going to have one pre-hurricane and one pre-holiday season and we'll stagger them 6 months apart kind of thing.

D. CDD Manager – Number of Registered Voters in the District - 726

Mr. Quesada: Real quick I just have to state for the record that per your Supervisor of Elections, Elina Garcia, that Hemingway Point Community Development District as described in the attached map has 726 registered voters.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Jumping into financial reports, the check run summary is on page 117, and your unaudited financials are on page 123. If there are no comments, I just need a motion for the Board to accept your financial reports.

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

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: I already have your Supervisor's requests for the Form 1 link email. Are there any other requests at this time from the Board?

Mr. Suarez: I just had a couple of things I wanted to bring up, is it that time yet?

Mr. Quesada: Yes, go ahead.

Mr. Suarez: Ok, and I know we've had this discussion before, but who is in charge of the sidewalks because I can show you on the video, in front of my house where the tree is, there's about a lift that's there, and this lady jogging with her kid hits it, then goes baby to the ground, so I was going to get red spray paint and spray it red because I've seen too many people hit it but, I don't know who is in charge of that, is that a 311?

Mr. Quesada: So again, yes, correct, and just for the record, for anyone listening Miami-Dade County owns all the roads, they are responsible for your stormwater maintenance, which is your drainage system, they're responsible for the roadways, they are responsible by default, anybody who owns a public right-of-way like a road, the way it works is, if it's a public right-of-way, the county is responsible for those sidewalks, and then the portions of the sidewalk that run in front of each individual homeowner's driveway aprons in their individual parcels, technically, and trip hazards is a different story but, like cleaning, cleanliness-wise, the swales and those trees, and it includes the trees as well are responsible. So, the CDD only maintains, the same way, so the pool area, all around the pool, they maintain the trees, they clean the sidewalks, but any trip hazards Miami-Dade County handles that, and the street signs as well.

Mr. Gonzalez: But just to give you a heads up, I think I ran into this awhile back, I think it has to be 6”.

Mr. Quesada: So, again, it’s Miami-Dade County and 311 has made a lot of improvements over the years, any person has any concerns with 311, if they go to their online system, everybody has a smart phone nowadays you can just share your GPS location, you can pin the exact location of whatever the concern is, their public works department automatically receives a copy of your ticket, you get an email so that you can track it with a tracking number but, again, sidewalks, street signs, road concerns, drainage concerns, any of those things, that’s a Miami-Dade County Public Works issue.

Mr. Toro: And the lights are FPL?

Mr. Quesada: The lights are FPL, and one of the most common questions we get because I understand that they collect through Special Non Ad Valorem Assessments like the District does, but it’s not CDD collecting those funds. FPL also has the ability to levy an assessment through a Special Lighting District, so each of those have been paid equally by each homeowner but, it’s not run through the District, it’s run independently and FPL is the appropriate entity. The same thing with FPL, they have an online reporting system, it operates very similarly to the county, if you don’t know the streetlight number which some of them have, you can pin it using your location, and create a ticket.

Mr. Suarez: So another thing that I have is, when we say the trees, so like if you’re a corner house, and the house goes around like Marcos, who’s responsible for those trees on that?

Mr. Quesada: You are, any tree that abuts your private property is yours, now when it comes to the pool like that area.

Mr. Suarez: And there reason I’m saying this is, I go walking with my grandson a lot and there are trees hanging in the side walkway so that’s the owner’s responsibility.

Mr. Quesada: Yes.

Mr. Suarez: Ok, and the last thing I have is if you gone down on our road, and you're coming from the Turnpike, and you're coming down, and right before you get to the stoplight, all that walls, trees, just looks like crap, and I'm just wondering like what do we have to do here. So, if you look at it, like there's broken lights, and I'm just saying if you go there, lights are missing, lights are broken, the stucco is coming off the walls, the trees are partly there, partly not there, partly not there.

Mr. Quesada: And you're talking about the east side or the west side?

Mr. Suarez: If you're coming from Wawa towards the neighborhood, and I'm not even looking at the trash, I'm looking at like the walls, the stucco is coming off, the trees are either gone or messed up, it just looks really bad.

Mr. Quesada: Ok, and I'm making a note of it, we'll re-inspect it.

Mr. Suarez: So if we can look at that, and then we can just deal with it.

Ms. Angell: We just did a big wall cleanup I thought.

Mr. Quesada: Yes, and we just repaired two lights between the wall.

Mr. Suarez: And I'll look at it again when I go back there.

Mr. Quesada: Ok.

Mr. Gonzalez: And one of the things to clean up like the messiness on the floor, they sell it in Home Depot, it's cheap, it's something that Milton can install, and it's just basically a black rubber that goes right under, it can go from there all the way around to each side, and at least the mulch doesn't spill all over the place when it starts raining and stuff like that, because like he says, you'll look and there's like garbage under the trees and there's like little papers and this and that, like wrappers all over the place, and if you have that, and if you want it to look clean, and it looked sharp when we had it right in the beginning but towards the ends it's just out of control, and it seems like it's not being done, she had done the job picking up, but I think we have to do our preventative maintenance and make sure that stuff just gets hidden and it's not seen, and that's it because the trees are blocking, those trees that we planted they're blocking a lot.

Mr. Quesada: I understand, and again, it's one of those were 248th, and just for the record again, is a county right-of-way, it's a very busy street, you have a bus stop out there, so I just need direction from the Board because service-wise the areas that we've already included have been the common areas within the boundaries of the

District. So, I need the expectation to be set by the Board, I understand what Marcos is saying because there is going to be an impact on your budget and that's fine, I just need to hear that from the Board so that we can make adjustments on our side if we need to increase services whether it be through the landscaper with their contributions or the janitorial person who's concentrating mainly on the amenities.

Mr. Gonzalez: I just want to mirror what's around us, and not be like, that's that development and that's the way it looks.

Mr. Quesada: Right, and I'll give you an example, Artesa and Corsica have a porter that works a set amount of hours whether it be 12, 20 or 40 hours a week, going around in a golf cart continuously, and obviously they have 800 units across the street, so there's more people contributing to those services, but again, I just need some direction from the Board when we have these discussions because 300 units is a different budget, and we have to be creative on how we approach it.

Mr. Gonzalez: And just to have rubber in the bottom that can go right under where it's needed, so it's just blocks it and it's a cheap fix so just to cover it.

Mr. Quesada: Ok, mulch guard, I got it.

Mr. Gonzalez: Right, like the little mulch guard.

Mr. Quesada: Ok.

Mr. Suarez: That's all I got.

Mr. Quesada: Ok, so we'll take a look at the east side of the wall particularly but, we'll look at the whole perimeter wall, if there's any touchups or anything that needs to get done, we'll make sure it gets addressed. We did right before the holidays last year did some touchups. Yes.

Mr. Angell: I just wanted to bring up something for our guard, and for our cleaning lady, I wanted to know, and I don't know if it will be this meeting or whenever but, I would like to give them a gift at Christmas, a money gift at Christmas both of them because they have been hard workers and we haven't given them anything through the years that they've been working for us, so I don't know if it's this meeting that we discuss it or next time but, I would just like them to receive something, and I'm not talking about a large amount of money, just something to show that we appreciate them.

Mr. Gonzalez: I have a question for you, are they getting raises every year?

Mr. Quesada: No, they haven't touched their contract since they started.

Ms. Angell: No.

Mr. Gonzalez: Maybe it's something that we, I mean if it doesn't go crazy, to be like, hey we care because in the end people, that's how they look at it, well I got a raise, so I'm saying we could do the gift and that but, that's one thing that people forget, yes we're trying to save money, I understand all that stuff, but these are people working in our community, and I think it's fair that at some point they need to get their raises too because that's how we show our appreciation. Hey you're getting paid, and it's not going to be much but, at least it's something for them to look forward to.

Ms. Padilla: Yes, and so when we spoke to the accountant Marcos, just to let you know what she told us was, what other Districts do and obviously you guys can do whatever you guys want, and I'll give you an example, like Waterstone, we have employees that have been with us 16 years, and they give them something, and they take that into account obviously, they take the years of service that they've been there, and they give them an amount, and then they have it set up where every December they give them that amount, so it was something that Cheryll and I discussed but, at that time it was only like hey, it does have to be approved by the Board, it does have to be agreed by you guys a certain amount, and then when we're going to give it.

Mr. Gonzalez: Ok, and I'm on board with that.

Mr. Quesada: And by the way, the way that would work is, she's already employed by First Choice, or our security provider, they would pay her those funds and invoice us and we would pay the cost because we have an agreement with them, so we would pay the contractor but, we would in the request make sure that all those funds go directly to the employee not the company.

Ms. Padilla: No, there's a way where the District can pay that person.

Mr. Quesada: Ok, so there's more than one way to do it.

Mr. Gonzalez: Ok, and the thing is, in the end she does a good job, and it's hard to find good people to do the work, so my point is when you have a good person, like she's very attentive, attention to detail, I'd rather pay more for that than to pay for somebody that doesn't care, and doesn't want to be there, so at least she gets that.

Mr. Quesada: Ok, so is there an amount that any of you have in mind right now or do you want to revisit it?

Ms. Angell: No, we can revisit it because we have time, I just wanted to bring it up for everybody to think about giving both of them something at the holiday, I thought it would be nice since we've never done it and they're both good workers.

Mr. Quesada: Ok, and if you guys want to time it around the holidays, our fiscal year starts October 1st, so we can make sure that happens, assuming you guys have your assessments set at a level that you feel comfortable with we can make sure to make a motion in August or November to address that.

Ms. Angell: Thank you.

Mr. Gonzalez: Ok, no problem.

Mr. Quesada: Hearing no other comments, is there anybody from the general public that would wish to comment at this time under audience comments? Just for the record again, we do have members in the audience with us virtually, so I was just making sure nobody wished to be recognized.

NINTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Hearing no other comments, I just need a motion to adjourn the meeting.

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

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Secretary /Assistant Secretary Chairman / Vice Chairman

Hemingway Point

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Hemingway Point

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 253,746	$ 254,926	$ -	$ 254,926	$ 342,456
Interest income	-	2,508	500	3,008	3,000
Carry Forward Surplus	48,794	-	-	-	-
TOTAL REVENUES	**$ 302,539**	**$ 257,434**	**$ 500**	**$ 257,934**	**$ 345,456**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 8,000	$ 3,000	$ 3,000	$ 6,000	$ 8,000
FICA Taxes	612	230	230	459	612
Engineering	2,500	449	417	865	4,500
Attorney	11,000	7,418	1,833	9,251	13,000
Annual Audit	5,200	5,200	-	5,200	5,400
Assessment Administration	1,156	1,156	-	1,156	1,237
Dissemination Agent	2,889	2,408	482	2,889	3,091
Trustee Fees	8,000	8,000	-	8,000	8,000
Management Fees	45,420	37,850	7,570	45,420	48,599
Information Technology	578	482	96	578	618
Website Maintenance	1,225	1,021	204	1,225	1,311
Telephone	50	-	-	-	-
Postage & Delivery	1,250	676	208	884	1,250
Insurance General Liability	9,079	8,084	-	8,084	8,893
Printing & Binding	500	97	111	208	500
Legal Advertising	1,500	3,400	400	3,800	2,000
Other Current Charges	500	424	275	699	550
Office Supplies	150	26	75	101	150
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating	-	-	-	-	15,000
TOTAL ADMINISTRATIVE	**$ 99,784**	**$ 80,094**	**$ 14,901**	**$ 94,995**	**$ 122,887**
Operations & Maintenance					
Field Expenditures					
Field Management	$ 14,700	$ 12,250	$ 2,042	$ 14,292	$ 15,729
Security Patrol/Monitoring	27,000	28,845	3,807	32,652	27,000
Security System Hardware	2,500	-	1,250	1,250	2,500
Phone/Internet	2,500	-	400	400	2,500
Electric	7,500	5,590	2,100	7,690	9,000
Water	6,500	18,954	2,402	21,355	6,500
Solid Waste	-	1,442	-	1,442	2,000
Property Insurance	7,290	6,919	-	6,919	6,573
Repairs & Maintenance	20,000	14,985	2,298	17,283	20,000
Landscape Maintenance	25,000	18,917	3,306	22,223	26,000
Tree Trimming	7,500	-	2,000	2,000	10,000
Plant Replacement	-	4,686	-	4,686	8,000
Janitorial Service & Supplies	6,500	5,741	1,914	7,654	8,000
Pool Maintenance & Repairs	30,000	10,646	1,774	12,421	30,000
Operating Supplies	4,500	-	1,000	1,000	4,500
Pressure Washing/Painting	8,000	-	1,000	1,000	8,000
Landscape Lighting & Replacement	5,000	-	-	-	-
Holiday Lighting	-	5,083	-	5,083	8,000
Pest Control	660	150	110	260	660
Dues/Licenses	250	500	-	500	250
Contingencies/Reserve	27,356	1,570	1,259	2,829	27,357
TOTAL FIELD EXPENDITURES	**$ 202,755**	**$ 136,278**	**$ 26,661**	**$ 162,939**	**$ 222,569**
TOTAL EXPENDITURES	**$ 302,539**	**$ 216,372**	**$ 41,562**	**$ 257,934**	**$ 345,456**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 41,062**	**$ (41,062)**	**$ -**	**$ -**

Hemingway Point

Community Development District

Budget Narrative

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.

Interest Income
The District earns interest on the monthly average collected balance for each of their investment accounts.

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 Computershare Corporate Trust. This represents the trustee annual fee for Bond Series 2013 and 2014.

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.

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

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

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

Hemingway Point

Community Development District

Budget Narrative

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 FloridaCommerce for $175.

1st Quarter Operating
Represents expenses in the first 2 months prior to assessments being collected.

Expenditures – Field

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

Security Patrol/Monitoring
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 System 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 252nd Terrace – Clubhouse
Acct 16670-96067	11880 SW 248th Street – Guard House

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

Acct 2198944399	11850 SW 252nd Terrace – Clubhouse

Solid Waste
The District has the following account with **Miami-Dade Solid Waste Department:**

Acct 20091066	11850 SW 252nd 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 **Nicoya Landscaping, Inc.**

Plant Replacement
The cost associated with any replacement of landscaping during the year.

Janitorial Service & Supplies
The District will enter into an agreement for the cleaning of the Clubhouse.

Pool Maintenance & Repairs
The District has an agreement with **Florida's Bright & Blue Pools** for the maintenance and repairs of the pool. The current contract is $546.00 per month which includes complete pool services with chemical, 3 visits per week.

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

Expenditures – Field (continued)

Pressure Washing/Painting
District contracts companies for Pressure washing of sidewalks and walkways.

Holiday Lighting
Estimated cost for holiday lights and decorations including installation before and removal after the holidays as per the agreement signed by the District.

Pest Control
This cost if for an annual bait pretreatment.

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

Contingencies/Reserve
Represents any unforeseen expenditures.

Hemingway Point

Community Development District

Approved Proposed Budget

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

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 165,900	$ 166,169	$ -	$ 166,169	$ 165,900
Interest Earnings	4,000	9,435	800	10,235	4,000
Carry Forward Surplus [(1)]	209,101	210,362	-	210,362	227,191
TOTAL REVENUES	**$ 379,001**	**$ 385,966**	**$ 800**	**$ 386,766**	**$ 397,091**
EXPENDITURES:					
Interest 11/1	$ 55,569	$ 55,569	$ -	$ 55,569	$ 54,006
Principal 11/1	50,000	50,000	-	50,000	55,000
Interest 5/1	54,006	54,006	-	54,006	52,288
TOTAL EXPENDITURES	**$ 159,575**	**$ 159,575**	**$ -**	**$ 159,575**	**$ 161,294**
EXCESS REVENUES (EXPENDITURES)	**$ 219,426**	**$ 226,391**	**$ 800**	**$ 227,191**	**$ 235,797**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$52,288
Principal Due 11/1/27	$60,000
	$112,288

Hemingway Point

Community Development District

AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	1,685,000	6.250%	50,000	55,569	161,138
05/01/26	1,635,000	6.250%	-	54,006	
11/01/26	1,635,000	6.250%	55,000	54,006	163,013
05/01/27	1,580,000	6.250%	-	52,288	
11/01/27	1,580,000	6.250%	60,000	52,288	164,575
05/01/28	1,520,000	6.250%	-	50,413	
11/01/28	1,520,000	6.250%	65,000	50,413	165,825
05/01/29	1,455,000	6.250%	-	48,381	
11/01/29	1,455,000	6.250%	65,000	48,381	161,763
05/01/30	1,390,000	6.250%	-	46,350	
11/01/30	1,390,000	6.250%	70,000	46,350	162,700
05/01/31	1,320,000	6.250%	-	44,163	
11/01/31	1,320,000	6.250%	75,000	44,163	163,325
05/01/32	1,245,000	6.250%	-	41,819	
11/01/32	1,245,000	6.250%	80,000	41,819	163,638
05/01/33	1,165,000	6.750%	-	39,319	
11/01/33	1,165,000	6.750%	85,000	39,319	163,638
05/01/34	1,080,000	6.750%	-	36,450	
11/01/34	1,080,000	6.750%	90,000	36,450	162,900
05/01/35	990,000	6.750%	-	33,413	
11/01/35	990,000	6.750%	95,000	33,413	161,825
05/01/36	895,000	6.750%	-	30,206	
11/01/36	895,000	6.750%	105,000	30,206	165,413
05/01/37	790,000	6.750%	-	26,663	
11/01/37	790,000	6.750%	110,000	26,663	163,325
05/01/38	680,000	6.750%	-	22,950	
11/01/38	680,000	6.750%	120,000	22,950	165,900
05/01/39	560,000	6.750%	-	18,900	
11/01/39	560,000	6.750%	125,000	18,900	162,800
05/01/40	435,000	6.750%	-	14,681	
11/01/40	435,000	6.750%	135,000	14,681	164,363
05/01/41	300,000	6.750%	-	10,125	
11/01/41	300,000	6.750%	145,000	10,125	165,250
05/01/42	155,000	6.750%	-	5,231	
11/01/42	155,000	6.750%	155,000	5,231	165,463
Total			**$ 1,635,000**	**$ 1,096,706**	**$ 2,785,713**

Hemingway Point

Community Development District

Approved Proposed Budget

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

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 170,480	$ 170,987	$ -	$ 170,987	$ 170,480
Interest Earnings	4,000	8,603	800	9,403	4,000
Carry Forward Surplus (1)	184,335	185,540	-	185,540	199,580
TOTAL REVENUES	**$ 358,815**	**$ 365,130**	**$ 800**	**$ 365,930**	**$ 374,060**
EXPENDITURES:					
Interest 11/1	$ 53,925	$ 53,925	$ -	$ 53,925	$ 52,425
Principal 11/1	60,000	60,000	-	60,000	65,000
Interest 5/1	52,425	52,425	-	52,425	50,800
TOTAL EXPENDITURES	**$ 166,350**	**$ 166,350**	**$ -**	**$ 166,350**	**$ 168,225**
EXCESS REVENUES (EXPENDITURES)	**$ 192,465**	**$ 198,780**	**$ 800**	**$ 199,580**	**$ 205,835**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$50,800
Principal Due 11/1/27	$65,000
	$115,800

Hemingway Point

Community Development District

AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	$ 2,085,000	4.625%	$ 55,000	$ 55,197	$ 110,197
05/01/25	2,030,000	5.000%	-	53,925	
11/01/25	2,030,000	5.000%	60,000	53,925	167,850.00
05/01/26	1,970,000	5.000%	-	52,425	
11/01/26	1,970,000	5.000%	65,000	52,425	169,850.00
05/01/27	1,905,000	5.000%	-	50,800	
11/01/27	1,905,000	5.000%	65,000	50,800	166,600.00
05/01/28	1,840,000	5.000%	-	49,175	
11/01/28	1,840,000	5.000%	70,000	49,175	168,350.00
05/01/29	1,770,000	5.000%	-	47,425	
11/01/29	1,770,000	5.000%	75,000	47,425	169,850.00
05/01/30	1,695,000	5.000%	-	45,550	
11/01/30	1,695,000	5.000%	75,000	45,550	166,100.00
05/01/31	1,620,000	5.000%	-	43,675	
11/01/31	1,620,000	5.000%	80,000	43,675	167,350.00
05/01/32	1,540,000	5.000%	-	41,675	
11/01/32	1,540,000	5.000%	85,000	41,675	168,350.00
05/01/33	1,455,000	5.000%	-	39,550	
11/01/33	1,455,000	5.000%	90,000	39,550	169,100.00
05/01/34	1,365,000	5.000%	-	37,300	
11/01/34	1,365,000	5.000%	95,000	37,300	169,600.00
05/01/35	1,270,000	5.500%	-	34,925	
11/01/35	1,270,000	5.500%	100,000	34,925	169,850.00
05/01/36	1,170,000	5.500%	-	32,175	
11/01/36	1,170,000	5.500%	105,000	32,175	169,350.00
05/01/37	1,065,000	5.500%	-	29,288	
11/01/37	1,065,000	5.500%	110,000	29,288	168,575.00
05/01/38	955,000	5.500%	-	26,263	
11/01/38	955,000	5.500%	115,000	26,263	167,525.00
05/01/39	840,000	5.500%	-	23,100	
11/01/39	840,000	5.500%	120,000	23,100	166,200.00
05/01/40	720,000	5.500%	-	19,800	
11/01/40	720,000	5.500%	130,000	19,800	169,600.00
05/01/41	590,000	5.500%	-	16,225	
11/01/41	590,000	5.500%	135,000	16,225	167,450.00
05/01/42	455,000	5.500%	-	12,513	
11/01/42	455,000	5.500%	145,000	12,513	170,025.00
05/01/43	310,000	5.500%	-	8,525	
11/01/43	310,000	5.500%	150,000	8,525	167,050.00
05/01/44	160,000	5.500%		4,400	
11/01/44	160,000	5.500%	160,000	4,400	168,800.00
Total			**$ 1,970,000**	**$ 1,177,150**	**$ 3,199,575**

Hemingway Point
Community Development District
Non-Ad Valorem Assessments Comparison
2026 - 2027

Neighborhood	O&M Units	Bonds 2013 Units	Bonds 2014 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit		
				FY 2027	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**FY 2027**	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**
							Series 2013		**Series 2014**					
Single Family-Phase I	167	167	0	**$1,122.99**	$832.09	**$290.90**	**$1,045.70**	$1,045.70	**$0.00**	$0.00	**$0.00**	**$2,168.69**	$1,877.79	**$290.90**
Single Family-Phase II	154	0	154	**$1,122.99**	$832.09	**$290.90**	**$0.00**	$0.00	**$1,165.28**	$1,165.28	**$0.00**	**$2,288.27**	$1,997.37	**$290.90**
Total	321	167	154											

RESOLUTION 2026-02
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Hemingway Point Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") 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 Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the 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.

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

SECTION 1. RECITALS

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

SECTION 2. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and 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.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hemingway Point Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF August, 2026.

ATTEST:

HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hemingway Point Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Miami-Dade County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the "Assessments") on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Hemingway Point Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

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

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 19th day of August 2026.

ATTEST:

HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:_______________________________
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

FOLIO	O&M	Count
30-6925-016-0010	$1,122.99	1
30-6925-016-0020	$1,122.99	1
30-6925-016-0030	$1,122.99	1
30-6925-016-0040	$1,122.99	1
30-6925-016-0050	$1,122.99	1
30-6925-016-0060	$1,122.99	1
30-6925-016-0070	$1,122.99	1
30-6925-016-0080	$1,122.99	1
30-6925-016-0090	$1,122.99	1
30-6925-016-0100	$1,122.99	1
30-6925-016-0110	$1,122.99	1
30-6925-016-0120	$1,122.99	1
30-6925-016-0130	$1,122.99	1
30-6925-016-0140	$1,122.99	1
30-6925-016-0150	$1,122.99	1
30-6925-016-0160	$1,122.99	1
30-6925-016-0170	$1,122.99	1
30-6925-016-0180	$1,122.99	1
30-6925-016-0190	$1,122.99	1
30-6925-016-0200	$1,122.99	1
30-6925-016-0210	$1,122.99	1
30-6925-016-0220	$1,122.99	1
30-6925-016-0230	$1,122.99	1
30-6925-016-0240	$1,122.99	1
30-6925-016-0250	$1,122.99	1
30-6925-016-0260	$1,122.99	1
30-6925-016-0270	$1,122.99	1
30-6925-016-0280	$1,122.99	1
30-6925-016-0290	$1,122.99	1
30-6925-016-0300	$1,122.99	1
30-6925-016-0310	$1,122.99	1
30-6925-016-0320	$1,122.99	1
30-6925-016-0330	$1,122.99	1
30-6925-016-0340	$1,122.99	1
30-6925-016-0350	$1,122.99	1
30-6925-016-0360	$1,122.99	1
30-6925-016-0370	$1,122.99	1
30-6925-016-0380	$1,122.99	1
30-6925-016-0390	$1,122.99	1
30-6925-016-0400	$1,122.99	1
30-6925-016-0410	$1,122.99	1
30-6925-016-0420	$1,122.99	1
30-6925-016-0430	$1,122.99	1
30-6925-016-0440	$1,122.99	1
30-6925-016-0450	$1,122.99	1
30-6925-016-0460	$1,122.99	1

FOLIO	O&M	Count
30-6925-016-1610	$1,122.99	1
30-6925-016-1620	$1,122.99	1
30-6925-016-1630	$1,122.99	1
30-6925-016-1640	$1,122.99	1
30-6925-016-1650	$1,122.99	1
30-6925-016-1660	$1,122.99	1
30-6925-016-1670	$1,122.99	1
30-6925-016-1680	$1,122.99	1
30-6925-016-1690	$1,122.99	1
30-6925-016-1700	$1,122.99	1
30-6925-016-1710	$1,122.99	1
30-6925-016-1720	$1,122.99	1
30-6925-016-1730	$1,122.99	1
30-6925-016-1740	$1,122.99	1
30-6925-016-1750	$1,122.99	1
30-6925-016-1760	$1,122.99	1
30-6925-016-1770	$1,122.99	1
30-6925-016-1780	$1,122.99	1
30-6925-016-1790	$1,122.99	1
30-6925-016-1800	$1,122.99	1
30-6925-016-1810	$1,122.99	1
30-6925-016-1820	$1,122.99	1
30-6925-016-1830	$1,122.99	1
30-6925-016-1840	$1,122.99	1
30-6925-016-1850	$1,122.99	1
30-6925-016-1860	$1,122.99	1
30-6925-016-1870	$1,122.99	1
30-6925-016-1880	$1,122.99	1
30-6925-016-1890	$1,122.99	1
30-6925-016-1900	$1,122.99	1
30-6925-016-1910	$1,122.99	1
30-6925-016-1920	$1,122.99	1
30-6925-016-1930	$1,122.99	1
30-6925-016-1940	$1,122.99	1
30-6925-016-1950	$1,122.99	1
30-6925-016-1960	$1,122.99	1
30-6925-016-1970	$1,122.99	1
30-6925-016-1980	$1,122.99	1
30-6925-016-1990	$1,122.99	1
30-6925-016-2000	$1,122.99	1
30-6925-016-2010	$1,122.99	1
30-6925-016-2020	$1,122.99	1
30-6925-016-2030	$1,122.99	1
30-6925-016-2040	$1,122.99	1
30-6925-016-2050	$1,122.99	1
30-6925-016-2060	$1,122.99	1

30-6925-016-0090	$1,122.99	1	30-6925-016-1690	$1,122.99	1
30-6925-016-0470	$1,122.99	1	30-6925-016-2070	$1,122.99	1
30-6925-016-0480	$1,122.99	1	30-6925-016-2080	$1,122.99	1
30-6925-016-0490	$1,122.99	1	30-6925-016-2090	$1,122.99	1
30-6925-016-0500	$1,122.99	1	30-6925-016-2100	$1,122.99	1
30-6925-016-0510	$1,122.99	1	30-6925-016-2110	$1,122.99	1
30-6925-016-0520	$1,122.99	1	30-6925-016-2120	$1,122.99	1
30-6925-016-0530	$1,122.99	1	30-6925-016-2130	$1,122.99	1
30-6925-016-0540	$1,122.99	1	30-6925-016-2140	$1,122.99	1
30-6925-016-0550	$1,122.99	1	30-6925-016-2150	$1,122.99	1
30-6925-016-0560	$1,122.99	1	30-6925-016-2160	$1,122.99	1
30-6925-016-0570	$1,122.99	1	30-6925-016-2170	$1,122.99	1
30-6925-016-0580	$1,122.99	1	30-6925-016-2180	$1,122.99	1
30-6925-016-0590	$1,122.99	1	30-6925-016-2190	$1,122.99	1
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30-6925-016-0610	$1,122.99	1	30-6925-016-2210	$1,122.99	1
30-6925-016-0620	$1,122.99	1	30-6925-016-2220	$1,122.99	1
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30-6925-016-0660	$1,122.99	1	30-6925-016-2260	$1,122.99	1
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30-6925-016-0680	$1,122.99	1	30-6925-016-2280	$1,122.99	1
30-6925-016-0690	$1,122.99	1	30-6925-016-2290	$1,122.99	1
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30-6925-016-0720	$1,122.99	1	30-6925-016-2320	$1,122.99	1
30-6925-016-0730	$1,122.99	1	30-6925-016-2330	$1,122.99	1
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30-6925-016-0770	$1,122.99	1	30-6925-016-2370	$1,122.99	1
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30-6925-016-0860	$1,122.99	1	30-6925-016-2460	$1,122.99	1
30-6925-016-0870	$1,122.99	1	30-6925-016-2470	$1,122.99	1
30-6925-016-0880	$1,122.99	1	30-6925-016-2480	$1,122.99	1
30-6925-016-0890	$1,122.99	1	30-6925-016-2490	$1,122.99	1
30-6925-016-0900	$1,122.99	1	30-6925-016-2500	$1,122.99	1
30-6925-016-0910	$1,122.99	1	30-6925-016-2510	$1,122.99	1
30-6925-016-0920	$1,122.99	1	30-6925-016-2520	$1,122.99	1

30-6925-016-0090	$1,122.99	1
30-6925-016-0930	$1,122.99	1
30-6925-016-0940	$1,122.99	1
30-6925-016-0950	$1,122.99	1
30-6925-016-0960	$1,122.99	1
30-6925-016-0970	$1,122.99	1
30-6925-016-0980	$1,122.99	1
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30-6925-016-1140	$1,122.99	1
30-6925-016-1150	$1,122.99	1
30-6925-016-1160	$1,122.99	1
30-6925-016-1170	$1,122.99	1
30-6925-016-1180	$1,122.99	1
30-6925-016-1190	$1,122.99	1
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30-6925-016-1240	$1,122.99	1
30-6925-016-1250	$1,122.99	1
30-6925-016-1260	$1,122.99	1
30-6925-016-1270	$1,122.99	1
30-6925-016-1280	$1,122.99	1
30-6925-016-1290	$1,122.99	1
30-6925-016-1300	$1,122.99	1
30-6925-016-1310	$1,122.99	1
30-6925-016-1320	$1,122.99	1
30-6925-016-1330	$1,122.99	1
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30-6925-016-1350	$1,122.99	1
30-6925-016-1360	$1,122.99	1
30-6925-016-1370	$1,122.99	1
30-6925-016-1380	$1,122.99	1

30-6925-016-1690	$1,122.99	1
30-6925-016-2530	$1,122.99	1
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30-6925-016-2560	$1,122.99	1
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30-6925-016-2650	$1,122.99	1
30-6925-016-2660	$1,122.99	1
30-6925-016-2670	$1,122.99	1
30-6925-016-2680	$1,122.99	1
30-6925-016-2690	$1,122.99	1
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30-6925-016-2750	$1,122.99	1
30-6925-016-2760	$1,122.99	1
30-6925-016-2770	$1,122.99	1
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30-6925-016-2870	$1,122.99	1
30-6925-016-2880	$1,122.99	1
30-6925-016-2890	$1,122.99	1
30-6925-016-2900	$1,122.99	1
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30-6925-016-2920	$1,122.99	1
30-6925-016-2930	$1,122.99	1
30-6925-016-2940	$1,122.99	1
30-6925-016-2950	$1,122.99	1
30-6925-016-2960	$1,122.99	1
30-6925-016-2970	$1,122.99	1
30-6925-016-2980	$1,122.99	1

30-6925-016-0090	$1,122.99	1
30-6925-016-1390	$1,122.99	1
30-6925-016-1400	$1,122.99	1
30-6925-016-1410	$1,122.99	1
30-6925-016-1420	$1,122.99	1
30-6925-016-1430	$1,122.99	1
30-6925-016-1440	$1,122.99	1
30-6925-016-1450	$1,122.99	1
30-6925-016-1460	$1,122.99	1
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30-6925-016-1480	$1,122.99	1
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30-6925-016-1550	$1,122.99	1
30-6925-016-1560	$1,122.99	1
30-6925-016-1570	$1,122.99	1
30-6925-016-1580	$1,122.99	1
30-6925-016-1590	$1,122.99	1
30-6925-016-1600	$1,122.99	1

30-6925-016-1690	$1,122.99	1
30-6925-016-2990	$1,122.99	1
30-6925-016-3000	$1,122.99	1
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30-6925-016-3090	$1,122.99	1
30-6925-016-3100	$1,122.99	1
30-6925-016-3110	$1,122.99	1
30-6925-016-3120	$1,122.99	1
30-6925-016-3130	$1,122.99	1
30-6925-016-3140	$1,122.99	1
30-6925-016-3150	$1,122.99	1
30-6925-016-3160	$1,122.99	1
30-6925-016-3170	$1,122.99	1
30-6925-016-3180	$1,122.99	1
30-6925-016-3190	$1,122.99	1
30-6925-016-3200	$1,122.99	1
30-6925-016-3210	$1,122.99	1
TOTAL	$360,479.79	321

INTOSH CPA
INTEGRITY•INSIGHT•ASSURANCE

June 5, 2026

To Board of Supervisors
Hemingway Point Community Development District
c/o Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Florida 33351

We are pleased to confirm our understanding of the services we are to provide for Hemingway Point Community Development District ("District") for the fiscal year ended September 30, 2026 with an option to renew for ten additional one-year terms.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, including the disclosures, which collectively comprise the basic financial statements, of the District as of and for the fiscal year ended September 30, 2026 with an option to renew for ten additional one year terms. Accounting standards generally accepted in the United States of America (GAAP) 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 (GAAS). 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 appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

2) Budgetary Comparison Schedule

The objective of our audit is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Examination Objective

The objective of our examination is to express 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 such tests of the District's records and other procedures as we consider necessary to provide a reasonable basis for our opinion.

Upon completion of our examination, we will issue a written report on the District's compliance. The report will include a statement indicating that it 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 any other parties.

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and will include tests of accounting records, and other procedures we consider necessary to enable us to express an opinion. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable 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 waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or 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 an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS 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 or on major programs. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts. We will also request written representations from your attorneys as part of the engagement and they may bill you for responding to this inquiry.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. 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. Accordingly, we will express no such opinion. 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 provisions of applicable laws, regulations, contracts, and agreements. However, the objective of those procedures 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*.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; and (3) 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 accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations, and the provisions of contracts and grant agreements.

You are also responsible for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). 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, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (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. At the conclusion of our audit, we will require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management 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 of each opinion unit 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. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements 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 Scope and 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 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 publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance 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 statements and related notes 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.

You agree to assume all management responsibilities for 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. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

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

We will provide copies of our reports to the District however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of McIntosh CPA 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 McIntosh CPA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. Various documents reviewed or produced during the conduct of the audit may be subject to Florida public records laws. The District agrees to notify McIntosh CPA of requests involving audit documentation.

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, pass-through entity, 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 fee for these services will not exceed $3,000 for the fiscal year ended September 30, 2026. The fee for fiscal years 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, and 2036 will not exceed $3,100, $3,200, $3,300, $3,400, $3,500, $3,600, $3,700, $3,800, $3,900, and $4,000 respectively, unless a change in activity occurs resulting in additional audit work. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. 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(s). 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 fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

This agreement may be renewed on an annual basis, provided both parties mutually agree to all terms and fees. The annual renewal fee will be determined separately.

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

Reporting

We will issue written reports upon completion of our Audit and examination. Our reports will be addressed to the Board of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are 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 opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) 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 entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. 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 attached copy and return it to us.

Very truly yours,

McIntoshCPA

McIntosh CPA

RESPONSE:

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

Signature: ______________________________

Title: ______________________________

Date: ______________________________

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 16, 2026

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

Re: Hemingway Point Community Development District
Yearly District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21 of the Trust Indenture as it relates to
The Special Assessment Bonds Series 2014.

Via email only: BQuesada@gmssf.com

Dear Mr. Quesada,

This statement is being made pursuant to Section 9.21 of the Master Trust Indenture between Hemingway Point Community Development District (the "District" or "CDD") and Wells Fargo Bank, National Association as Trustee dated March 1, 2013, as it relates to the Special Assessment Bonds, Series 2014. With this statement we are setting forth (i) our findings as to whether such portions of the 2014 Project owned by the District have been maintained in good repair, working order and condition, (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2014 Project during the ensuing Fiscal Year 2027, and an estimate of the amount of money necessary for such purpose, and (iii) to review the insurance carried by the District and amounts set aside for the purpose of paying the premiums.

(i) As of the date of this statement, the land tracts shown in Exhibit 2 attached to this statement, have been conveyed to the CDD, together with the completed fixtures within the tracts, i.e., the clubhouse and ancillary facilities, the tracts' drainage systems, landscaping, and irrigation. Other improvements financed by the District within the public road right of ways, e.g., the roads, sidewalks, storm drainage, water, and sewer systems, have been conveyed to the County. Operations and maintenance responsibilities for the road medians landscaping, irrigation, entry feature and street lighting electricity remain with the CDD.

Based on review of District documents and periodic visits and inspections, the infrastructure for which the CDD is responsible, has been maintained in good repair, working order and condition.

(ii) We find that for Fiscal Year 2027, the District's proposed amounts for field operations, are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible.

(iii) The District carries general liability, property, hired non-owned auto, employment practices liability, and public officials liability and deadly weapon protection insurance under Agreement No. 100125159 with Florida Insurance Alliance, and has budgeted sufficient funds for the policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

Juan R Alvarez

Digitally signed by Juan R Alvarez
Date: 2026.06.16 12:06:22 -04'00'

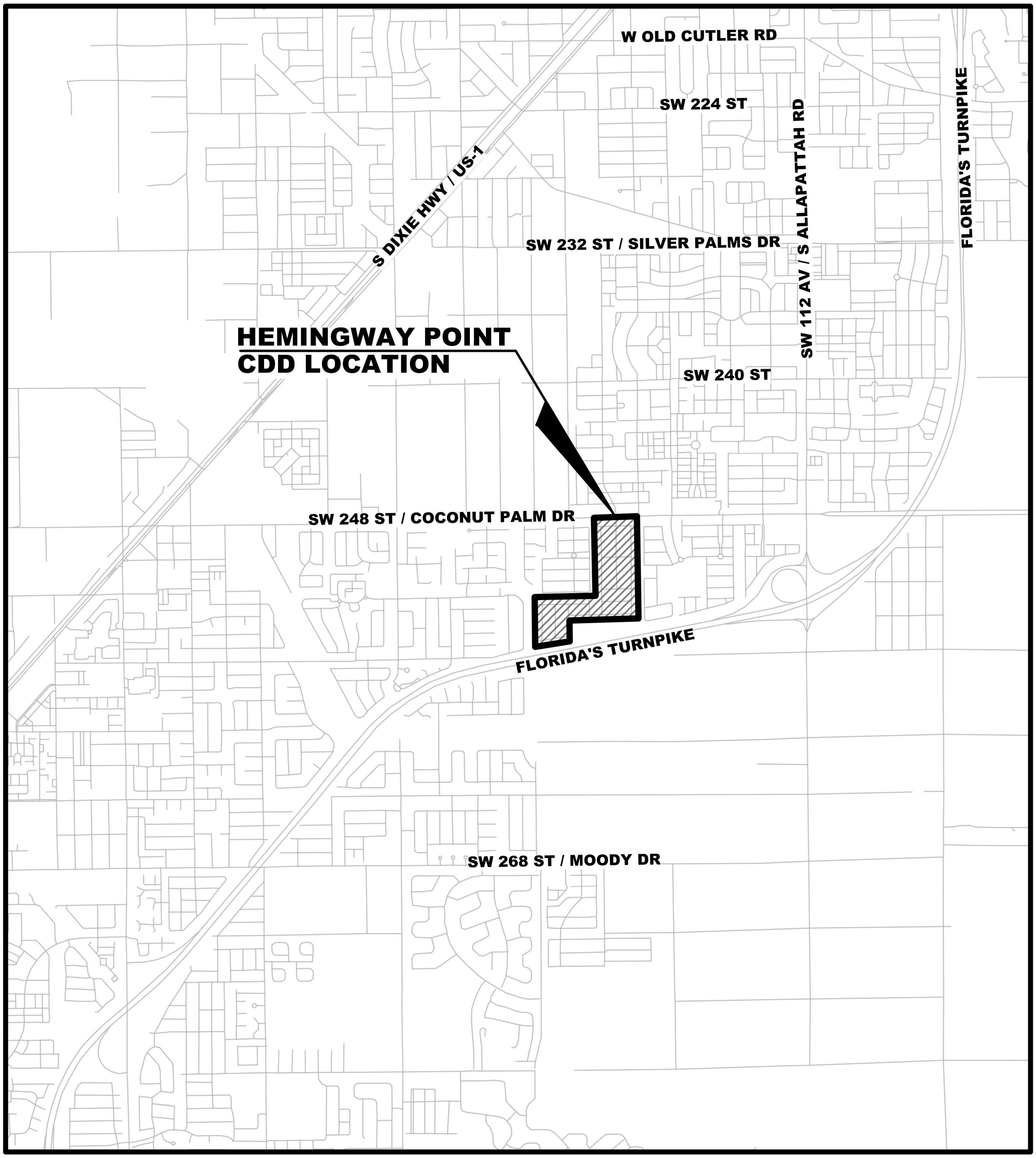
Juan R. Alvarez, PE
District Engineer
Date: June 16, 2026

JUAN RAFAEL ALVAREZ
LICENSE
No 38522
★ ★ ★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

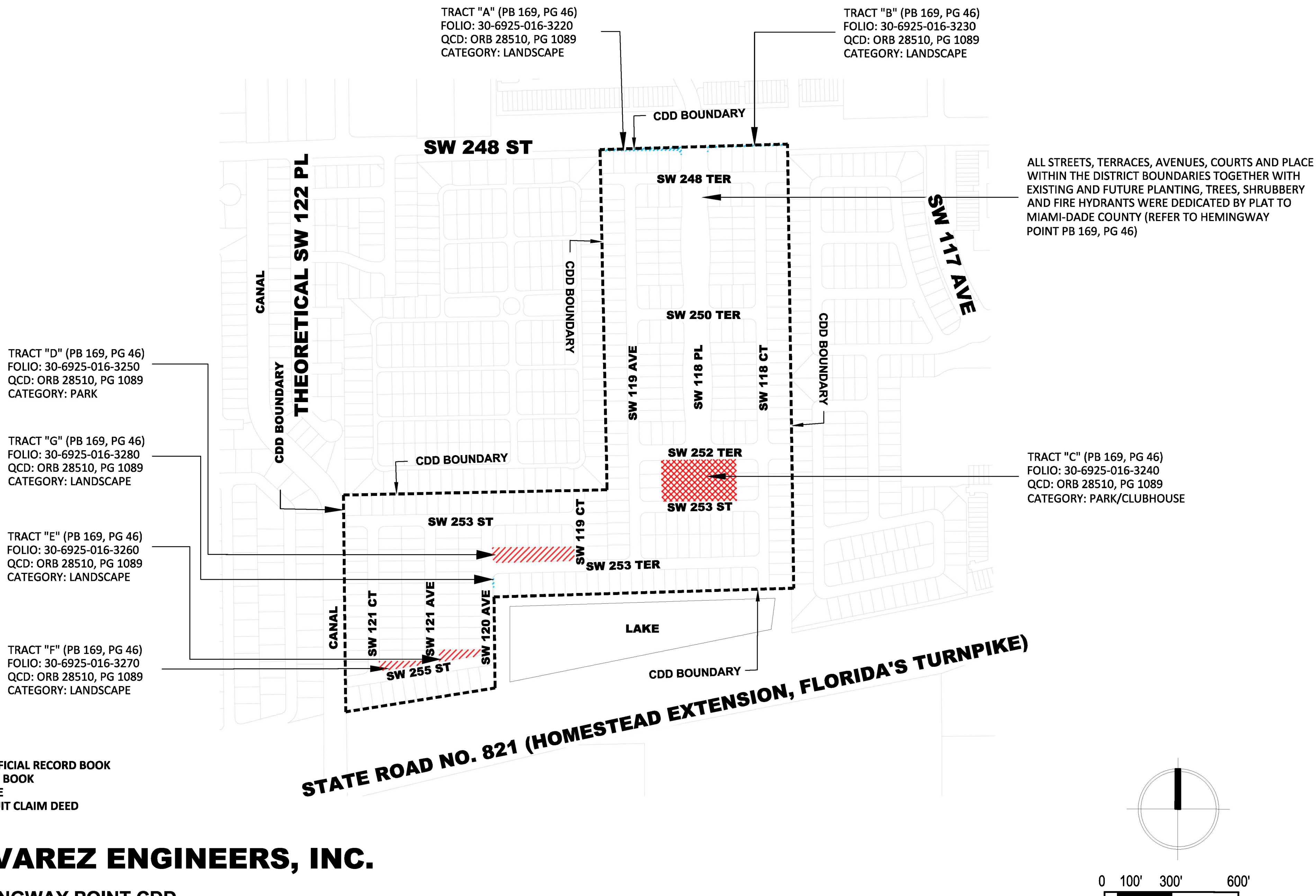


ALVAREZ ENGINEERS, INC.

HEMINGWAY POINT CDD

LOCATION MAP

EXHIBIT 1



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

ALVAREZ ENGINEERS, INC.

HEMINGWAY POINT CDD
CDD LAND OWNERSHIP

EXHIBIT 2

Hemingway Point CDD

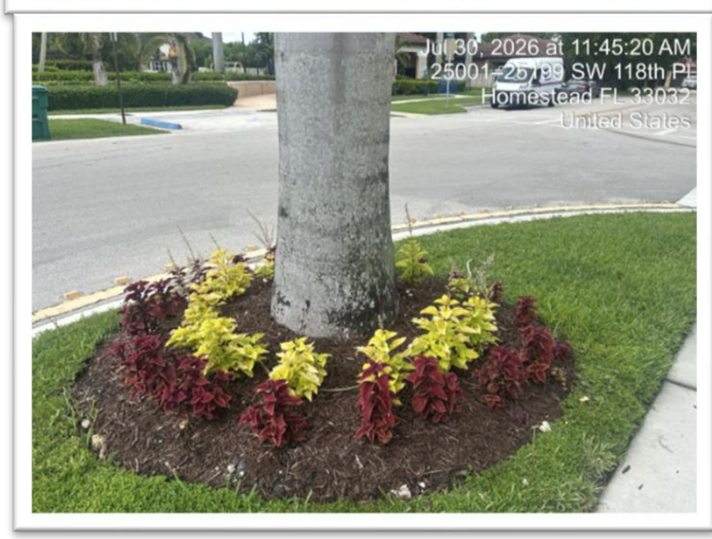
FIELD REPORT

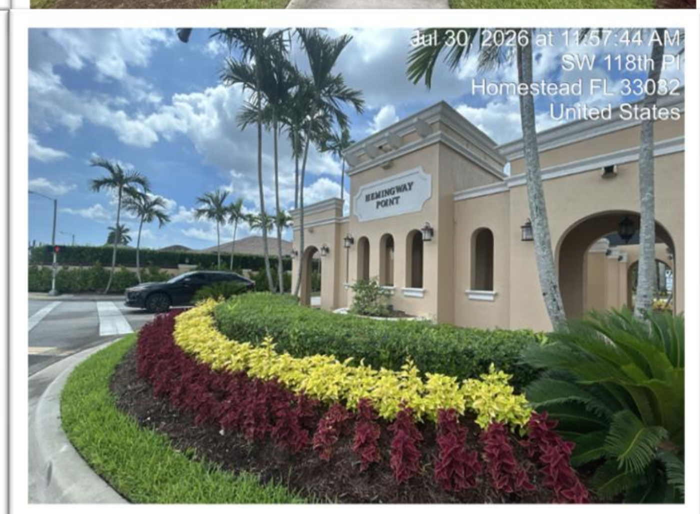
August 19, 2026

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

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

Landscaping





- Landscaping was maintained by Nicoya Landscaping.
- Annual change out was completed.
- Palms were cleaned.

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

POOL

- Pool was maintained by Florida's Bright and Blue Pools.

HEMINGWAY POINT CDD

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

Before

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

AFTER

- Mildew stains were removed.

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

- Two benches were inspected and are in satisfactory condition.

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

- Playground was inspected in satisfactory condition.

BOARD OF SUPERVISORS MEETING DATES
HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Hemingway Point Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 10:00 a.m. at the GMS Homestead office, located at 2804 NE 8 ST Suite #202, Homestead, FL 33033 on the fourth Wednesday of each month as follows:

October 28, 2026
November 18, 2026 exception
December 16, 2026 exception
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***http://www.hemingwaycdd.com***

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Ben Quesada , Manager

Public Search Results

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

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

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

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
275424	2025	Cheryll Angell,	• Hemingway Point Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/9/2026	View Filings
307664	2025	Marcos Gonzalez	• Hemingway Point Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/10/2026	View Filings
308973	2025	Efrain Ruiz	• Hemingway Point Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/10/2026 Form 1X - 6/11/2026	View Filings
275427	2025	Carlos Suarez	• Hemingway Point Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings
292820	2025	Anthony Toro	• Hemingway Point Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 5/29/2026	View Filings

1-5 of 5 Rows per page: 25 1

Back

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

5/1 - 7/31/26

Date	*check #'s*	*Amount*
5/1 - 5/31	1727 - 1739	$17,920.62
6/1 - 6/30	1740 - 1755	24,583.80
7/1 - 7/31	1756 - 1769	13,551.80
	TOTAL	**$56,056.22**

*** CHECK DATES 05/01/2026 - 07/31/2026 *** HEMINGWAY PT - GENERAL FUND
BANK A HEMINGWAY POINT CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/27/26	00028	5/22/24	219669	202404	320-53800-46500		V	143.76-		
				STENNER PUMP FEEDER #5						
		8/01/24	219865	202408	320-53800-46500		V	520.00-		
				AUG 24 - POOL SERVICE						
		9/01/24	219992	202409	320-53800-46500		V	520.00-		
				SEP 24 - POOL SERVICE						
		10/03/24	220180	202410	320-53800-46500		V	1,226.90-		
				PUMP & MOTOR SEALS						
						FLORIDA'S BRIGHT & BLUE POOLS			2,410.66-	001466
5/07/26	00054	4/19/26	9749468	202604	320-53800-46000		*	853.48		
				INSTALL PUMP CONNECTIONS						
		4/24/26	9752487	202604	320-53800-46000		*	450.00		
				IRRIGATION REPAIRS						
		4/28/26	9769348	202604	320-53800-46000		*	1,291.64		
				PUMP REPAIR						
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,595.12	001727
5/07/26	00058	5/04/26	19716	202605	320-53800-46400		*	291.68		
				TRASH BAGS/GLOVES/CLEANER						
						DISCOUNT LIGHTING & SUPPLIES, INC.			291.68	001728
5/07/26	00028	4/27/26	0222377	202604	320-53800-46500		*	2,500.00		
				GUTTER LINE REPAIR						
		5/01/26	0222329	202605	320-53800-46500		*	546.00		
				MAY 26 - POOL SERVICE						
						FLORIDA'S BRIGHT & BLUE POOLS			3,046.00	001729
5/07/26	00001	5/01/26	244	202605	320-53800-34000		*	1,225.00		
				MAY 26 - FIELD SERVICES						
		5/01/26	245	202605	310-51300-34000		*	3,785.00		
				MAY 26 - MGMT FEES						
		5/01/26	245	202605	310-51300-35100		*	48.17		
				MAY 26 - COMPUTER TIME						
		5/01/26	245	202605	310-51300-31300		*	240.75		
				MAY 26 - DISSEMINATION						
		5/01/26	245	202605	310-51300-49500		*	102.08		
				MAY 26 - WEBSITE ADMIN						
		5/01/26	245	202605	310-51300-42000		*	10.36		
				MAY 26 - POSTAGE						
						GMS-SF, LLC			5,411.36	001730
5/07/26	00013	4/29/26	REG VOTE	202604	310-51300-49000		*	60.00		
				# OF REGISTERED VOTERS						
						MIAMI DADE COUNTY ELECTIONS DEPT			60.00	001731

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/26	00040	5/01/26	2650	202605 320-53800-46200		*	1,600.00		
				MAY 26 - LANDSCAPE MAINT					
					NICOYA LAWNSCAPING, INC.			1,600.00	001732
5/21/26	00006	4/30/26	198646	202604 310-51300-31500		*	500.00		
				APR 26 - GENERAL COUNSEL					
					BILLING COCHRAN, P.A.			500.00	001733
5/21/26	00057	1/22/26	6667-1	202601 320-53800-34500		*	138.12		
				DEADLTCH PADDLE					
		1/22/26	6676	202601 320-53800-34500		*	2,550.00		
				1ST QTR - SRVC AGREEMENT					
					DML SECURITY SYSTEMS			2,688.12	001734
5/21/26	00005	4/28/26	9-274-60	202604 310-51300-42000		*	56.43		
				DELIVERIES THRU 4/24/26					
					FEDEX			56.43	001735
5/21/26	00071	5/21/26	13-BID-8	202605 330-57200-54000		*	500.00		
				POOL RNWL 13-60-1637327					
					FLORIDA DEPARTMENT OF HEALTH			500.00	001736
5/21/26	00010	5/12/26	04890-39	202604 320-53800-43000		*	258.42		
				11850 SW 252ND TER#CLBHSE					
		5/12/26	16670-96	202604 320-53800-43000		*	65.39		
				11880 SW 248TH ST#GRDHSE					
					FPL			323.81	001737
5/21/26	00028	5/12/26	0222416	202605 320-53800-46500		*	323.10		
				DELIVERIES THRU 05/12/26					
					FLORIDA'S BRIGHT & BLUE POOLS			323.10	001738
5/28/26	00073	5/25/26	05252026	202604 320-53800-46300		*	525.00		
				RESTRM/POOL/DOGGY STN					
					CARMEN HERNANDEZ			525.00	001739
6/04/26	00028	6/01/26	0222431	202606 320-53800-46500		*	546.00		
				JUN 26 - POOL SERVICE					
					FLORIDA'S BRIGHT & BLUE POOLS			546.00	001740
6/04/26	00001	6/01/26	246	202606 320-53800-34000		*	1,225.00		
				JUN 26 - FIELD SERVICES					
		6/01/26	247	202606 310-51300-34000		*	3,785.00		
				JUN 26 - MGMT FEES					
		6/01/26	247	202606 310-51300-35100		*	48.17		
				JUN 26 - COMPUTER TIME					

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 CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...          VENDOR NAME          STATUS          AMOUNT    ....CHECK.....
 DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                              AMOUNT     #

                6/01/26 247      202606 310-51300-31300                            *             240.75
                         JUN 26 - DISSEMINATION
                6/01/26 247      202606 310-51300-49500                            *             102.08
                         JUN 26 - WEBSITE ADMIN
                6/01/26 247      202606 310-51300-42000                            *               4.44
                         JUN 26 - POSTAGE
                6/01/26 247      202606 310-51300-42500                            *                .15
                         JUN 26 - COPIES
                                                        GMS-SF, LLC                                            5,405.59 001741
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/04/26 00025  6/04/26 06042026 202606 300-20700-10100                            *           1,188.24
                         TRANS TAX RECEIPTS SER14
                                                        HEMINGWAY POINT CDD C/O WELLS FARGO                    1,188.24 001742
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/04/26 00078  5/31/26 IN149185 202605 310-51300-48000                            *             341.29
                         ADV ACM #2
                5/31/26 IN149186 202605 310-51300-48000                            *             445.24
                         NOTICE OF CANDIDATES BOS
                                                        MCCLATCHY COMPANY LLC                                    786.53 001743
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/04/26 00024  5/28/26 21322812 202605 320-53800-43100                            *           6,840.23
                         11850 SW 252ND TER
                                                        MIAMI-DADE WATER & SEWER DEPARTMENT                    6,840.23 001744
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/04/26 00040  6/01/26 2674     202606 320-53800-46200                            *           1,600.00
                         JUN 26 - LANDSCAPE MAINT
                                                        NICOYA LAWNSCAPING, INC.                               1,600.00 001745
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/04/26 00065  6/03/26 26-005   202605 320-53800-34500                            *           1,600.00
                         MAY 26- SECURITY
                                                        1ST CHOICE SECURITY LLC                                1,600.00 001746
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/11/26 00006  5/31/26 199015   202605 310-51300-31500                            *           1,255.00
                         MAY 26 - GENERAL COUNSEL
                                                        BILLING COCHRAN, P.A.                                  1,255.00 001747
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/11/26 00058  6/03/26 19770    202606 320-53800-46400                            *             115.92
                         DOGGIE POOPY BAGS
                                                        DISCOUNT LIGHTING & SUPPLIES, INC.                       115.92 001748
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/11/26 00005  6/02/26 9-720-73 202604 310-51300-49000                            *               5.59
                         LATE FEE
                                                        FEDEX                                                      5.59 001749
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/18/26 00010  6/11/26 04890-39 202605 320-53800-43000                            *             543.85
                         11850 SW 252ND TER#CLBHSE
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/11/26	16670-96	202605	320-53800-43000		*	101.93		
			11880 SW 248TH ST#GRDHSE							
						FPL			645.78	001750
6/18/26	00028	6/10/26	0222486	202606	320-53800-46500		*	523.75		
			LIGHT RING ADAPTER							
						FLORIDA'S BRIGHT & BLUE POOLS			523.75	001751
6/18/26	00016	6/18/26	06182026	202606	300-20700-10100		*	1,066.30		
			TRANS TAX RECEIPTS SER13							
						HEMINGWAY POINT CDD C/O WELLS FARGO			1,066.30	001752
6/25/26	00005	6/16/26	9-341-25	202606	310-51300-42000		*	56.87		
			DELIVERIES THRU 6/08/26							
						FEDEX			56.87	001753
6/25/26	00040	6/18/26	2693	202606	320-53800-46250		*	2,798.00		
			SEASONAL PLANTS/MULCH							
						NICOYA LAWNSCAPING, INC.			2,798.00	001754
6/25/26	00079	6/23/26	400	202606	320-53800-46600		*	150.00		
			JUN 25 - RODENT CONTROL							
						Q'S ANIMAL REMOVAL			150.00	001755
7/01/26	00028	7/01/26	222510	202607	320-53800-46500		*	546.00		
			JUL 26 - POOL SERVICE							
						FLORIDA'S BRIGHT & BLUE POOLS			546.00	001756
7/01/26	00016	7/01/26	07012026	202607	300-20700-10100		*	1,081.83		
			TRANS TAX RECEIPTS SER13							
						HEMINGWAY POINT CDD C/O WELLS FARGO			1,081.83	001757
7/01/26	00025	7/01/26	07012026	202607	300-20700-10100		*	2,411.08		
			TRANS TAX RECEIPTS SER14							
						HEMINGWAY POINT CDD C/O WELLS FARGO			2,411.08	001758
7/01/26	00053	6/27/26	30064	202606	320-53800-46000		*	525.00		
			RPLC LOCK/UNCLOG TOILET							
						ORTIZ CONSTRUCTION SERVICES			525.00	001759
7/01/26	00084	6/29/26	62920263	202606	320-53800-46300		*	300.00		
			RSTRM,POOL&DOGGY STATION							
						MILENA SIERRA			300.00	001760
7/09/26	00005	6/30/26	9-361-13	202606	310-51300-42000		*	55.23		
			DELIVERIES THRU 6/22/26							
						FEDEX			55.23	001761

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/26	00001	7/01/26	248	202607	320-53800-34000		*	1,225.00		
			JUL 26 - FIELD SERVICES							
		7/01/26	249	202607	310-51300-34000		*	3,785.00		
			JUL 26 - MGMT FEES							
		7/01/26	249	202607	310-51300-35100		*	48.17		
			JUL 26 - COMPUTER TIME							
		7/01/26	249	202607	310-51300-31300		*	240.75		
			JUL 26 - DISSEMINATION							
		7/01/26	249	202607	310-51300-49500		*	102.08		
			JUL 26 - WEBSITE ADMIN							
		7/01/26	249	202607	310-51300-51000		*	25.68		
			JUL 26 - OFFICE SUPPLIES							
		7/01/26	249	202607	310-51300-42000		*	253.82		
			JUL 26 - POSTAGE							
		7/01/26	249	202607	310-51300-42500		*	96.60		
			JUL 26 - COPIES							
						GMS-SF, LLC			5,777.10	001762
7/09/26	00040	7/01/26	2694	202607	320-53800-46250		*	1,600.00		
			JUL 26 - LANDSCAPE MAINT							
						NICOYA LAWNSCAPING, INC.			1,600.00	001763
7/09/26	00065	7/02/26	26-006	202606	320-53800-34500		*	1,420.00		
			JUN 26- SECURITY							
						1ST CHOICE SECURITY LLC			1,420.00	001764
7/14/26	00006	6/30/26	199575	202606	310-51300-31500		*	500.00		
			JUN 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	001765
7/15/26	00073	7/14/26	07142026	202606	320-53800-46300		*	525.00		
			RESTRM/POOL/DOGGY STN							
						CARMEN HERNANDEZ			525.00	001766
7/16/26	00010	7/13/26	04890-39	202606	320-53800-43000		*	529.04		
			11850 SW 252ND TER#CLBHSE							
		7/13/26	16670-96	202606	320-53800-43000		*	106.73		
			11880 SW 248TH ST#GRDHSE							
						FPL			635.77	001767
7/30/26	00058	7/14/26	19821	202607	320-53800-46400		*	135.45		
			GLOVES/TP/TRASH BAGS							
						DISCOUNT LIGHTING & SUPPLIES, INC.			135.45	001768
7/30/26	00053	7/28/26	30092	202607	320-53800-46000		*	450.00		
			RPLC POOL LOCK							
						ORTIZ CONSTRUCTION SERVICES			450.00	001769
						TOTAL FOR BANK A		56,056.22		

HEMP HEMINGWAY PT SRINKUS

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		56,056.22		

Hemingway Point

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Hemingway Point

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 23,628	$ -	$ -	$ 23,628
Investments:				
State Board of Administration (SBA)	152,508	-	-	152,508
Series 2013				
Reserve	-	83,934	-	83,934
Interest	-	5	-	5
Revenue	-	226,339	-	226,339
Sinking	-	46	-	46
Construction	-	-	425	425
Series 2014				
Reserve	-	86,021	-	86,021
Interest	-	5	-	5
Revenue	-	198,747	-	198,747
Sinking	-	28	-	28
Construction	-	-	14	14
Total Assets	**$ 176,135**	**$ 595,126**	**$ 439**	**$ 771,701**
Liabilities:				
Accounts Payable	$ 6,123	$ -	$ -	$ 6,123
Total Liabilites	**$ 6,123**	**$ -**	**$ -**	**$ 6,123**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 595,126	$ -	$ 595,126
Capital Project	-	-	439	439
Unassigned	170,013	-	-	170,013
Total Fund Balances	**$ 170,013**	**$ 595,126**	**$ 439**	**$ 765,578**
Total Liabilities & Fund Balance	$ 176,135	$ 595,126	$ 439	$ 771,701

Hemingway Point

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 253,746	$ 253,746	$ 254,926	$ 1,180
Interest Income	-	-	2,508	2,508
Total Revenues	**$ 253,746**	**$ 253,746**	**$ 257,434**	**$ 3,688**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 8,000	$ 6,667	$ 3,000	$ 3,667
PR-FICA	612	510	230	281
Engineering	2,500	2,083	449	1,635
Attorney	11,000	9,167	7,418	1,749
Annual Audit	5,200	5,200	5,200	-
Assessment Administration	1,156	1,156	1,156	-
Dissemination Agent	2,889	2,408	2,408	-
Trustee Fees	8,000	8,000	8,000	-
Management Fees	45,420	37,850	37,850	-
Information Technology	578	482	482	-
Website Maintenance	1,225	1,021	1,021	-
Telephone	50	42	-	42
Postage & Delivery	1,250	1,042	676	366
Insurance General Liability	9,079	9,079	8,084	995
Printing & Binding	500	417	97	319
Legal Advertising	1,500	1,250	3,400	(2,150)
Other Current Charges	500	417	424	(8)
Office Supplies	150	125	26	99
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	-	-	-	-
Total General & Administrative	**$ 99,784**	**$ 87,088**	**$ 80,094**	**$ 6,994**

Hemingway Point

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Maintenance Expenditures				
Field Management	$ 14,700	$ 12,250	$ 12,250	$ -
Security Patrol/Monitoring	27,000	22,500	28,845	(6,345)
Security System Hardware	2,500	2,083	-	2,083
Phone/Internet	2,500	2,083	-	2,083
Electric	7,500	6,250	5,590	660
Water	6,500	5,417	18,954	(13,537)
Solid Waste	-	-	1,442	(1,442)
Property Insurance	7,290	7,290	6,919	371
Repairs & Maintenance	20,000	16,667	14,985	1,682
Landscape Maintenance	25,000	20,833	18,917	1,916
Tree Triming	7,500	6,250	-	1,350
Plant Replacement	-	-	4,686	(4,686)
Janitorial Service & Supplies	6,500	5,417	5,741	(324)
Pool Maintenance & Repairs	30,000	25,000	10,646	14,354
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
Holiday Lighting	-	-	5,083	(5,083)
Pest Control	660	550	150	400
Dues, Licenses	250	208	500	(292)
Contingencies/Reserve	27,356	22,796	1,570	21,226
Subtotal Field Expenditures	**$ 202,755**	**$ 170,178**	**$ 136,278**	**$ 29,000**
Total Operations & Maintenance	**$ 202,755**	**$ 170,178**	**$ 136,278**	**$ 29,000**
Total Expenditures	**$ 302,539**	**$ 257,266**	**$ 216,372**	**$ 35,994**
Excess (Deficiency) of Revenues over Expenditures	$ (48,793)	$ (3,520)	$ 41,062	$ 39,682
Net Change in Fund Balance	**$ (48,793)**	**$ (3,520)**	**$ 41,062**	**$ 39,682**
Fund Balance - Beginning	$ 26,098		$ 128,951	
Fund Balance - Ending	$ (22,695)		$ 170,013	

Hemingway Point

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budge Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 165,900	$ 165,900	$ 166,169	$ 268
Interest Income	4,000	4,000	9,435	5,435
Total Revenues	**$ 169,900**	**$ 169,900**	**$ 175,603**	**$ 5,703**
Expenditures:				
Interest 11/1	$ 55,569	$ 55,569	$ 55,569	$ -
Principal 11/1	50,000	50,000	50,000	-
Interest 5/1	54,006	54,006	54,006	-
Total Expenditures	**$ 159,575**	**$ 159,575**	**$ 159,575**	**$ -**
Excess (Deficiency) of Revenues over Expenditu	$ 10,325	$ 10,325	$ 16,028	$ 5,703
Net Change in Fund Balance	**$ 10,325**	**$ 10,325**	**$ 16,028**	**$ 5,703**
Fund Balance - Beginning	$ 167,761		$ 294,297	
Fund Balance - Ending	$ 178,086		$ 310,325	

Hemingway Point

Community Development District

Debt Service Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budge Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 170,480	$ 170,480	$ 170,987	$ 506
Interest Income	4,000	4,000	8,603	4,603
Total Revenues	**$ 174,480**	**$ 174,480**	**$ 179,589**	**$ 5,109**
Expenditures:				
Interest 11/1	$ 53,925	$ 53,925	$ 53,925	$ -
Principal 11/1	60,000	60,000	60,000	-
Interest 5/1	52,425	52,425	52,425	-
Total Expenditures	**$ 166,350**	**$ 166,350**	**$ 166,350**	**$ -**
Excess (Deficiency) of Revenues over Expenditu	$ 8,130	$ 8,130	$ 13,239	$ 5,109
Net Change in Fund Balance	**$ 8,130**	**$ 8,130**	**$ 13,239**	**$ 5,109**
Fund Balance - Beginning	$ 138,695		$ 271,562	
Fund Balance - Ending	$ 146,825		$ 284,801	

Hemingway Point

Community Development District

Capital Projects Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 13	$ 13
Total Revenues	**$ -**	**$ -**	**$ 13**	**$ 13**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 13**	**$ 13**
Net Change in Fund Balance	**$ -**		**$ 13**	
Fund Balance - Beginning	$ -		$ 412	
Fund Balance - Ending	$ -		$ 425	

Hemingway Point

Community Development District

Capital Projects Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	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	$ -		$ 14	
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	$ -	$ 12,629	$ 232,501	$ 1,796	$ -	$ 816	$ 2,904	$ 848	$ 3,431	$ -	$ -	$ -	$ 254,926
Interest Income	-	-	-	-	-	252	632	609	513	503	-	-	2,508
Total Revenues	**$ -**	**$ 12,629**	**$ 232,501**	**$ 1,796**	**$ -**	**$ 1,067**	**$ 3,536**	**$ 1,458**	**$ 3,944**	**$ 503**	**$ -**	**$ -**	**$ 257,434**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 3,000
PR-FICA	77	-	-	-	77	-	-	77	-	-	-	-	230
Engineering	-	-	-	-	115	334	-	-	-	-	-	-	449
Attorney	1,485	500	500	500	1,678	500	500	1,255	500	-	-	-	7,418
Annual Audit	-	-	-	5,200	-	-	-	-	-	-	-	-	5,200
Assessment Administration	1,156	-	-	-	-	-	-	-	-	-	-	-	1,156
Dissemination Agent	241	241	241	241	241	241	241	241	241	241	-	-	2,408
Trustee Fees	4,500	-	-	-	-	3,500	-	-	-	-	-	-	8,000
Management Fees	3,785	3,785	3,785	3,785	3,785	3,785	3,785	3,785	3,785	3,785	-	-	37,850
Information Technology	48	48	48	48	48	48	48	48	48	48	-	-	482
Website Maintenance	102	102	102	102	102	102	102	102	102	102	-	-	1,021
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	62	116	9	14	16	70	10	117	254	-	-	676
Insurance General Liability	8,084	-	-	-	-	-	-	-	-	-	-	-	8,084
Printing & Binding	-	-	-	0	0	-	0	-	0	97	-	-	97
Legal Advertising	-	-	-	-	332	389	-	787	-	1,892	-	-	3,400
Other Current Charges	-	1	50	-	-	-	91	78	111	94	-	-	424
Office Supplies	-	-	-	-	0	-	-	-	-	26	-	-	26
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 20,662**	**$ 4,739**	**$ 4,842**	**$ 9,885**	**$ 7,391**	**$ 8,915**	**$ 4,837**	**$ 7,382**	**$ 4,904**	**$ 6,538**	**$ -**	**$ -**	**$ 80,094**

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	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ 1,225	$ -	$ -	$ 12,250
Security Patrol/Monitoring	3,830	1,720	3,830	4,109	1,659	2,215	6,643	1,600	1,420	1,820	-	-	28,845
Security System Hardware	-	-	-	-	-	-	-	-	-	-	-	-	-
Phone/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	618	656	761	759	664	527	324	646	636	-	-	-	5,590
Water	-	5,504	-	-	6,610	-	-	6,840	-	-	-	-	18,954
Solid Waste	1,442		-	-	-	-	-	-	-	-	-	-	1,442
Property Insurance	6,919	-	-	-	-	-	-	-	-	-	-	-	6,919
Repairs & Maintenance	5,450	650	550	165	-	3,100	4,095	-	525	450	-	-	14,985
Landscape Maintenance	1,600	3,792	1,600	1,600	2,125	1,800	1,600	1,600	1,600	1,600	-	-	18,917
Tree Triming	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	-	1,888	-	-	-	-	-	-	2,798	-	-	-	4,686
Janitorial Service & Supplies	750	-	600	1,448	550	500	525	292	941	135	-	-	5,741
Pool Maintenance & Repairs	1,515	520	520	546	546	546	3,968	869	1,070	546	-	-	10,646
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing/Painting	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Lighting & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Lighting	-	5,083	-	-	-	-	-	-	-	-	-	-	5,083
Pest Control	-	-	-	-	-	-	-	-	150	-	-	-	150
Dues/Licenses	-	-	-	-	-	-	-	500	-	-	-	-	500
Contingencies/Reserve	-	-	1,570	-	-	-	-	-	-	-	-	-	1,570
Subtotal Field Expenditures	**$ 23,349**	**$ 21,037**	**$ 10,656**	**$ 9,851**	**$ 13,378**	**$ 9,913**	**$ 18,380**	**$ 13,572**	**$ 10,364**	**$ 5,776**	**$ -**	**$ -**	**$ 136,278**
Total Operations & Maintenance	**$ 23,349**	**$ 21,037**	**$ 10,656**	**$ 9,851**	**$ 13,378**	**$ 9,913**	**$ 18,380**	**$ 13,572**	**$ 10,364**	**$ 5,776**	**$ -**	**$ -**	**$ 136,278**
Total Expenditures	**$ 44,011**	**$ 25,777**	**$ 15,498**	**$ 19,736**	**$ 20,769**	**$ 18,828**	**$ 23,217**	**$ 20,954**	**$ 15,268**	**$ 12,314**	**$ -**	**$ -**	**$ 216,372**
Excess (Deficiency) of Revenues over Expendi	$ (44,011)	$ (13,147)	$ 217,003	$ (17,940)	$ (20,769)	$ (17,761)	$ (19,681)	$ (19,496)	$ (11,324)	$ (11,811)	$ -	$ -	$ 41,062
Net Change in Fund Balance	**$ (44,011)**	**$ (13,147)**	**$ 217,003**	**$ (17,940)**	**$ (20,769)**	**$ (17,761)**	**$ (19,681)**	**$ (19,496)**	**$ (11,324)**	**$ (11,811)**	**$ -**	**$ -**	**$ 41,062**

Hemingway Point

Community Development District

Long Term Debt Report

Series 2013, Special Assessment Bonds (Phase One Project)		
Original Issue Amount:	9/30/2013	$2,135,000
Term 1:	$335,000	
Interest Rate:	5.25%	
Maturity Date:	11/1/2022	
Term 2:	$615,000	
Interest Rate:	6.25%	
Maturity Date:	11/1/2032	
Term 3:	$1,165,000	
Interest Rate:	6.75%	
Maturity Date:	11/1/2042	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$82,950	
Reserve Fund Balance	83,934	
Bonds Outstanding		$2,135,000
Less: Principal Payment - 11/1/13		($30,000)
Less: Principal Payment - 11/1/14		($30,000)
Less: Principal Payment - 11/1/15		($30,000)
Less: Principal Payment - 11/1/16		($30,000)
Less: Principal Payment - 11/1/17		($35,000)
Less: Principal Payment - 11/1/18		($35,000)
Less: Principal Payment - 11/1/19		($40,000)
Less: Principal Payment - 11/1/20		($40,000)
Less: Principal Payment - 11/1/21		($40,000)
Less: Principal Payment - 11/1/22		($45,000)
Less: Principal Payment - 11/1/23		($45,000)
Less: Principal Payment - 11/1/24		($50,000)
Less: Principal Payment - 11/1/25		($50,000)
Current Bonds Outstanding		**$1,635,000**

Series 2014, Special Assessment Bonds (Phase Two Project)		
Original Issue Amount:	8/21/2014	$2,500,000
Term 1:	$47,000	
Interest Rate:	4.625%	
Maturity Date:	11/1/2024	
Term 2:	$760,000	
Interest Rate:	5.00%	
Maturity Date:	11/1/2034	
Term 3:	$1,270,000	
Interest Rate:	6.75%	
Maturity Date:	11/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$85,241	
Reserve Fund Balance	86,021	
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)
Less: Principal Payment - 11/1/25		($60,000)
Current Bonds Outstanding		**$1,970,000**

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

Fiscal Year 2026

ON ROLL ASSESSMENTS

					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
					allocation in %	43.00%	28.11%	28.89%	100.00%
Date	*Gross Amount*	*Discount/ (Penalty)*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2013 Debt Service*	*2014 Debt Service*	*Total*
11/12/25	$ 1,997.37	$ 79.89	$ 19.18	$ -	$ 1,898.30	$ 790.82	$ -	$ 1,107.48	$ 1,898.30
11/14/25	17,498.01	699.91	167.98	-	16,630.12	7,117.37	3,975.34	5,537.42	16,630.12
11/15/25	1,904.36	99.98	18.04	-	1,786.34	767.10	481.29	537.94	1,786.34
11/28/25	9,747.69	389.90	93.58	-	9,264.21	3,954.09	1,987.67	3,322.45	9,264.21
12/05/25	566,574.93	22,662.60	5,439.12	-	538,473.21	231,709.94	155,038.13	151,725.14	538,473.21
12/19/25	1,877.79	75.11	18.03	-	1,784.65	790.82	993.83	-	1,784.65
01/09/26	1,997.37	59.92	19.37	-	1,918.08	799.06	-	1,119.02	1,918.08
01/09/26	985.40	29.56	9.56	-	946.28	406.40	255.73	284.15	946.28
01/23/26	-	-	-	590.69	590.69	590.69	-	-	590.69
03/11/26	1,877.79	18.78	18.59	-	1,840.42	815.53	1,024.89	-	1,840.42
04/17/26	6,977.51	-	69.78	-	6,907.73	2,890.27	263.64	3,753.82	6,907.73
04/22/26	-	-	-	13.98	13.98	13.98	-	-	13.98
05/15/26	1,997.37	(59.92)	20.57	-	2,036.72	848.48	-	1,188.24	2,036.72
06/17/26	1,877.79	(56.33)	19.34	-	1,914.78	848.48	1,066.30	-	1,914.78
06/29/26	5,872.53	(264.26)	61.36	-	6,075.43	2,582.52	1,081.83	2,411.08	6,075.43
	-	-	-	-	-	-	-	-	-
TOTAL	**$ 621,185.91**	**$ 23,735.14**	**$ 5,974.50**	**$ 604.67**	**$ 592,080.94**	**$ 254,925.56**	**$ 166,168.65**	**$ 170,986.73**	**$ 592,080.94**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**