



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

October 28, 2026



Hemingway Point

Community Development District

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
October 28, 2026
10:00 a.m.**

**GMS – Homestead Office (Suite #202)
2804 NE 8th Street, Homestead, FL
Join the meeting now
Microsoft Teams**

**Meeting ID: 281 019 075 275 7 and Passcode: g7ho3M7T
1 872-240-4685 and Phone conference ID: 114 362 00#**

1. Roll Call
2. Approval of the Minutes of the August 19, 2026 Meeting – **Page 3**
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field/Property Manager – Monthly Report – **Page 29**
 - D. CDD Manager – Reminder to Complete Annual Ethics Training by December 31, 2026
4. Financial Reports
 - A. Approval of Check Run Summary – **Page 37**
 - B. Acceptance of Unaudited Financials – **Page 41**
5. Supervisors Requests and Audience Comments
6. Adjournment

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

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

The special meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, August 19, 2026 at 10:00 a.m. at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Present were:

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

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

Also present were:

Ben Quesada
Mayra Padilla
Terry Glynn
Scott Cochran
Vanessa Mendez
Several Residents

District Manager
Governmental Management Services
Governmental Management Services (by phone)
District Counsel
HOA Property Manager (by phone)
(present and by phone)

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
May 27, 2026 Meeting**

Mr. Quesada: Moving on to item No. 2 on today's agenda which is the approval of the minutes for the May 27, 2026 meeting. No I have any comments from the Board or any suggestions from counsel on corrections? Hearing none, I just need a motion from the Board to approve the minutes from the May 27th meeting.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, the Minutes of the May 27, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Quesada: Next on our agenda today is the public hearing to adopt the fiscal year 2027 budget and that's on page 36 of your agenda, and Mayra does have a presentation that she wanted to share with you all but, we'll start the meeting first, I just need a motion from the Board to open the public hearing.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Quesada: We are now in the public comment portion of the meeting, and Mayra stepped away momentarily so I'll hold off but, if there is any public comment right now that somebody has regarding today's budget now would be the appropriate time if somebody wishes to be recognized for public comment.

A resident: Yes. (inaudible comment) I know the budget just started, this part of the meeting but, I'm trying to see how many residents we have but, we are super concerned with the budget, and we feel that it's very inflated, so we kind of want some clarification on a lot of what's being spent, like the vendor spending the Christmas lighting and a few of our agreement, I just want to make sure that was on the record. (inaudible comment)

Mr. Quesada: Ok, thank you. Mayra, do you want to go into your presentation for a minute, it has a summary.

Ms. Padilla: Yes, so just for the record I did do a Power Point presentation just so that when people are here they can kind of see the big picture of what we've done. Sometimes when people put these in a Power Point, and this is just so that the residents can see all the services that we provide.

Mr. Gonzalez: If you want you can sit right here, we have no problem, you can have a seat here so you can see.

Ms. Padilla: Yes, you can sit right there so you can see it. So, the first item, the pressure cleaning, the CDD does maintain the walkways, we also maintain the pool deck, as you guys know there's been a lot of rain, we did have our janitor clean, you guys can see the before and after, and I think she did a great job that was overdue. We also did the pressure cleaning, that walkway is right by the curb, and you guys can see the before and after and that was done too by our janitorial staff. Landscaping, the CDD does maintain the entrance, and we do the islands there, we have annuals to the back of it and then also annuals in the median. We did have some irrigation pump repairs, and that pump is right behind this area, and that was one of the expenses that we weren't anticipating.

Mr. Gonzalez: And what was that cost again?

Mr. Quesada: I believe with the irrigation pump and the additional valve replacement in was somewhere in the neighborhood of like \$10,000.

Mr. Gonzalez: And that's the sprinkler system, like 2 years ago or 3 years ago we did we disabled, the used to be a fountain there, just to give you guys a heads up.

Ms. Padilla: So that's something else that I did want to bring to everybody's attention, before we did have that fountain in the back, and filled it because we were throwing money at we didn't find a solution to it, so we did just say finally that we filled it and put plant material. We also did some tree trimming.

Mr. Gonzalez: So, that's not the pool stuff, though right?

Ms. Padilla: No, the irrigation pump that was for the entrance of the irrigation.

Mr. Suarez: The entrance and also all the palm trees.

Mr. Gonzalez: And I just want to make sure so that the people who can't see we tell them about it.

Ms. Padilla: Yes, so we also did some tree trimming.

Mr. Quesada: And we're going to post this online, the Power Point.

Mr. Gonzalez: Ok.

Ms. Padilla: And we'll share it with the HOA so they can send it out to the residents.

Mr. Gonzalez: Ok.

Ms. Padilla: We also trimmed the palms.

Mr. Quesada: Not just the palms, so what Mayra said is that you guys have several hundred palm trees, not just the main entrance, all the medians that run down 119th, all the common area, the CDD tracts that are on 253rd Terrace.

Mr. Gonzalez: So, by the lake and then the rear of the structure was a lot of them.

Mr. Quesada: Yes, so it's in the hundreds as far as the amount of trees and we did discuss adding an additional service so that one can be done in the spring prior to hurricane season and one can be done before the holidays.

Ms. Padilla: Field things, we do take care of the doggie stations, and the monuments with, we're the ones that maintain that too, sometimes we've had kids go up there and vandalize them and we take care of that. Then the entrances there were some lights that were damaged, we went ahead and replaced it, also we are responsible for the furniture in the pool, as you guys can see. We did replace some things.

Mr. Quesada: There was also the wall restoration project that happened at the beginning of last fiscal year, all the damages that were caused by the contractors who installed the traffic light, so we went and we had plant material replaced and all the walls painted in addition to all the other damages that were caused by the traffic light.

Mr. Gonzalez: The other thing there for your heads up for the residents, there's a Comcast cable that's going through there, our management has done their job to contact Comcast and try to mitigate the issue for them because they have to go, they've done damage so that have to replace what was messed up and I do understand that there are concerns, I had like from two people, oh the cable is not working, and it's out of our hands, so we can't go and just take care of it but, again we put pressure on them.

Ms. Padilla: So, we wrote to the county to report it because we weren't sure what entity was the one that was doing it, so usually when we do that we have to ask for a permit or something else type of thing, so I wrote the county twice, and what they told me was, that was Comcast, and the last email that I got was like probably 3 weeks ago that it was Comcast.

Mr. Quesada: Again, the only reason we're able to step into this case is that there is a portion of the cable that's running along the CDD easement but, the utility box

itself is located on someone's private property. I'm sure there's a utility easement because that's how that works with the utility boxes but, it's not something the CDD typically is equipped to handle because it's more of a private homeowner situation but because a portion of it is affecting District property we've gone through those lengths to try and get it addressed. So, any help that we can get from the resident who lives there or anybody else that can pull the right strings, getting a hold of some of these utility providers like we did when the traffic light installers, MasTec and those people cause damages, provide an engineering report so we got nowhere with the county on that.

Mr. Gonzalez: And it is on a resident's property, and it's not picking on the HOA, it's just saying, hey it's on HOA property, that I understand it's that but, they could contact the resident and say, hey what's going on, why do you have this cable sticking out.

Mr. Quesada: And we're trying to run it up to the proper channels.

Mr. Gonzalez: And their defense on a lot of things, this management always and this Board goes over and beyond to get things done, so I would really appreciate everybody's help here and I know those are things that frustrate people but, there are just somethings that are out of our hands, and we can't force it.

Ms. Padilla: And another thing that we did this year was we added two benches. Just to let you guys know too, those trees that are right behind there, they were very overgrown and last time I went I saw garbage hit by that, and we did have that trimmed, so I did want to bring that to your attention, this Board did add two benches to that area.

Mr. Quesada: And the reason for that, just so you know, because it was at Marcos request was that there's some residents in the community that walk around periodically and I know they have some nurses and therapists that have clients in the District so they were always congregating over by the lake and the District voted to have some seating area there.

Mr. Gonzalez: Yes, and in general, honestly in the afternoon they're getting a lot of use because people are sitting there and having conversations so it was a good add on.

Ms. Padilla: Yes, and every time I go I see people there.

Mr. Gonzalez: Yes.

Ms. Padilla: We also maintain the playground, just to let you know we do usually do a deep cleaning of the playground once a year, our janitorial staff takes care of that. The pool, we maintain the pool as well, we also have security access control, we did just upgrade that, we do have cameras back there, and we do also have security staff monitoring.

Mr. Quesada: Again, as your community ages some of these existing infrastructure, like the pool it's over 10 years old, thankfully it hasn't had to be re-diamond brightened or anything like that, I think they're doing a good job over all but, from time to time you're going to have some leaks that spring up. We had quite a significant leak definitely in water bills, everything go affected with that, we were able to jump on it promptly, it was right at the beginning of summer or towards the tail end of spring so before the summer season hit full gear we were able to get that addressed as well.

Mr. Gonzalez: And I think this is good to talk too about because we get questions on how we monitor things We noticed this because a huge spike in the water bill, and that's how we found this which is a huge spike, and that just shows to the goodness of the people that look at our budgets and you guys looking at things on a regular basis, the monthly bills and stuff so we saw that right away. Again, and I know you may not know it but, do we know what it cost us to do this repair because it was quite big one, we had to pull all the pavers.

Mr. Quesada: I know this, it was a few thousand dollars, I think it was something that we were able to handle, what really caught us is our water bill is definitely increasing significantly.

Ms. Padilla: Yes, so our accountant watches it, because usually our water bill is "X" amount and she'll email us and say, hey this month the bill was \$3,000, like we have an issue, so that's the way we are able to monitor it.

Mr. Gonzalez: And I think it's important, so the community understands like we don't just look at budgets, we do look at things on a regular basis, those are things that if we didn't have that in place we could have went months with these huge water bills but because we have things in place that look at that I think it's good.

Ms. Padilla: And then the Christmas lighting, that's the last thing that I put, we do the Christmas lighting, we do the monument and the palms that are on that perimeter area we do that too.

Mr. Quesada: Thank you Mayra. Just again, it's a summary of what's annual versus what's monthly, what's recurring, obviously there's other things that pop up from time to time but, just to give you guys an idea. You do have a janitorial staff that comes 3 times a week, they spend about 6 to 10 hours depending on the need that week, so we rotate employees that come in and out of there, you have at least 3 different people that are servicing that, and any general repairs where it's lighting or electrical or anything like that we're constantly revisiting on a month to month basis.

Mr. Suarez: One other thing that I wanted to say though because I know this is maybe your first time being in a meeting and maybe you on the phone that, we never take a quote and do it, we always get multiple quotes on everything we do, and then we vote on it and we look at everything and then we also compare it to other communities around, like our lighting is significantly cheaper than if you look at some of the other neighborhoods around us, significantly cheaper, so I think that's important.

Mr. Gonzalez: Right and the other thing, like making the big stink about the Christmas lights, look at the year prior, we actually cut costs with the lights that we put up and the decorations.

Mr. Quesada: Since you created the light item for holiday lighting, you have never exceeded that line item, you actually cut down on it.

Mr. Gonzalez: Exactly.

A resident: And then next year it's going to be \$2,000 more right?

Mr. Quesada: No, the actual expenses last year were \$5,000 what we're budgeting is \$8,000, I think when we first started that line item it was at \$7,500, so again, any line items that we don't exceed when it comes to a budget, you have what's called a fund balance and any of those things would roll over. So, the way to look at a budget is, and we're only talking about operations and maintenance today when we're talking about this budget, so when you're talking about operations and maintenance you have something called the general fund, so every approved line item is part of what you call the general fund. So, any line item that you don't exceed revenues on, it's roll overs

as a savings, there's a fund balance, and so that's calculated in the arithmetic when the accountant is preparing another budget, any savings that happen roll over and offset whatever the assessment would be for the following year. So, they're trying to be responsible with that, there are situations where we highlighted where we've done capital improvements that were unanticipated with the existing budget, we exceeds revenues, it's fine, we're equipped to handle that but, a good accounting practice, and I'm not the accountant, is to replenish whenever you overspend and offset any assessments with your fund balance, and that's basically in a nutshell what's happened over the last 2 years with the irrigation pump, some of the capital improvements in the pool, the wall restoration work, and so we're also talking about just summarizing the year since a lot of people attend regularly, adding the annual services, adding additional palm cleaning, the security access control system replacement, all these things were in the double digits. So, you have two components to your security set up, you have weekend attendant that comes and watches and monitors the pool, usually you guys see Ms. Bird, I know she's the one that's there the most weekly, and then you have a virtual security component and I'm not going to go too into detail because there's nuances that I don't want anyone to know all the details of but, it mostly going to be during a set amount of hours, after hours once the sun is set, and it's supposed to be monitoring and recording. I know recently there was an incident where I guess something didn't get recorded, and I think it's the first time since we implemented this in the past 2 years that I got a report that it was not working properly, it was addressed and they're going to provide us now with a follow up email whenever there is an incident that happens, so things do happened.

Mr. Gonzalez: And how many years have you been living in Hemingway?

A resident: Five years.

Mr. Suarez: Ok, so if you noticed like 5 years ago, prior to us putting these cameras and having the attendant, if you went to the pool it was night and day, all of us here have had to go to the pool once before all these things, when there's people there after hours and trying to get them out people with safety issues, and people vandalizing and the other thing was people were coming in and out. Like nothing was getting done, so these things have all improved our community, and you can see on the Facebook

page for Hemingway people are not complaining about the pool anymore and it's because of these great things that management has brought up to us and assisted us and how the great personnel that they have now dealing with that stuff, so the value comes in it.

Mr. Quesada: So, we did have a few more people that did join us, and we're still under public comment, is there any other comments, anybody that wishes to be recognized on the budget in this case? Yes, go ahead.

A resident: Yes, I just wanted to address a few things with you guys and I don't have the budget in front of me right now, or the proposals but, just what I remember off the top of my head, I know you guys said you have other bids, do we have access to those competing bids because I see you guys have gone year over year with the companies and I don't see why we haven't found a new company that can give us a better price but, again, this is just research that I would like to have access to, and secondly, one of the things I noticed was that you guys wanted to add money to the capital improvements funds and my biggest question is, in our tightly built neighborhood I would love to know where we would put any capital improvements because we don't have the land for it but, again, these are just questions I have, I'm not going against you guys, I would just like a little clarification on this because we are going to be paying more money hand over fist for this new budget, so some clarification please.

Mr. Quesada: Alright, thank you. I'll just add a couple of things, all the document that the District discusses, any actions that the Board has taken, this website is very up to date, if you have any other questions please email me but, on the website we post all our agendas, all the approved Board actions, so for referencing some of the documentation, bids, anything like that you can find it on the website. If you have any specific questions like I said, please email me. Then capital improvements, I think we revisit that every year, we kind of summarize some of things that came up that were unanticipated, so just without the Board discussing it, I don't want to go into hypotheticals, I can tell you that the paint is starting to show signs of wear and tear at the main entrance monument and along the pool walkways, and as good a job as staff is doing with soft washing and everything, it's South Florida wear and tear, and foot traffic, etc., so we're going to start working on that when the new fiscal year comes in,

and then some of the new assessment money comes in and we'll be discussing that and I encourage anybody to do that but, typically when you see something like capital improvements, it's not necessarily building something from scratch, it's something large scale, long term that's a long term investment in something that's not a year to year expense and that's what we're referring to.

A resident: Ok, so I'll email so we can get more information on that, thank you.

Mr. Quesada: No problem. Is there anybody who has not commented on the budget?

A resident: And who am I speaking with?

Mr. Quesada: This is Ben, I'm the District manager.

A resident: Ok, thank you.

Mr. Quesada: Does anybody else from the public that has comments on the budget who wishes to be recognized? I hear none, so I ask for a motion from the Board to close the public comment portion.

On MOTION by Mr. Ruiz seconded by Ms. Angell with all in favor, closing the public comment and discussion portion was approved.

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Quesada: So, now that we're at item 3C which starts on page 47, you have the annual appropriation resolution. So, what this would do is it would formally adopt the proposed budget that the Board had previously approved. Just to summarize, at the proposed budget meeting the Board did approve a \$290 annual increase, and nobody is taking that lightly, I think it does come out to \$24.24 per month additional per homeowner, if they're paying their property taxes through their mortgage, through their escrow account, just in total it's just over \$93.00 per month for the total operations and maintenance for all the services and all the day to day operations that the District performs. So, does the Board have any discussion on the resolution or on the budget, now would be the appropriate time. Hearing none, I just need a motion to adopt the resolution as presented.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, Resolution #2026-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Mr. Quesada: The second item on the resolution list is resolution #2026-03 which is the levy of the Non Ad Valorem Assessments. So, the levy of Non Ad Valorem Assessments, what it does is it grants the District the power to assess its operations and maintenance and collect through the Non Ad Valorem Assessments on the tax roll. The bond portion, the debt portion is automatic, it's already being collected that way but, year as the Board adopts it's budget has to decide whether to collect its assessments for O&M this way, and staff's recommendation is to adopt resolution #2026-03.

On MOTION by Mr. Suarez seconded by Mr. Ruiz with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: All I need now from the Board is a motion to close the public hearing.

On MOTION by Ms. Angell seconded by Mr. Gonzalez with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with R McIntosh CPA to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Quesada: Next on the agenda is consideration of the engagement letter with R McIntosh CPA to perform the audit for fiscal year ending September 30, 2026. So, for those of you joining for the first time, I'll just give a quick explanation. Every year the Board undergoes an audit through an independent auditor, and at the last audit selection committee meeting, which actually happened earlier this fiscal year, the audit selection committee, which was the Board of Supervisors in this case, set of series of 5

criteria to evaluate the respondents and decided to go with R McIntosh CPA as their new auditing firm. So, they will request all the financials, statements and documentation from the CDD accountant and conduct an independent audit and the report will be provided at a later date. We are coming to the end of our fiscal year which is September 30th so as soon as the results of that report are available it will be presented on a future agenda for review and acceptance from the Board. In front of you is just the engagement letter and it's just to authorize the audit for the fiscal year ending September 30, 2026. So, if there is no discussion or comments, I just need a motion from the Board to approve the engagement letter.

On MOTION by Mr. Ruiz seconded by Mr. Suarez with all in favor, accepting the engagement letter from R McIntosh CPA to perform the audit for Fiscal Year ending September 30, 2026 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving on to staff report, and Scott has a legal update for you guys based on the recent legislative session in Tallahassee.

A. Attorney – Memorandum – 2026 Legislative Update

Mr. Cochran: Yes, good afternoon everyone. To the Board members who have been here before, I think you guys know our office throughout the year monitors the legislation that affects CDDs and other types of Special Districts that we represent, and then once a year after the session kind of concludes we do a summary of those laws and provide them at a subsequent meeting. This year it was a really busy year as far as they type of legislation, some I'm just going to highlight the ones that would be applicable here, and there are a lot of different types of Districts and some of the laws apply to them. The first one we actually released this report back in early June, after both Houses of the Legislature adopted this legislation but, before it had been presented to the Governor for signature. The Governor actually vetoed this first one, so what this first one would have done is increase the sovereign immunity damage caps, so it would have increased the exposure liability for local governments including CDDs. Since the Governor vetoed those limited exposure will remain the same, all that should do is keep your insurance

premiums lower and if the caps increase then they might increase, so that's the first item. The second and third items are not really applicable to this District, so I'll skip over those. The fourth one which is on page 3 of our memo is cybersecurity, and so what the state did at the state level is they instituted a program that allows local governments, including CDDs, and other forms of local government, to either apply for a grant to obtain cybersecurity protection services or to be able to kind of piggyback onto contracts that are negotiated for items by the state at the state level to get those services on a similar basis. Because of the nature of this CDD we don't have a lot of sensitive information, we don't have a police force or law enforcement, that kind of a thing, so I don't know that it's really necessary but, we're making that information available to management and if they feel like that is something that the District would benefit from they could do that with the Board. Number five which begins at the bottom of page 3 of the memo, it's kind of a significant one. Up until this legislation was adopted the only way a Board member or a Supervisor could leave their seat would either be to voluntarily resign or from the Governor to remove them involuntarily, which really never happened. What this has done, for the first time is it's instituted a method where a registered voter within the District can try to initiate a recall proceeding. Now, there's only certain types of conduct by a Board member that can support that type of effort those are malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain types of felonies. If somebody believes there's one of those grounds, that person would need to first get a petition signed by at least 10% of registered voters within the District, those signatures would be subject to verification proceedings if they're challenged. If they pass that hurdle, and this is something they would have to fund themselves and be subject to campaign finance laws, just like if someone was running an election campaign. If they get through that first hurdle then they would have to file the formal paperwork, have a second petition where they have to get at least 15% of the registered voters in the District, and again get signatures and subject to verification and if it gets through that additional hurdle, and then it would go through a referendum which is another issue, and it's similar to when you go to the general election and you have a Constitutional Amendment, it's just one issue like that, so it would be that kind of a thing, that would be part of it. So, there's a bunch steps, and it would probably

be somewhat of an expensive process, in addition there are penalties for people who initiate that process improperly, if they are fraudulent or if they're abusing the process, initiate the proceedings where there's no basis for it, that kind of thing, so we wanted to make you aware of that. Then the second number five, beginning on page 4 of the memo, on the next page deals with contracting, and what this does is increases the accountability for contractors, the contractors with local governments, and CDDs, it requires them to pay their subcontractors and suppliers within 45 days after they receive payment for those services and materials. It also provides a way if the contractor is not doing that or otherwise not performing under the contract well, there's a process where they could be excluded from public contracting for a period up to 5 years. The sixth one, on page 5 deals with permit fees, so what this does is for all local governments, so even though the District itself doesn't really issue permits, the construction process that require permits this would apply, it also applies to residents of the District who would apply at the city level or county level, they're no longer allowed to scale the cost of application fees based on size or the scope of the project, they have to be tied directly to the administrative cost. So, it should prevent fees from getting out of hand and possibly having some savings for construction. Then lastly, number seven on the last page, deals with electronic payments, this requires local governments, including Districts, if they're receiving payment for things like fees or other types of things like that, they have to make an electronic payment available for that, they also have to make that electronic payment available online. So, I'm not sure if there's fees being collected here beyond the assessments in the District.

Mr. Quesada: No, there is a Special Lighting District which we can confused for sometimes because FPL collects through the Non Ad Valorem for the Special Lighting District but, it's not affiliated with the CDD.

Mr. Cochran: Yes, so this isn't for Non Ad Valorem Assessments which as you guys know are collected on the tax roll. I think the only other things to hit on are already listed for later on the agenda, so that's all I have unless you all have any questions.

Mr. Gonzalez: No.

Mr. Quesada: Thank you Scott, I appreciate that summary.

B. Engineer – District Engineer’s Report for Fiscal Year 2026-2027

Mr. Quesada: Just jumping into the engineer report on page 69, so per your master trust indenture for Hemingway Point which relates to the construction bonds to build all the public infrastructure. It’s a requirement every year that the engineer come out, he completed a recent inspection, the report starts on page 69, there’s a handful of exhibits in there and he provides with regards to the infrastructure and the District’s ownership areas, so it’s always a very helpful tool for anybody that wants to review that information. I will just point your attention for the sake of remedy, in his cover page he says based on the review of the 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, so just summarizing the report but, I do need a motion from the Board to accept the engineer’s report.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the District Engineer’s Report for Fiscal Year 2026-2027 was approved.

C. Field/Property Manager - Monthly Report

Mr. Quesada: On page 74 starts Mayra’s field report, I will pass it over to Mayra.

Ms. Padilla: So, for the field report a lot of the things that I put here to discuss we did like trimming the palms, the annuals, we did discuss the annuals, the pool and the condition, the pressure cleaning.

Mr. Gonzalez: And just quickly for the HOA, for you guys, can you ask your management because there are roosters and chickens that basically by law are not supposed to be in the complex and it’s getting out of hand. I can show you on my phone, they’ve done damage to my property, and they also do damage that I have here to CDD property, it’s the grass area but, technically it’s one of those things that I just wanted to know if you guys could eventually talk to them to get a trapper.

Ms. Mendez: (inaudible comment) Are you saying that’s our responsibility?

Mr. Gonzalez: Yes because it’s coming from the homeowner’s property, those chickens aren’t coming from CDD property, so they’re coming from somebody’s house which is illegally having them there.

Ms. Mendez: We don't know where they're coming from because haven't seen them. (inaudible comment)

Mr. Gonzalez: So, my question is what is the resolution, just everybody's property keeps being destroyed and they keep on damaging it, so let's find a resolution, I'm not trying to argue, I'm just trying to say, hey we have to find a resolution to this because it's only going to get worse, and people are already complaining, and to be honest, it gets exhausting when it's, hey it's the CDD's problem, it's a HOA problem, we're altogether with this. I talk to Lou all the time, and Lou is a good guy but, the problem is this loop of communication where this needs to end and we need to work together and just say hey, we have this problem, let's fix it. So, this is something that's really silly and I understand it costs money but, it's something that we could work together here and communicate and that's the biggest thing.

Ms. Mendez: Yes, and I'll gladly look that up, I know that they usually in the past, I got roosters removed and chickens removed they charge per chicken. I will gladly call companies to find out how they would charge us but, if it is something that we can share the cost on because I don't know, and I've driven around and so has the Board and we have no idea where these chickens are coming from, they pop up one, then two, and we feel they're coming over the fence, and I have no idea whose chickens these are and no one else knows.

Mr. Gonzalez: I don't want to cut you off, sorry, but we here on the CDD had, remember the iguana issue, we handled it because they were pooping in the pool, so we're pretty fair but, we know it's coming from somebody's property.

Mr. Quesada: Well, let me give the CDD answer because obviously we're happy to help with anything that we can partner up with the HOA on. Obviously what Marcos is referring to is the pool area is 100% District owned and we do have some issues in South Florida where you have some invasive iguanas there that are eating some of the plant material nearby and they were sunbathing and everything else like polluting our pool. So, we had to shut down the pool every time that would happen, having it shocked and cleaned properly so we did have an animal removal specialists, it took several visits but, they were able to trap a very large iguana, remove it, and periodically which the same thing happens, this is your pool sitting on top of a retention pond mind you, is the

occasional field mice, once a year maybe, make their way into the mail kiosks or near the pool deck and whenever we seen any evidence of that somebody comes out and they bait and trap all around the perimeter, the pool and the amenities area to try to keep them and discourage that behavior from happening. In the case of what we're talking about now, I did see, I was actually here yesterday driving around checking the CDD areas on 253rd, it's definitely, there's a homeowner and I'm not going to single anybody out but, there's a corner lot there towards the far end of 253rd that had like 3 roosters and you could tell they were very comfortable near that property and I'm only saying as the CDD, as a governmental entity we use public funds, if we were to partner with the HOA, I think it would be easier for the HOA to lead the charge because our property is public property but, homeowner property is front yard private property. So, it can get very gray very quickly when it comes to public funds and private land ownership and private benefits. If the Board wanted to approve a not to exceed number and the HOA was to lead some type of thing they would have this Board's blessing because it is public property to have the trapper go on to the CDD's property versus the CDD going onto to a private homeowner's property and then we can work something out if the Board wants to do something financially as far as some kind of reimbursement or something like that.

Mr. Gonzalez: Well, what I would say Vanessa, if you could take the charge and then come back to us and let us know and then we can make a decision after we see what you have.

Ms. Mendez: Yes, I'll do that.

Mr. Gonzalez: And one last thing from me, is that, and this is Marcos Gonzalez by that way, the trees, I understand on the swale that's county property, if you guys can lead the charge in say, hey HOA, I don't know if it would be an issue with us but, these things need to get reported but, obviously nobody wants to be targeted but, people are tree chopping these trees, and it's terrible, and it's making the properties look terrible.

Ms. Mendez: Yes, I understand.

Mr. Gonzalez: But my thing is you're making it look like a stick or you're ripping it out and you don't care, so everybody here is trying to have some pride in their property then it's just shameful that people are doing this, and it's something that needs to be

reported to the county, because when you report it, your address gets disclosed, so if the HOA says, hey we have "X" amount of this around the neighborhood, if you want to report that there's a stick at this property, these are things that you guys could really help us out because now it gives people the awareness, saying hey, you know what I need to maintain my property because they're keeping an eye on it.

Ms. Mendez: Yes.

Mr. Gonzalez: I'm a very lenient person but, it's just at the point where it's like the trees have a purpose that people are forgetting.

Ms. Mendez: And just to touch back on that subject, I am working with the county, he has come out, the engineer has come out for speed bumps, they looked at our sidewalks, I don't know if you guys have noticed the dead end signs have gone up, we've addressed the trees, they have pictures of the trees, we've also at our last homeowner's Board meeting, we also presented three proposals to take on the cost of trimming the trees so people don't do that, and some people just don't know. So, we have taken that on, I do have pictures that were provided to the county, there is 311, owners are aware of that number as well, so we are proactive about the trees because it is sad and they look horrible, they're just killing them. So those are being addressed, I don't want you guys to think that they're not, what the county told me was this is not something happens overnight, they are working on it with me, along with also the poles, the lights that are being covered by the trees.

Mr. Ruiz: I have a question for you Vanessa, this is Frank Ruiz here. The commercial vehicles, when does it end in our neighborhood?

Ms. Mendez: So, as long as they stay in their driveway, it's permitted, as long as they're not on the sidewalk or parking on the street or parking them in areas that they're not allowed, they are permitted. We do have parking enforcement, they come out 4 times a week if I'm not mistaken, they just switched to different hours, daytime and nighttime, and if those vehicles are seen they are stickered and if they're still in violation which everybody knows it's a violation because I sent multiple notices, they are towed.

Mr. Ruiz: Ok.

Ms. Mendez: So, that was also addressed and I can share that information with you guys to have it emailed if you need it.

Mr. Quesada: Thank you, and just to get back on the subject, CDD problems, and Cherly did you want to say anything?

Ms. Angell: I was just going to say something about the chickens, I was going to say yes I would love to work with the HOA and even be willing to put some money towards it so the HOA doesn't have to pay for it all of it because we need those chickens out of our neighborhood because we are not a farm, we are a community neighborhood, we don't need the chickens, we don't need the roosters, so we really need to get them out and if we can work together, that's great because we are a neighborhood that is together we're not just a part. Yes, you have CDD, you have HOA but, we are altogether when you think about it, so we need to do something in the neighborhood so we don't have all of a sudden 100 chickens.

Mr. Quesada: Does the Board want to approve a not to exceed amount just to give management an opportunity between meetings to work with, if the HOA reaches out within a threshold that the CDD could expend? I can tell you that I did this in another CDD, if it's the removal specialist that I've worked with, if it's less than 20 chickens let's say he's going to charge like \$50 per chicken to remove.

Mr. Gonzalez: It's less than that.

Ms. Mendez: Yes, I think it's like \$50.

Mr. Quesada: What I can tell you is it's going to, just to give you some rough math, let's say there's 10 and it's \$50 per chicken, it's going to be about \$500, and these things, it's better now that we're meeting and we're discussing it, if the Board wants to approve a budget as far as a not to exceed number for the CDD contribution now would be the appropriate time, and I can speak to Venus or anybody from the HOA if they find the appropriate vendor and we can work within that budget.

Mr. Suarez: You said \$50, I see like maybe 6 chickens.

Mr. Gonzalez: It's more by the lake but the problem is they're breeding now.

Mr. Suarez: That's what I'm saying I've seen like 6 to 10 chickens.

Ms. Mendez: I would say 10.

Mr. Suarez: So, I'm saying let's not exceed \$300.

Mr. Quesada: Ok.

Mr. Ruiz: The problem with that is whoever the homeowner is that has the chicken, they're going to get them again.

Mr. Quesada: Well, I will tell you this, and I can tell Vanessa has experience with this she mentioned the roosters, the goal with that is you target the roosters because they're the ones that multiply or reproduce, so that's where you start by eradicating the population. Ok, so Marcos is making a motion for not to exceed \$300 for removal of any invasive livestock, let's just call it that.

On MOTION by Mr. Suarez seconded by Mr. Ruiz with all in favor, authorizing a not exceed amount of \$300 to reimburse Hemingway Point HOA for animal removal was approved.

Mr. Quesada: Vanessa, if you can reach out to me, you have my email and Mayra's email, and if you guys obtain any proposals and you guys are able to work with somebody we're happy to reimburse the HOA for any contribution and obviously we're here in a meeting, any CDD property is public property so they would have the consent of the Board and the District to be able to work on that. It's not an easy job, I know that it usually takes two people because you have to corner them and throw a snare net on them or something like that, so anything we can do to help out just reach out to us.

Ms. Mendez: Ok, thank you so much.

Mr. Quesada: Alright, no problem. Any other questions as far as Mayra's report, if not, I'll jump down to my portion really quick.

Ms. Padilla: I don't know if you guys have any questions or concerns.

Mr. Gonzalez: No, and I'll give you that address later but, because of the livestock there are those issues with the grass, and on the median side.

Ms. Padilla: Ok.

Mr. Gonzalez: It's like basically about this size on both sides.

Ms. Padilla: Ok, and to explain let us just try to deal with the chickens first.

Mr. Gonzalez: Yes, no problem.

Ms. Padilla: I did want to say we did add an extra component so now anyone that goes to the pool after hours I get an email saying, this person tried to go to the pool,

because I know some people say, I wasn't allowed to get into the pool, and it's because they're going afterhours, so I do get an email, just FYI, I get a report of that.

Mr. Ruiz: What are the pool hours?

Mr. Quesada: 9:00 a.m. to 7:00 p.m.

Ms. Padilla: No, its 9:00 to 8:00 p.m.

Mr. Quesada: And I don't want to put an exact time on it because technically it's when the sun sets because you guys don't have the lighting required to be open past that time, so it's whenever the sun sets but we make adjustments to the timer based on the season.

Ms. Angell: So, we probably will have to make some adjustments come September because at 8:00 o'clock it's dark out and they don't need to be at the pool then, so we probably will have to change the time but, then you'll let the HOA know so they can send an email out when we change the time.

Mr. Quesada: And since we're on the subject, I know she's not going to say anything but, this is like a full time job Mayra in the summer, she does have a lot of other responsibilities that she juggles, I know it's not always easy, I know our last access control system completely went kaput, it was past its life expectancy so there was a lot of transition happening and it was like a full time job for Mayra. There was a couple of little technical issues that happen when you're integrating a new system that we worked through and they were able to get the engineers involved from Lift Master so I know there were some issues with compatibility with certain phones only. Please keep in mind there is usually from a loud minority of people that are not following instructions or trying to take advantage of the rules that are in place to allow access for people that have not followed the proper steps.

Mr. Gonzalez: And talking about the pool, Carlos remember when we were at the pool, was there an issue with the handicap area?

Mr. Suarez: Oh, yes, we used to have a handicap stand there and now it's gone.

Mr. Quesada: And we'll address that, it was no longer working properly, and I'll have an update for you, and we'll look into that.

Mr. Suarez: Ok.

Mr. Quesada: I do want to say that we used to have a resident I think that used that, and they moved out, so nobody has expressed a need for the record of needing that accommodation but, we'll proactively look into options.

Mr. Suarez: Yes, I think we should.

Mr. Quesada: Ok.

Mr. Gonzalez: And for the HOA management the other issue that we had, somebody who is a veteran and he is handicapped and in front of the pool we're getting still consistent abuse of the handicap spots and people parking and just leaving their cars there. I just don't know if there's something that you guys can do, create maybe a better system, something to get these cars out of there but, people are literally just leaving their cars there.

Mr. Ruiz: Overnight.

Mr. Gonzalez: Yes, overnight, and other people are not able to have access, I know it's county property but, it is becoming a community issue.

Mr. Quesada: You guys have county roads there so I think that's something we probably need to reach out to the county. I do know this Cutler Bay, depending on the closest station to you guys, I have another District on the other side of the marina that there's a Cutler Bay station, and they have once a month a community meeting for residents and people that are within their area, they listen to residents and they'll come in there. So, I know it's tricky, they have grid that they're each assigned to, they have their responsibilities but, usually I do think when you have constituents and residents from there, Scott and I had one in Kendall and a lot of progress was made there just by attending those meetings from a resident of the community. So, I do think that's a good way because what happens is, they're going to be on call, they get priorities and they'll start making sure that they circle your community "X" amount of times per shift and you'll get better enforcement of those areas, that's a good way to do it.

Ms. Mendez: I will also bring in our parking enforcement to keep an eye out on that.

Mr. Gonzalez: And just for beautification purposes, like I just don't know the laws with the county but, like the parking in front of my house, and the amount of oil stains and the divots and this stuff, if that's something that we could put a little bit of pressure

on them as well to fix because it makes it basically looks like a garage, how bad those parking spaces have become, the ones at the pool aren't bad.

Ms. Mendez: I'll double check them.

Mr. Gonzalez: Ok, because those are getting really bad and me and Lou have talked about it and it's very stressful, we really don't have power but, if we could put pressure on the county it's something that can hopefully get handled.

Mr. Quesada: And I think there's somebody from the audience that wants to be recognized, go ahead Jorge, I know you didn't take 3 minutes before so if you want to be recognized now would be the time.

A resident: Well, I did take a minute before, I apologize but, I wanted to chime in on this topic because I actually had somebody parked on my swale for multiple days, I called the police out to come and check it out and they specifically said, that they abide by the homeowners association rules, that they are not bound to law able to do anything because we have an association, if we didn't have an association they would have done something but, because we do they said it was out of their hands.

Mr. Quesada: Got you, ok. Thank you for saying that, I don't keep up with the latest traffic enforcement policies, I do know it's a Florida Law, the state if they're obstructing traffic and they're blocking emergency vehicle access, etc. on the roads, not the swale but the road, they have a little bit more leg to stand on.

D. CDD Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada: So jumping down to manager's report, I have in section D1 on page 80 is consideration of fiscal year 2027 meeting schedule. Normally we have our meetings at the GMS office in Homestead, and the location is 2804 NE 8th Street, Suite 202, we always make accommodations virtually on all our agendas through Microsoft TEAMS as many of you are doing today but, the schedule would be to remain as-is on the fourth Wednesday of each month. We would advertise 12 meetings but, I do want to state that this Board does not meet 12 times a year, they meet about half that amount so, on average depending on need, so I appreciate you guys being mindful of that because there are some expenses that come along with having a meeting, and then obviously if we have business we need to get to but, it would be since we advertise for

the entire fiscal year with one ad it's wise to advertise a 12 meeting calendar and then you guys can cancel as needed, or schedule a special meeting as needed. Are there any questions about that schedule, if not, I just need a motion to approve the calendar.

On MOTION by Mr. Suarez seconded by Mr. Gonzalez with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

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

Mr. Quesada: Jumping into section D2 on page 81 it's the Form 1 financial disclosure, please make sure those of you who have not filed by July 1st your financial disclosures, please do so. This was printed out, and it is a personal obligation, you could be fined as early as September up to \$1,500, so for any of you who have not filed your 2025 Form 1 please do so, you're in the grace period for now but, you're running out of time. If you have any questions or need help with that reach out to me privately and I'll be happy to help you. While we're on the subject of ethics, this is just a reminder, you have until December 31st to complete your required 4 hours of annual ethics training. The Form 1 asks you if you've completed your training but, again, they're referring the previous year so most of you have already, if not all of you have already done your ethics training for 2025, just check the box yes for any of you who haven't done your Form 1 yet, and for this year you're reminded to do so before the 31st. Please, if you guys don't mind, we post the ethics training links on our website so, there's some free ones, The Florida League of Cities, that's the first one that stands out to me. If you want to send an email to me or yourself as a reminder as to when you took the ethics trainings, it's a helpful tool because we don't know what the Form 1 will look like next year, if may ask for additional details as to your ethics training, so just keep track of when you did it just for that purpose.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Other than that, we can jump into our financial reports which starts on page 82 of the agenda. I just need a motion from 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.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Are there any other Supervisor's requests at this time? Hearing none, any other audience comments, anybody in the audience again for a final opportunity to make any general comments to address the Board?

A resident: Going back to the increase for budget, there was something on there about a gate barrier, does that mean the entire pole?

Mr. Quesada: Without the document in front of me I couldn't answer that, it could be a typo, just hearing your description it could be that you guys have an access control system for your pool.

A resident: No, it's not the pool, though, it's specifies DML generic scope referencing the gate barrier arms. (inaudible comment)

Mr. Quesada: Again, two things, and I'm trying to be helpful but I don't have the document in front of me, if you send me an email with the document I can research that for you.

A resident: Do you know who DML is?

Mr. Quesada: DML is the service provider who is providing the access control maintenance and they provide you the security cameras and the access control system, and that is the vendor who services that equipment.

A resident: Ok.

Mr. Quesada: As far as which facility document has that description, I'd be happy to take a look at and see if there's a typo or whatever, or it may be a misunderstanding.

A resident: Ok.

Mr. Quesada: So, please send the document over and I will look at it.

A resident: Ok.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Hearing no other comments at this time, I just need a motion from the Board to adjourn the meeting.

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

Chairman / Vice Chairman



Hemingway Point CDD

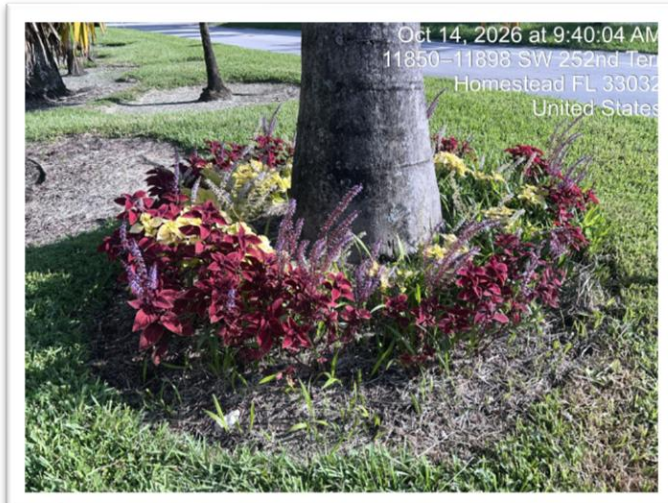
FIELD REPORT



October 28, 2026

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

Landscaping



- Landscaping was maintained by Nicoya Landscaping.
- Irrigation was repaired.
- Will remove and replace annuals.

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

POOL



- Pool was maintained by Florida's Bright and Blue Pools.
- Pool exit push bar door was replaced.

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



- Mildew stains on the pool deck/ pool signs will be cleaned by Janitorial staff.

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



- Lights fixtures at pool will be cleaned.

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



- Playground was inspected in satisfactory condition.

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



- Walkways and mail areas were inspected and are in satisfactory condition.

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

BrightView
4155 East Mowry Dr. Homestead FL 33033
Ph: (305) 255-6011, Fax: (305) 255-0009

Contract & Authorization For Extra Work

Date: October 9, 2024 Time: 9:30am
Job Name: Hemingway Point HOA
Job Address: 11808 SW 248th
Princeton, FL 33032
Attention: Ben Quasada

Irrigation Wet Check Report

Scope of Work / Labor & Materials

Rainbird timer irrigation schedule: Mon, Tues, Wed, Thurs, Fri, and Sun, @ 1:00am	
Wet Check Service	\$135.00
Zone1: OK	
Zone2: Need to repair broken lateral line and 3 broken pop-ups caused by contractors.	\$350.00
Zone3: Need to replace clogged nozzle	
Zone4: Need to replace leaking pop-up by roots.	\$50.00
Zone5: Need to replace leaking pop-up by roots.	\$50.00
Zone6-8: OK	
Zone9: Need to replace 2 bad pop-ups leaking.	\$100.00
Zone10: Need to replace 2 bad pop-ups leaking.	\$100.00
Zone11: Zone found not coming on with timer. Checked valve and need to replace bad solenoid	\$110.00
Zone12: Need to replace leaking pop-up by roots.	\$50.00
Zone13: Need to straighten riser caused by roots.	
Zone14: Need to troubleshoot clogged line rotor heads are dry.	\$185.00
    	
  	
Total Labor & Materials	
\$1,170.00	

THIS IS NOT AN INVOICE

- Irrigation was fixed by BrightView.

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

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

8/1 - 9/30/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
8/1 - 8/31	1770 - 1780	\$22,149.94
9/1 - 9/30	1781 - 1792	19,946.94
TOTAL		\$42,096.88

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/04/26	00028	8/01/26	0222580 AUG 26	202608 320-53800-46500			FLORIDA'S BRIGHT & BLUE POOLS	*	546.00	546.00	001770
8/04/26	00078	7/31/26	IN168007	202607 310-51300-48000			MCCLATCHY COMPANY LLC	*	1,891.97	1,891.97	001771
8/04/26	00040	8/03/26	2711 AUG 26	202608 320-53800-46200			NICOYA LAWNSCAPING, INC.	*	1,600.00	1,600.00	001772
8/04/26	00065	8/04/26	26-007 JUL 26	202607 320-53800-34500			1ST CHOICE SECURITY LLC	*	1,820.00	1,820.00	001773
8/20/26	00064	7/29/26	9357 2026	202607 310-51300-31100			ALVAREZ ENGINEERS, INC.	*	2,800.00	2,800.00	001774
8/20/26	00054	7/27/26	9876713	202607 320-53800-46900			BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	6,000.00	6,000.00	001775
8/20/26	00010	8/12/26	04890-39 11850 SW 252ND	202607 320-53800-43000			TER#CLBHSE	*	535.02		
		8/12/26	16670-96 11880 SW 248TH	202607 320-53800-43000			ST#GRDHSE	*	102.31		
							FPL			637.33	001776
8/20/26	00028	9/01/26	222653 SEP 26	202609 320-53800-46500			FLORIDA'S BRIGHT & BLUE POOLS	*	546.00	546.00	001777
8/20/26	00001	8/01/26	250 AUG 26	202608 320-53800-34000			FIELD SERVICES	*	1,225.00		
		8/01/26	251 AUG 26	202608 310-51300-34000			MGMT FEES	*	3,785.00		
		8/01/26	251 AUG 26	202608 310-51300-35100			COMPUTER TIME	*	48.17		
		8/01/26	251 AUG 26	202608 310-51300-31300			DISSEMINATION	*	240.75		
		8/01/26	251 AUG 26	202608 310-51300-49500			WEBSITE ADMIN	*	102.08		
		8/01/26	251 AUG 26	202608 310-51300-42000			POSTAGE	*	57.64		
							GMS-SF, LLC			5,458.64	001778
							HEMP HEMINGWAY PT SRINKUS				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/21/26	00073	8/21/26	08212026	202608 320-53800-46300			CARMEN HERNANDEZ	*	700.00	700.00	001779
8/28/26	00079	8/27/26	410 AUG 26	202608 320-53800-46600			Q'S ANIMAL REMOVAL	*	150.00	150.00	001780
9/03/26	00006	7/31/26	199864 JUL 26	202607 310-51300-31500			BILLING COCHRAN, P.A.	*	500.00	500.00	001781
9/03/26	00001	9/01/26	252 SEP 26	202609 320-53800-34000				*	1,225.00		
		9/01/26	253 SEP 26	202609 310-51300-34000				*	3,785.00		
		9/01/26	253 SEP 26	202609 310-51300-35100				*	48.17		
		9/01/26	253 SEP 26	202609 310-51300-31300				*	240.75		
		9/01/26	253 SEP 26	202609 310-51300-49500				*	102.08		
		9/01/26	253 SEP 26	202609 310-51300-42000				*	12.48		
		9/01/26	253 SEP 26	202609 310-51300-42500				*	.30		
							GMS-SF, LLC			5,413.78	001782
9/03/26	00078	8/31/26	IN177200 FY27	202608 310-51300-48000			MCCLATCHY COMPANY LLC	*	404.55	404.55	001783
9/03/26	00024	8/26/26	21322812 11850 SW 252ND TER	202608 320-53800-43100			MIAMI-DADE WATER & SEWER DEPARTMENT	*	636.40	636.40	001784
9/03/26	00040	9/01/26	2728 SEP 26	202609 320-53800-46200			NICOYA LAWNSCAPING, INC.	*	1,600.00	1,600.00	001785
9/03/26	00065	8/31/26	26-008 AUG 26	202608 320-53800-34500			1ST CHOICE SECURITY LLC	*	2,080.00	2,080.00	001786
9/10/26	00073	9/09/26	09092026	202608 320-53800-46300			CARMEN HERNANDEZ	*	600.00	600.00	001787
							HEMP HEMINGWAY PT SRINKUS				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/17/26	00006	8/31/26 200391 AUG 26 -	202608 310-51300-31500 GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	1,595.00	1,595.00 001788
9/17/26	00010	9/11/26 04890-39 11850 SW 252ND TER#CLBHSE	202608 320-53800-43000		*	546.64	
		9/11/26 16670-96 11880 SW 248TH ST#GRDHSE	202608 320-53800-43000		*	96.86	
			FPL				643.50 001789
9/17/26	00028	9/14/26 0222723 INST JANDY FILTER	202609 320-53800-46500		*	345.95	
		9/14/26 0222724 REPLACE STEP LADDER	202609 320-53800-46500		*	627.76	
			FLORIDA'S BRIGHT & BLUE POOLS				973.71 001790
9/17/26	00073	9/17/26 09172026 PRESSURE CLN POOL/PLYGRND	202609 320-53800-46300		*	700.00	
			CARMEN HERNANDEZ				700.00 001791
9/24/26	00057	6/18/26 7105 2ND QTR - SRVC AGREEMENT	202606 320-53800-34500		*	2,550.00	
		9/21/26 7347 3RD QTR - SRVC AGREEMENT	202609 320-53800-34500		*	2,250.00	
			DML SECURITY SYSTEMS				4,800.00 001792
TOTAL FOR BANK A						42,096.88	
TOTAL FOR REGISTER						42,096.88	

HEMP HEMINGWAY PT SRINKUS

Hemingway Point
Community Development District

Unaudited Financial Reporting
September 30, 2026



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Hemingway Point
Community Development District
Combined Balance Sheet
September 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 35,262	\$ -	\$ -	\$ 35,262
<u>Investments:</u>				
State Board of Administration (SBA)	98,303	-	-	98,303
<u>Series 2013</u>				
Reserve	-	84,436	-	84,436
Interest	-	5	-	5
Revenue	-	227,692	-	227,692
Sinking	-	46	-	46
Construction	-	-	427	427
<u>Series 2014</u>				
Reserve	-	86,536	-	86,536
Interest	-	5	-	5
Revenue	-	199,934	-	199,934
Sinking	-	28	-	28
Construction	-	-	14	14
Prepaid Expenses	2,542	-	-	2,542
Total Assets	\$ 136,106	\$ 598,683	\$ 442	\$ 735,230
Liabilities:				
Accounts Payable	\$ 7,051	\$ -	\$ -	\$ 7,051
Total Liabilites	\$ 7,051	\$ -	\$ -	\$ 7,051
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 598,683	\$ -	\$ 598,683
Capital Project	-	-	442	442
Unassigned	126,514	-	-	126,514
Total Fund Balances	\$ 129,055	\$ 598,683	\$ 442	\$ 728,180
Total Liabilities & Fund Balance	\$ 136,106	\$ 598,683	\$ 442	\$ 735,230

Hemingway Point
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 253,746	\$ 253,746	\$ 254,926	\$ 1,180
Interest Income	-	-	3,303	3,303
Total Revenues	\$ 253,746	\$ 253,746	\$ 258,228	\$ 4,482
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 8,000	\$ 4,000	\$ 4,000
PR-FICA	612	612	306	306
Engineering	2,500	2,500	3,249	(749)
Attorney	11,000	11,000	10,013	988
Annual Audit	5,200	5,200	5,200	-
Assessment Administration	1,156	1,156	1,156	-
Dissemination Agent	2,889	2,889	2,889	-
Trustee Fees	8,000	8,000	8,000	-
Management Fees	45,420	45,420	45,420	-
Information Technology	578	578	578	-
Website Maintenance	1,225	1,225	1,225	-
Telephone	50	50	-	50
Postage & Delivery	1,250	1,250	746	504
Insurance General Liability	9,079	9,079	8,084	995
Printing & Binding	500	500	98	403
Legal Advertising	1,500	1,500	4,159	(2,659)
Other Current Charges	500	500	617	(117)
Office Supplies	150	150	26	124
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	-	-	-	-
Total General & Administrative	\$ 99,784	\$ 99,784	\$ 95,940	\$ 3,844

Hemingway Point
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Operations & Maintenance</u>				
Maintenance Expenditures				
Field Management	\$ 14,700	\$ 14,700	\$ 14,700	\$ -
Security Patrol/Monitoring	27,000	27,000	35,725	(8,725)
Security System Hardware	2,500	2,500	-	2,500
Phone/Internet	2,500	2,500	-	2,500
Electric	7,500	7,500	7,590	(90)
Water	6,500	6,500	19,590	(13,090)
Solid Waste	-	-	1,442	(1,442)
Property Insurance	7,290	7,290	6,919	371
Repairs & Maintenance	20,000	20,000	14,985	5,015
Landscape Maintenance	25,000	25,000	22,117	2,883
Tree Trimming	7,500	7,500	6,000	225
Plant Replacement	-	-	4,686	(4,686)
Janitorial Service & Supplies	6,500	6,500	8,116	(1,616)
Pool Maintenance & Repairs	30,000	30,000	12,712	17,288
Operating Supplies	4,500	4,500	-	4,500
Pressure Washing/Painting	8,000	8,000	-	8,000
Landscape Lighting & Replacement	5,000	5,000	-	5,000
Holiday Lighting	-	-	5,083	(5,083)
Pest Control	660	660	450	210
Dues, Licenses	250	250	500	(251)
Contingencies/Reserve	27,356	27,356	1,570	25,786
Subtotal Field Expenditures	\$ 202,755	\$ 202,755	\$ 162,185	\$ 39,295
Total Operations & Maintenance	\$ 202,755	\$ 202,755	\$ 162,185	\$ 39,295
Total Expenditures	\$ 302,539	\$ 302,539	\$ 258,124	\$ 43,140
Excess (Deficiency) of Revenues over Expenditures	\$ (48,793)	\$ (48,793)	\$ 104	\$ 47,622
Net Change in Fund Balance	\$ (48,793)	\$ (48,793)	\$ 104	\$ 47,622
Fund Balance - Beginning	\$ 26,098		\$ 128,951	
Fund Balance - Ending	\$ (22,695)		\$ 129,055	

Hemingway Point

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budge	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 165,900	\$ 165,900	\$ 166,169	\$ 268
Interest Income	4,000	4,000	11,290	7,290
Total Revenues	\$ 169,900	\$ 169,900	\$ 177,458	\$ 7,558
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	\$ 17,883	\$ 7,558
Net Change in Fund Balance	\$ 10,325	\$ 10,325	\$ 17,883	\$ 7,558
Fund Balance - Beginning	\$ 167,761		\$ 294,297	
Fund Balance - Ending	\$ 178,086		\$ 312,180	

Hemingway Point

Community Development District

Debt Service Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budge	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 170,480	\$ 170,480	\$ 170,987	\$ 506
Interest Income	4,000	4,000	10,304	6,304
Total Revenues	\$ 174,480	\$ 174,480	\$ 181,291	\$ 6,810
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	\$ 14,941	\$ 6,810
Net Change in Fund Balance	\$ 8,130	\$ 8,130	\$ 14,941	\$ 6,810
Fund Balance - Beginning	\$ 138,695		\$ 271,562	
Fund Balance - Ending	\$ 146,825		\$ 286,503	

Hemingway Point
Community Development District
Capital Projects Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 15	\$ 15
Total Revenues	\$ -	\$ -	\$ 15	\$ 15
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 15	\$ 15
Net Change in Fund Balance	\$ -		\$ 15	
Fund Balance - Beginning	\$ -		\$ 412	
Fund Balance - Ending	\$ -		\$ 427	

Hemingway Point

Community Development District

Capital Projects Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1	\$ 1
Net Change in Fund Balance	\$ -		\$ 1	
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	454	340	3,303
Total Revenues	\$ -	\$ 12,629	\$ 232,501	\$ 1,796	\$ -	\$ 1,067	\$ 3,536	\$ 1,458	\$ 3,944	\$ 503	\$ 454	\$ 340	\$ 258,228

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 4,000
PR-FICA	77	-	-	-	77	-	-	77	-	-	77	-	306
Engineering	-	-	-	-	115	334	-	-	-	2,800	-	-	3,249
Attorney	1,485	500	500	500	1,678	500	500	1,255	500	500	1,595	500	10,013
Annual Audit	-	-	-	5,200	-	-	-	-	-	-	-	-	5,200
Assessment Administration	1,156	-	-	-	-	-	-	-	-	-	-	-	1,156
Dissemination Agent	241	241	241	241	241	241	241	241	241	241	241	241	2,889
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	3,785	3,785	45,420
Information Technology	48	48	48	48	48	48	48	48	48	48	48	48	578
Website Maintenance	102	102	102	102	102	102	102	102	102	102	102	102	1,225
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	62	116	9	14	16	70	10	117	254	58	12	746
Insurance General Liability	8,084	-	-	-	-	-	-	-	-	-	-	-	8,084
Printing & Binding	-	-	-	0	0	-	0	-	0	97	-	0	98
Legal Advertising	-	-	-	-	332	389	-	787	-	1,892	405	355	4,159
Other Current Charges	-	1	50	-	-	-	91	78	111	94	93	99	617
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	\$ 9,838	\$ 7,403	\$ 5,143	\$ 95,940

Hemingway Point
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Maintenance Expenditures													
Field Management	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 14,700
Security Patrol/Monitoring	3,830	1,720	3,830	4,109	1,659	2,215	6,643	1,600	3,970	1,820	2,080	2,250	35,725
Security System Hardware	-	-	-	-	-	-	-	-	-	-	-	-	-
Phone/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	618	656	761	759	664	527	324	646	636	637	644	719	7,590
Water	-	5,504	-	-	6,610	-	-	6,840	-	-	636	-	19,590
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	1,600	1,600	22,117
Tree Trimming	-	-	-	-	-	-	-	-	-	6,000	-	-	6,000
Plant Replacement	-	1,888	-	-	-	-	-	-	2,798	-	-	-	4,686
Janitorial Service & Supplies	750	-	600	1,448	550	500	525	292	941	135	1,300	1,075	8,116
Pool Maintenance & Repairs	1,515	520	520	546	546	546	3,968	869	1,070	546	546	1,520	12,712
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing/Painting	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Lighting & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Lighting	-	5,083	-	-	-	-	-	-	-	-	-	-	5,083
Pest Control	-	-	-	-	-	-	-	-	150	-	150	150	450
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	\$ 12,914	\$ 12,414	\$ 8,181	\$ 8,538	\$ 162,185
Total Operations & Maintenance	\$ 23,349	\$ 21,037	\$ 10,656	\$ 9,851	\$ 13,378	\$ 9,913	\$ 18,380	\$ 13,572	\$ 12,914	\$ 12,414	\$ 8,181	\$ 8,538	\$ 162,185
Total Expenditures	\$ 44,011	\$ 25,777	\$ 15,498	\$ 19,736	\$ 20,769	\$ 18,828	\$ 23,217	\$ 20,954	\$ 17,818	\$ 22,252	\$ 15,584	\$ 13,681	\$ 258,124
Excess (Deficiency) of Revenues over Expenditures	\$ (44,011)	\$ (13,147)	\$ 217,003	\$ (17,940)	\$ (20,769)	\$ (17,761)	\$ (19,681)	\$ (19,496)	\$ (13,874)	\$ (21,749)	\$ (15,129)	\$ (13,341)	\$ 104
Net Change in Fund Balance	\$ (44,011)	\$ (13,147)	\$ 217,003	\$ (17,940)	\$ (20,769)	\$ (17,761)	\$ (19,681)	\$ (19,496)	\$ (13,874)	\$ (21,749)	\$ (15,129)	\$ (13,341)	\$ 104

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	84,436	
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	86,536	
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

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

ON ROLL ASSESSMENTS

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

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