



**JOURNEY'S END
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 11, 2018
7:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.journeysendcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT
Journey’s End Clubhouse
6400 Journey’s End Drive
Lake Worth, FL 33467
REGULAR BOARD MEETING
April 11, 2018
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes.
 - 1. January 10, 2018 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 5
- I. Administrative Matters
 - 1. Financial Report.....Page 12
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION

STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 10/23/2017 and last date of Publication 10/23/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

JOURNEYS END COMM DEV DIST
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000239300
Ad Cost:	\$254.56
Paid:	\$0.00
Balance Due:	\$254.56

Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 24th day of October, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)



VICKY LEE FLANNERY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-16-2022

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**JOURNEY'S END COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Journey's End Community Development District will hold Regular Meetings at 7:00 p.m. in the Conference Room at Journey's End Clubhouse, 6400 Journey's End Drive, Lake Worth, Florida 33467, on the following dates:

**November 8, 2017
January 10, 2018
April 11, 2018
June 13, 2018
July 11, 2018
September 12, 2018**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

One or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**JOURNEY'S END COMMUNITY
DEVELOPMENT DISTRICT
www.journeysendcdd.org**

**PUBLISH: THE PALM BEACH POST
10-23/ 2017**

0000239300-01

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 10, 2018

A. CALL TO ORDER

District Manager Jason Pierman called the January 10, 2018, Regular Board Meeting of the Journey's End Community Development District to order at 7:08 p.m. in the Journey's End Clubhouse located at 6400 Journey's End Drive, Lake Worth, Florida 33467.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 23, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Vice Chairman Alfred Marten and Supervisors Jeff Bates, Nancy Samuels and Tammy Nevin constituted a quorum.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 8, 2017, Regular Board Meeting

Mr. Pierman presented the minutes of the November 8, 2017, Regular Board Meeting and asked if there were any changes and/or additions. There being no changes, a **motion** was made by Ms. Samuels, seconded by Mrs. Nevin and unanimously passed to approve the minutes of the November 8, 2017, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Consider Proposal for Lake Trash Removal

Mr. Pierman presented the proposal from Allstate. Mr. Bates recommended that the HOA consider paying half of the cost, or possibly utilize their onsite field person to do the job. Mr. Pierman explained that the CDD could modify the maintenance agreement with the

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 10, 2018

HOA to include payment to cover the additional cost to the HOA. Mr. Pierman agreed to bring the question to the HOA Manager.

Mr. Marten asked if the Board would be interested in installing additional fountains in the lakes. Following a brief discussion, the Board consensus was to not install more fountains at this time.

H. NEW BUSINESS

There were no New Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Financial Report

There was no Financial Report at this time.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mr. Bates, seconded by Mrs. Nevin and unanimously passed to adjourn the meeting at 7:36 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors ("Board") of the Journey's End Community Development District ("District") is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit "A" is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2018 at 7:00 p.m. in the Journey's End Clubhouse, 6400 Journey's End Drive, Lake Worth, FL 33467, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of April, 2018.

ATTEST:

**JOURNEY'S END
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Journey's End
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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PROPOSED BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
O&M Assessments	148,104
Other Revenues	0
County Appraiser & Tax Collector Fee	(2,962)
Discounts For Early Payments	(5,924)
Interest Income	300
TOTAL REVENUES	\$ 139,518
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	306
Infrastructure Maintenance	5,000
Lake Maintenance	20,000
Engineering	7,000
Management	18,000
Secretarial	3,000
Legal	9,500
Assessment Roll	5,000
Audit Fees	3,700
Insurance	6,356
Legal Advertisements	1,150
Miscellaneous	1,200
Postage	275
Office Supplies	550
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	1,500
Reserve	12,706
Capital Projects	35,000
TOTAL EXPENDITURES	\$ 139,518
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -
General Fund Balance As Of 9/30/17	\$100,522.86
Reserve Fund Balance As Of 9/30/17	\$135,970.00

DETAILED PROPOSED BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
O&M Assessments	147,562	148,104	148,104	Expenditures Less Interest & Carryover/.94
Other Revenues	0	0	0	
County Appraiser & Tax Collector Fee	(2,400)	(2,962)	(2,962)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(5,336)	(5,924)	(5,924)	Four Percent Of Total Assessment Roll
Interest Income	390	300	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 140,216	\$ 139,518	\$ 139,518	
EXPENDITURES				
Supervisor Fees	3,000	4,000	4,000	Supervisor Fees
Payroll Taxes (Employer)	230	306	306	Supervisor Fees * 7.65%
Infrastructure Maintenance	0	28,500	5,000	For Drainage System Maintenance
Lake Maintenance	17,873	20,000	20,000	No Change From 2017/2018 Budget
Engineering	3,651	7,500	7,000	\$500 Decrease From 2017/2018 Budget
Management	18,000	18,000	18,000	As Per Contract
Secretarial	3,000	3,000	3,000	No Change From 2017/2018 Budget
Legal	6,706	10,000	9,500	\$500 Decrease From 2017/2018 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,700	3,700	3,700	Accepted Amount For 2017/2018 Audit
Insurance	5,778	6,356	6,356	Insurance Company Estimate
Legal Advertisements	736	1,150	1,150	No Change From 2017/2018 Budget
Miscellaneous	936	1,000	1,200	\$200 Increase From 2017/2018 Budget
Postage	80	275	275	No Change From 2017/2018 Budget
Office Supplies	276	575	550	\$25 Decrease From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	4,636	4,650	5,100	Trustee (US Bank) Increasing Fees In 2018/2019
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
Reserve	0	4,831	12,706	Reserve
Capital Projects	0	19,000	35,000	Capital Projects
TOTAL EXPENDITURES	\$ 75,277	\$ 139,518	\$ 139,518	
EXCESS/ (SHORTFALL)	\$ 64,939	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 64,939	\$ -	\$ -	

General Fund Balance As Of 9/30/17	\$100,522.86
Reserve Fund Balance As Of 9/30/17	\$135,970.00

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	308	25	50	Projected Interest For 2018/2019
NAV Tax Collection	183,853	181,946	181,946	Yearly Maximum Debt Assessment
Total Revenues	\$ 184,161	\$ 181,971	\$ 181,996	
EXPENDITURES				
Principal Payments	100,000	110,000	115,000	Principal Payment Due In 2019
Additional Principal Payments	15,000	399	1,412	Additional Principal Payments
Interest Payments	79,538	71,572	65,584	Interest Payments Due In 2019
Total Expenditures	\$ 194,538	\$ 181,971	\$ 181,996	
Excess/ (Shortfall)	\$ (10,377)	\$ -	\$ -	

Debt Service Fund Balance As Of 9/30/17	\$83,871.13
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Series 2008 Refunding Bonds Information

Original Par Amount =	\$2,300,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.82%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2008		
Maturity Date =	May 2028		

Par Amount As Of 1/1/18 = \$1,510,000

Journey's End Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative For Sixty Five Foot Lots	\$ 106.16	\$ 314.45	\$ 314.45	\$ 314.45	\$ 314.45
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 427.70</u>	<u>\$ 390.00</u>	<u>\$ 390.00</u>	<u>\$ 390.00</u>	<u>\$ 390.00</u>
Total	\$ 533.86	\$ 704.45	\$ 704.45	\$ 704.45	\$ 704.45
Administrative For Seventy Five Foot Lots	\$ 106.16	\$ 314.45	\$ 314.45	\$ 314.45	\$ 314.45
<u>Debt For Seventy Five Foot Lots</u>	<u>\$ 493.50</u>	<u>\$ 450.00</u>	<u>\$ 450.00</u>	<u>\$ 450.00</u>	<u>\$ 450.00</u>
Total	\$ 599.66	\$ 764.45	\$ 764.45	\$ 764.45	\$ 764.45

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Sixty Five Foot Lots	300
<u>Seventy Five Foot Homes</u>	<u>171</u>
Total Units	471

Sixty Five Foot Lots Information

Total Units	300
<u>Prepayments</u>	<u>1</u>
Billed For Debt	299

Journey's End
Community Development District

**Financial Report For
March 2018**

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual Mar-18	Year To Date Actual 10/1/17 - 3/31/18
REVENUES			
O & M Assessments	148,104	2,910	140,207
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,962)	(26)	(2,114)
Discounts For Early Payments	(5,924)	(31)	(5,453)
Interest Income	300	0	168
Total Revenues	\$ 139,518	\$ 2,853	\$ 132,808
EXPENDITURES			
Supervisor Fees	4,000	0	1,800
Payroll Taxes (Employer)	306	0	138
Infrastructure Maintenance	28,500	0	0
Lake Maintenance	20,000	2,128	9,358
Engineering	7,500	0	0
Management	18,000	1,500	9,000
Secretarial	3,000	250	1,500
Legal	10,000	0	2,891
Assessment Roll	5,000	0	0
Audit Fees	3,700	0	500
Insurance	6,356	0	5,778
Legal Advertisements	1,150	0	255
Miscellaneous	1,000	152	319
Postage	275	1	7
Office Supplies	575	3	127
Dues & Subscriptions	175	0	175
Trustee Fee	4,650	0	0
Website Management	1,500	125	750
Reserve	4,831	0	0
Capital Projects	19,000	0	0
Total Expenditures	\$ 139,518	\$ 4,159	\$ 32,598
Excess/ (Shortfall)	\$ -	\$ (1,306)	\$ 100,210
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (1,306)	\$ 100,210

Available Funds As Of 9/30/17	\$ 100,522.86
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Bank Balance As Of 3/31/18	\$ 345,764.40
Accounts Payable As Of 3/31/18	\$ 9,061.54
Reserve Funds As Of 3/31/18	\$ 135,970.00
Accounts Receivable As Of 3/31/18	\$ -
Available Funds As Of 3/31/18	\$ 200,732.86

Journey's End Community Development District
Budget vs. Actual
October 2017 through March 2018

	<u>Oct '17 - Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessment Income	140,207.25	148,104.00	-7,896.75	94.67%
363.830 · Assessment Fees	-2,114.00	-2,962.00	848.00	71.37%
363.831 · Assessment Discounts	-5,452.61	-5,924.00	471.39	92.04%
369.401 · Interest Income	167.29	300.00	-132.71	55.76%
Total Income	<u>132,807.93</u>	<u>139,518.00</u>	<u>-6,710.07</u>	<u>95.19%</u>
Expense				
511.000 · Professional Fees				
511.315 · Legal	2,891.50	10,000.00	-7,108.50	28.92%
511.320 · Audit	500.00	3,700.00	-3,200.00	13.51%
Total 511.000 · Professional Fees	<u>3,391.50</u>	<u>13,700.00</u>	<u>-10,308.50</u>	<u>24.76%</u>
511.122 · Payroll Taxes	137.70	306.00	-168.30	45.0%
511.131 · Supervisor Fees	1,800.00	4,000.00	-2,200.00	45.0%
511.307 · Infrastructure Maintenance	0.00	28,500.00	-28,500.00	0.0%
511.310 · Engineering	0.00	7,500.00	-7,500.00	0.0%
511.311 · Management Fees	9,000.00	18,000.00	-9,000.00	50.0%
511.312 · Secretarial Fees	1,500.00	3,000.00	-1,500.00	50.0%
511.318 · Assessment Roll	0.00	5,000.00	-5,000.00	0.0%
511.450 · Insurance	5,778.00	6,356.00	-578.00	90.91%
511.480 · Legal Advertisements	254.56	1,150.00	-895.44	22.14%
511.512 · Miscellaneous	318.95	1,000.00	-681.05	31.9%
511.513 · Postage and Delivery	7.22	275.00	-267.78	2.63%
511.514 · Office Supplies	127.50	575.00	-447.50	22.17%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	9,357.50	20,000.00	-10,642.50	46.79%
511.733 · Trustee Fees	0.00	4,650.00	-4,650.00	0.0%
511.736 · Reserve	0.00	4,831.00	-4,831.00	0.0%
511.750 · Website Management	750.00	1,500.00	-750.00	50.0%
511.800 · Capital Projects	0.00	19,000.00	-19,000.00	0.0%
Total Expense	<u>32,597.93</u>	<u>139,518.00</u>	<u>-106,920.07</u>	<u>23.37%</u>
Net Ordinary Income	100,210.00	0.00	100,210.00	100.0%

**Journey's End CDD
Debt Service (Series 2008) Profit & Loss Report March 2018**

	Annual Budget	Actual	Year To Date Actual
	10/1/17 - 9/30/18	Mar-18	10/1/17 - 3/31/18
Revenues			
Interest Income	25	144	391
NAV Tax Collection	181,946	4,576	170,678
Total Revenues	\$ 181,971	\$ 4,720	\$ 171,069
Expenditures			
Principal Payments	110,000	0	0
Additional Principal Payments	399	0	10,000
Interest Payments	71,572	0	37,446
Total Expenditures	\$ 181,971	\$ -	\$ 47,446
Excess/ (Shortfall)	\$ -	\$ 4,720	\$ 123,623