



**JOURNEY'S END
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JUNE 10, 2020
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
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AGENDA
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
VIDEO ACCESS AT: [HTTPS://US02WEB.ZOOM.US/J/84461716726](https://us02web.zoom.us/j/84461716726)
MEETING ID: 844 6171 6726
PHONE FOR TELEPHONIC ACCESS AT: 312-626-6799
REGULAR BOARD MEETING

June 10, 2020
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 8, 2020 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on Debris Removal
 - 2. Discussion Regarding Fountain Proposals
- H. New Business
 - 1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget.....Page 5
- I. Administrative Matters
 - 1. Financial Report.....Page 12
- J. Board Members Comments
- K. Adjourn

Palm Beach Post, The

June 1, 2020

Miscellaneous Notices

NOTICE OF THE REGULAR BOARD MEETING OF JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT NOTICE IS HEREBY GIVEN that the Journey's End Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") on June 10, 2020, at 7:00 p.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, as extended by Executive Order 20-112, issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. The District's Board of Supervisors (the "Board") will not be meeting in person. The Regular Board Meeting is being held for the necessary public purpose of considering a proposed budget and any other business that may lawfully come before the Board. While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting and provide questions or comments by accessing the meeting through the link provided on the District's website, www.journeysendcdd.org, or by utilizing the following login information: Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/84461716726> Meeting ID: 844 6171 6726 Join by PHONE for TELEPHONIC ACCESS at: 312-626-6799 In addition, participants are encouraged to submit any questions and comments to the District Manager at jpierman@sdsinc.org by June 9, 2020, at 5:00 p.m. in order to help facilitate the Board's consideration of such questions and comments during the Meeting. A copy of the agenda for the Meeting may be obtained on the District's website at www.journeysendcdd.com or by email to jpierman@sdsinc.org, or by calling the District Manager at (561) 630-4922 during normal business hours. The Meeting is open to the public electronically by video conferencing or telephonic access as listed above and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager. As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT www.journeysendcdd.org 6-1/2020

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 8, 2020**

A. CALL TO ORDER

District Manager Jason Pierman called the January 8, 2020, Regular Board Meeting of the Journey's End Community Development District to order at 7:01 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 November 1, 2019, as part of the District's Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairman Alex Da Costa, Vice Chairman Alfred Marten and Supervisors Jeff Bates, Nancy Samuels and Brian Esser 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 13, 2019, Regular Board Meeting

Mr. Pierman presented the minutes of the November 13, 2019, Regular Board Meeting and asked if there were any changes and/or additions.

There being no changes, a **motion** was made by Mr. Bates, seconded by Mr. Da Costa and unanimously passed approving the minutes of November 13, 2019, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Storm Drain Cleaning

Mr. Pierman explained that the other bid that he was expecting did not pan out, but that both Allstate and Shenandoah evaluated the storm drains based on 4-inch sediment. He did not know why there was such a large discrepancy between their findings. Mr. Da Costa suggested allocating \$2,500 each

year in the budget, and committing to cleaning the drains every 4 years, so the HOA would not have to take on the project.

A **motion** was made by Mr. Bates, seconded by Mr. Da Costa, and unanimously passed approving the Shenandoah's proposal, directing staff to create a budget line-item for drainage maintenance, and committing to performing the maintenance moving forward.

H. NEW BUSINESS

1. Consider Debris Removal Agreement between the District and Allstate Management, Inc.

Mr. Pierman presented the agreement with Allstate for debris and coconut removal, noting that the HOA maintenance could likely do it for less, but he was awaiting their proposal. Mr. Esser suggested having the lawn maintenance included it in the visits. Mr. Pierman stated that he would bring the information back to the next meeting for consideration. No action was taken on the Allstate proposal.

2. Discussion Regarding Fountain Proposals

Mr. Pierman presented the quotes from Allstate, noting that they do not include electrical work. Mr. Bates noted that they would have to spec out electric costs from an electrician. Following discussion, the Board requested that Mr. Pierman find out who maintains the current fountains for the HOA, if the HOA Board would be open to entering into a maintenance agreement to maintain and run the fountains, if the District purchased and installed them, and to find out if the HOA had experienced any problems with their current fountains.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Pierman noted that Ms. Brandon had completed the applications to Lake Worth Drainage District to install gates along the canal, for both the District and the HOA. He asked for a motion to execute the applications.

A **motion** was made by Mr. Bates, seconded by Mr. Da Costa, and unanimously passed authorizing staff to execute the application to Lake Worth Drainage District to install gates along the canal.

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. Da Costa, seconded by Mr. Bates and unanimously passed to adjourn the meeting at 7:44 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; 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 2020/2021 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 2020/2021 attached hereto as Exhibit "A" is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2020 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 2020/2021 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of June, 2020.

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 2020/2021
October 1, 2020 - September 30, 2021**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 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	5,000
Payroll Taxes (Employer)	383
Infrastructure Maintenance	2,500
Stormwater Maintenance	2,500
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	6,000
Legal Advertisements	1,100
Miscellaneous	1,200
Postage	225
Office Supplies	525
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	1,500
Reserve	12,110
Capital Projects	35,000
TOTAL EXPENDITURES	\$ 139,518
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -
General Fund Balance As Of 9/30/19	\$149,539.12
Reserve Fund Balance As Of 9/30/19	\$206,404.00

DETAILED PROPOSED BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O&M Assessments	147,914	148,104	148,104	Expenditures Less Interest & Carryover/.94
Other Revenues	0	0	0	
County Appraiser & Tax Collector Fee	(238)	(2,962)	(2,962)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(5,482)	(5,924)	(5,924)	Four Percent Of Total Assessment Roll
Interest Income	592	300	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 142,786	\$ 139,518	\$ 139,518	
EXPENDITURES				
Supervisor Fees	3,600	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	275	383	383	Supervisor Fees * 7.65%
Infrastructure Maintenance	0	5,000	2,500	Infrastructure Maintenance
Stormwater Maintenance	0	0	2,500	Stormwater Maintenance
Lake Maintenance	17,873	20,000	20,000	No Change From 2019/2020 Budget
Engineering	11,009	7,000	7,000	No Change From 2019/2020 Budget
Management	18,000	18,000	18,000	As Per Contract
Secretarial	3,000	3,000	3,000	No Change From 2019/2020 Budget
Legal	7,930	9,500	9,500	No Change From 2019/2020 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,700	3,800	3,700	Accepted Amount For 2019/2020 Audit
Insurance	5,000	6,356	6,000	Insurance Estimate
Legal Advertisements	1,176	1,100	1,100	No Change From 2019/2020 Budget
Miscellaneous	535	1,200	1,200	No Change From 2019/2020 Budget
Postage	72	250	225	\$25 Decrease From 2019/2020 Budget
Office Supplies	399	550	525	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	5,100	5,100	5,100	No Change From 2019/2020 Budget
Website Management	1,500	1,500	1,500	No Change From 2019/2020 Budget
Reserve	0	11,604	12,110	Reserve
Capital Projects	0	35,000	35,000	Capital Projects
TOTAL EXPENDITURES	\$ 84,344	\$ 139,518	\$ 139,518	
EXCESS/ (SHORTFALL)	\$ 58,442	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 58,442	\$ -	\$ -	

General Fund Balance As Of 9/30/19	\$149,539.12
Reserve Fund Balance As Of 9/30/19	\$206,404.00

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	2,131	50	50	Projected Interest For 2020/2021
NAV Tax Collection	184,160	181,523	181,523	Yearly Maximum Debt Assessment
Prepaid Bond Collection	2,981	0	0	
Total Revenues	\$ 189,272	\$ 181,573	\$ 181,573	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2021
Additional Principal Payments	0	1,560	3,208	Additional Principal Payments
Interest Payments	68,417	60,013	53,365	Interest Payments Due In 2021
Total Expenditures	\$ 183,417	\$ 181,573	\$ 181,573	
Excess/ (Shortfall)	\$ 5,855	\$ -	\$ -	

Debt Service Fund Balance As Of 9/30/19	\$81,532.37
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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 1/1/20 = \$1,275,000

Journey's End Community Development District Assessment Comparison

	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Administrative For Sixty Five Foot Lots	\$ 314.45	\$ 314.45	\$ 314.45	\$ 314.45
<u>Debt For Sixty Five Foot Lots</u>	\$ 390.00	\$ 390.00	\$ 390.00	\$ 390.00
Total	\$ 704.45	\$ 704.45	\$ 704.45	\$ 704.45
Administrative For Seventy Five Foot Lots	\$ 314.45	\$ 314.45	\$ 314.45	\$ 314.45
<u>Debt For Seventy Five Foot Lots</u>	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00
Total	\$ 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
Seventy Five Foot Homes	171
Total Units	471

Sixty Five Foot Lots Information

Total Units	300
Prepayments	1
Billed For Debt	299

Seventy Five Foot Lots Information

Total Units	171
Prepayments	1
Billed For Debt	170

Journey's End
Community Development District

**Financial Report For
May 2020**

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual May-20	Year To Date Actual 10/1/19 - 5/31/20
REVENUES			
O & M Assessments	148,104	2,930	146,521
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,962)	(179)	(2,330)
Discounts For Early Payments	(5,924)	0	(5,484)
Interest Income	300	0	466
Total Revenues	\$ 139,518	\$ 2,751	\$ 139,173
EXPENDITURES			
Supervisor Fees	5,000	0	800
Payroll Taxes (Employer)	383	0	61
Infrastructure Maintenance	5,000	0	0
Drain System Maintenance	0	0	7,995
Lake Maintenance	20,000	1,446	11,788
Engineering	7,000	569	5,554
Management	18,000	1,500	12,000
Secretarial	3,000	250	2,000
Legal	9,500	0	3,997
Assessment Roll	5,000	0	0
Audit Fees	3,800	0	3,600
Insurance	6,356	0	5,251
Legal Advertisements	1,100	0	248
Miscellaneous	1,200	1	402
Postage	250	27	41
Office Supplies	550	7	398
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	0
Website Management	1,500	125	1,000
Reserve	11,604	0	0
Capital Projects	35,000	0	0
Total Expenditures	\$ 139,518	\$ 3,925	\$ 55,310
Excess/ (Shortfall)	\$ -	\$ (1,174)	\$ 83,863
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (1,174)	\$ 83,863

Available Funds As Of 9/30/19	\$ 149,539.12
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Bank Balance As Of 5/31/20	\$ 446,672.95
Accounts Payable As Of 5/31/20	\$ 6,867.31
Reserve Funds As Of 5/31/20	\$ 206,404.00
Accounts Receivable As Of 5/31/20	\$ -
Available Funds As Of 5/31/20	\$ 233,401.64

Journey's End Community Development District
Budget vs. Actual
October 2019 through May 2020

	<u>Oct 19 - May 20</u>	<u>19-20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessment Income	146,521.12	148,104.00	-1,582.88	98.93%
363.830 · Assessment Fees	-2,329.67	-2,962.00	632.33	78.65%
363.831 · Assessment Discounts	-5,484.40	-5,924.00	439.60	92.58%
369.401 · Interest Income	466.07	300.00	166.07	155.36%
Total Income	<u>139,173.12</u>	<u>139,518.00</u>	<u>-344.88</u>	<u>99.75%</u>
Expense				
511.000 · Professional Fees				
511.315 · Legal	3,997.00	9,500.00	-5,503.00	42.07%
511.320 · Audit	3,600.00	3,800.00	-200.00	94.74%
Total 511.000 · Professional Fees	<u>7,597.00</u>	<u>13,300.00</u>	<u>-5,703.00</u>	<u>57.12%</u>
511.122 · Payroll Taxes	61.20	383.00	-321.80	15.98%
511.131 · Supervisor Fees	800.00	5,000.00	-4,200.00	16.0%
511.307 · Infrastructure Maintenance	0.00	5,000.00	-5,000.00	0.0%
511.309 · Drain System Maintenance	7,995.00	0.00	7,995.00	100.0%
511.310 · Engineering	5,554.03	7,000.00	-1,445.97	79.34%
511.311 · Management Fees	12,000.00	18,000.00	-6,000.00	66.67%
511.312 · Secretarial Fees	2,000.00	3,000.00	-1,000.00	66.67%
511.318 · Assessment Roll	0.00	5,000.00	-5,000.00	0.0%
511.450 · Insurance	5,251.00	6,356.00	-1,105.00	82.62%
511.480 · Legal Advertisements	247.68	1,100.00	-852.32	22.52%
511.512 · Miscellaneous	401.79	1,200.00	-798.21	33.48%
511.513 · Postage and Delivery	41.30	250.00	-208.70	16.52%
511.514 · Office Supplies	398.60	550.00	-151.40	72.47%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	11,788.00	20,000.00	-8,212.00	58.94%
511.733 · Trustee Fees	0.00	5,100.00	-5,100.00	0.0%
511.736 · Reserve	0.00	11,604.00	-11,604.00	0.0%
511.750 · Website Management	1,000.00	1,500.00	-500.00	66.67%
511.800 · Capital Projects	0.00	35,000.00	-35,000.00	0.0%
Total Expense	<u>55,310.60</u>	<u>139,518.00</u>	<u>-84,207.40</u>	<u>39.64%</u>
Net Ordinary Income	<u>83,862.52</u>	<u>0.00</u>	<u>83,862.52</u>	<u>100.0%</u>

**Journey's End CDD
Debt Service (Series 2008) Profit & Loss Report May 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual May-20	Year To Date Actual 10/1/19 - 5/31/20
Revenues			
Interest Income	50	2	628
NAV Tax Collection	181,523	3,775	178,045
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 181,573	\$ 3,777	\$ 178,673
Expenditures			
Principal Payments	120,000	120,000	120,000
Additional Principal Payments	1,560	0	10,000
Interest Payments	60,013	31,069	62,726
Total Expenditures	\$ 181,573	\$ 151,069	\$ 192,726
Excess/ (Shortfall)	\$ -	\$ (147,292)	\$ (14,053)