



**JOURNEY'S END
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 8, 2021
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
Conference Room at Journey’s End Clubhouse
6400 Journey’s End Drive
Lake Worth, Florida 33467
REGULAR BOARD MEETING
September 8, 2021
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. July 14, 2021 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget.....Page 6
 - 2. Discussion Regarding Lake Bank Restoration Guidelines
- I. Administrative Matters
 - 1. Financials.....Page 11
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

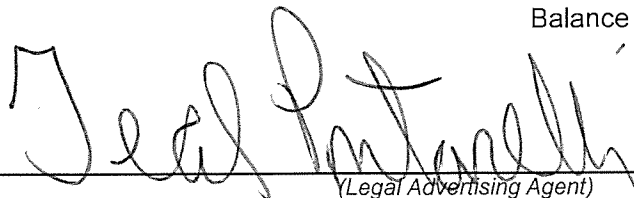
PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, 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 - PublicNotice was published in said newspaper on: first date of Publication 11/02/2020 and last date of Publication 11/02/2020. 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

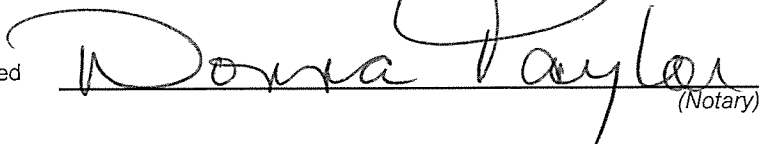
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Signed


(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 4th day of November, 2020 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed


(Notary)



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Balance Due: \$247.68

**JOURNEY'S END COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
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 11, 2020
January 13, 2021
April 14, 2021
June 9, 2021
July 14, 2021
September 8, 2021

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
11-2/2020

0000603729-01

**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 14, 2021**

A. CALL TO ORDER

District Manager Jason Pierman called the July 14, 2021, Regular Board Meeting of the Journey’s End Community Development District (the “District”) to order at 7:07 p.m. in the Conference Room at 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 June 24, 2021, and July 1, 2021, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairman Alex Da Costa and Supervisors Jeff Bates and Nancy Samuels 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. April 14, 2021, Regular Board Meeting

Mr. Pierman presented the minutes of the November 11, 2020, 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 the April 14, 2021, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on June 24, 2021, and July 1, 2021, as legally required.

2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget

There was no public comments on the Fiscal Year 2021/2022 Final Budget.

3. Consider Resolution No. 2021-03 – Adopting a Fiscal Year 2021/2022 Final Budget

Resolution No. 2021-03 was presented, entitled:

RESOLUTION NO. 2021-03

A RESOLUTION OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2021/2022 BUDGET.

A **motion** was made by Mr. Bates, seconded by Ms. Samuels and passed unanimously adopting Resolution No. 2021-03, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule

Resolution No. 2021-04 was presented, entitled:

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Bates, seconded by Ms. Samuels and passed unanimously adopting Resolution No. 2021-04, as presented.

2. Discussion Regarding Canal Fencing

Mr. Pierman noted that Lake Worth Drainage District (LWDD) was installing gates, and that the District’s and HOA’s fence permits would be approved following the installation. He confirmed that he would bring proposals for fencing once the permit was approved.

J. ADMINISTRATIVE MATTERS

1. Financial Report

K. BOARD MEMBER COMMENTS

Mr. Da Costa noted that some lakefront homes had installed cinder blocks in an apparent attempt to stabilize the lake bank, and asked if the Board should come up with guidelines for residents to do the same. Mr. Pierman agreed to contact the District Engineer to discuss options, but cautioned that any modifications would need to comply with the LWDD permit, and would need to be monitored by District staff. Mr. Cochran noted that staff would need to ensure that the modifications were in line with the terms of the permit.

L. 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 7:36 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Journey’s End Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 8th day of September, 2021.

ATTEST:

**JOURNEY’S END
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Journey's End
Community Development District

**Amended Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET
- II AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2008)

AMENDED FINAL BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2019/2020 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 8/31/21
REVENUES			
O & M Assessments	148,104	147,852	147,852
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,962)	(2,300)	(2,300)
Discounts For Early Payments	(5,924)	(5,614)	(5,614)
Interest Income	300	925	916
Total Revenues	\$ 139,518	\$ 140,863	\$ 140,854
EXPENDITURES			
Supervisor Fees	5,000	3,000	2,000
Payroll Taxes (Employer)	383	223	153
Infrastructure Maintenance	2,500	1,000	0
Stormwater Management	2,500	1,000	0
Lake Maintenance	20,000	20,000	16,427
Engineering	7,000	7,000	4,576
Management	18,000	18,000	16,500
Secretarial	3,000	3,000	2,750
Legal	9,500	9,000	6,410
Assessment Roll	5,000	5,000	0
Audit Fees	3,700	3,700	3,700
Insurance	6,000	5,513	5,513
Legal Advertisements	1,100	1,100	750
Miscellaneous	1,200	800	302
Postage	225	75	55
Office Supplies	525	250	157
Dues & Subscriptions	175	175	175
Trustee Fee	5,100	5,099	5,099
Website Management	1,500	1,500	1,375
Reserve	12,110	12,110	0
Capital Projects	35,000	35,000	0
TOTAL EXPENDITURES	\$ 139,518	\$ 132,545	\$ 65,942
Excess/ (Shortfall)	\$ -	\$ 8,318	\$ 74,912
Carryover From Prior Year	0	-	-
Net Excess/ (Shortfall)	\$ -	\$ 8,318	\$ 74,912
FUND BALANCE AS OF 9/30/20		\$413,564	
FY 2020/2021 ACTIVITY		\$8,318	
FUND BALANCE AS OF 9/30/21		\$421,882	
RESERVE FUNDS AS OF 9/30/21		\$253,008	
NET FUND BALANCE AS OF 9/30/21		\$168,874	

Note: Unused FY 2020/2021 Reserve/Capital Funds To Be Added To Reserve Fund Balance In Fiscal Year 2021/2022

AMENDED FINAL BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2008)
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2019/2020 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 8/31/21
REVENUES			
Interest Income	50	6	6
NAV Tax Collection	181,523	183,601	183,601
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 181,573	\$ 183,607	\$ 183,607
EXPENDITURES			
Principal Payments	125,000	125,000	125,000
Additional Principal Payments	3,208	0	0
Interest Payments	53,365	56,444	56,444
Total Expenditures	\$ 181,573	\$ 181,444	\$ 181,444
Excess/ (Shortfall)	\$ -	\$ 2,163	\$ 2,163

FUND BALANCE AS OF 9/30/20	\$75,502
FY 2020/2021 ACTIVITY	\$2,163
FUND BALANCE AS OF 9/30/21	\$77,665

Note: Reserve Fund Balance = \$18,230* Revenue Fund Balance = \$59,435*.
Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$25,375.
* Approximate Amounts

Series 2008 Refunding Bond Information

Original Par Amount =	\$2,300,000	Annual Principal Payments Due:
Interest Rate =	4.82%	May 1st
Issue Date =	August 2008	Annual Interest Payments Due:
Maturity Date =	May 2028	May 1st & November 1st
Par Amount As Of 8/31/21 =	\$1,030,000	

Journey's End
Community Development District

**Financial Report For
August 2021**

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
AUGUST 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual Aug-21	Year To Date Actual 10/1/20 - 8/31/21
REVENUES			
O & M Assessments	148,104	0	147,852
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,962)	0	-2,300
Discounts For Early Payments	(5,924)	0	-5,614
Interest Income	300	0	916
Total Revenues	\$ 139,518	\$ -	\$ 140,854
EXPENDITURES			
Supervisor Fees	5,000	0	2,000
Payroll Taxes (Employer)	383	0	153
Infrastructure Maintenance	2,500	0	0
Stormwater Maintenance	2,500	0	0
Lake Maintenance	20,000	1,446	16,427
Engineering	7,000	0	4,576
Management	18,000	1,500	16,500
Secretarial	3,000	250	2,750
Legal	9,500	0	6,410
Assessment Roll	5,000	0	0
Audit Fees	3,700	0	3,700
Insurance	6,000	0	5,513
Legal Advertisements	1,100	0	750
Miscellaneous	1,200	37	302
Postage	225	0	55
Office Supplies	525	36	157
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	5,099
Website Management	1,500	125	1,375
Reserve	12,110	0	0
Capital Projects	35,000	0	0
Total Expenditures	\$ 139,518	\$ 3,394	\$ 65,942
Excess/ (Shortfall)	\$ -	\$ (3,394)	\$ 74,912
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,394)	\$ 74,912

Available Funds As Of 9/30/20	\$ 160,555.95
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Bank Balance As Of 8/31/21	\$ 493,888.02
Accounts Payable As Of 8/31/21	\$ 5,412.33
Reserve Funds As Of 8/31/21	\$ 253,008.00
Accounts Receivable As Of 8/31/21	\$ -
Available Funds As Of 8/31/21	\$ 235,467.69

Journey's End Community Development District
Budget vs. Actual
October 2020 through August 2021

	<u>Oct 20 - Aug 21</u>	<u>20-21 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessment Income	147,851.88	148,104.00	-252.12	99.83%
363.830 · Assessment Fees	-2,300.38	-2,962.00	661.62	77.66%
363.831 · Assessment Discounts	-5,613.61	-5,924.00	310.39	94.76%
369.401 · Interest Income	916.15	300.00	616.15	305.38%
Total Income	<u>140,854.04</u>	<u>139,518.00</u>	<u>1,336.04</u>	<u>100.96%</u>
Expense				
511.000 · Professional Fees				
511.315 · Legal	6,410.00	9,500.00	-3,090.00	67.47%
511.320 · Audit	3,700.00	3,700.00	0.00	100.0%
Total 511.000 · Professional Fees	<u>10,110.00</u>	<u>13,200.00</u>	<u>-3,090.00</u>	<u>76.59%</u>
511.122 · Payroll Taxes	153.00	383.00	-230.00	39.95%
511.131 · Supervisor Fees	2,000.00	5,000.00	-3,000.00	40.0%
511.307 · Infrastructure Maintenance	0.00	2,500.00	-2,500.00	0.0%
511.309 · Stormwater Maintenance	0.00	2,500.00	-2,500.00	0.0%
511.310 · Engineering	4,575.69	7,000.00	-2,424.31	65.37%
511.311 · Management Fees	16,500.00	18,000.00	-1,500.00	91.67%
511.312 · Secretarial Fees	2,750.00	3,000.00	-250.00	91.67%
511.318 · Assessment Roll	0.00	5,000.00	-5,000.00	0.0%
511.450 · Insurance	5,513.00	6,000.00	-487.00	91.88%
511.480 · Legal Advertisements	749.92	1,100.00	-350.08	68.18%
511.512 · Miscellaneous	302.54	1,200.00	-897.46	25.21%
511.513 · Postage and Delivery	54.92	225.00	-170.08	24.41%
511.514 · Office Supplies	156.70	525.00	-368.30	29.85%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	16,427.00	20,000.00	-3,573.00	82.14%
511.733 · Trustee Fees	5,099.53	5,100.00	-0.47	99.99%
511.736 · Reserve	0.00	12,110.00	-12,110.00	0.0%
511.750 · Website Management	1,375.00	1,500.00	-125.00	91.67%
511.800 · Capital Projects	0.00	35,000.00	-35,000.00	0.0%
Total Expense	<u>65,942.30</u>	<u>139,518.00</u>	<u>-73,575.70</u>	<u>47.26%</u>
Net Ordinary Income	<u>74,911.74</u>	<u>0.00</u>	<u>74,911.74</u>	<u>100.0%</u>

**Journey's End CDD
Debt Service (Series 2008) Profit & Loss Report August 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual Aug-21	Year To Date Actual 10/1/20 - 8/31/21
Revenues			
Interest Income	50	1	6
NAV Tax Collection	181,523	0	183,601
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 181,573	\$ 1	\$ 183,607
Expenditures			
Principal Payments	125,000	0	125,000
Additional Principal Payments	3,208	0	0
Interest Payments	53,365	0	56,444
Total Expenditures	\$ 181,573	\$ -	\$ 181,444
Excess/ (Shortfall)	\$ -	\$ 1	\$ 2,163