



**JOURNEY'S END
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 9, 2022
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
November 9, 2022
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 7, 2022 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Update Regarding LWDD Canals
- H. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 5
 - 2. Accept and Receive Annual Engineer’s Report.....Page 10
 - 3. Consider Approval of Auditor Renewal.....Page 67
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- K. Adjourn

Miscellaneous Notices



Published in The Palm Beach Post on October 25, 2022

Location

Palm Beach County,

Notice Text

JOURNEY S END COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

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 9, 2022

January 11, 2023

April 12, 2023

June 14, 2023

July 12, 2023

September 13, 2023

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 ensure 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

Oct. 25, 2022 #7944518

**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 7, 2022**

A. CALL TO ORDER

District Manager Jason Pierman called the July 7, 2022, Regular Board Meeting of the Journey’s End Community Development District (the “District”) to order at 7:32 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 17, 2022, and June 24, 2022, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairman Alex Da Costa, Vice Chairman Alfred Marten and Supervisor 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 13, 2022, Regular Board Meeting

Mr. Pierman presented the minutes of the April 13, 2022, Regular Board Meeting and asked if there were any changes and/or additions.

There being no changes, a **motion** was made by Mr. Marten, seconded by Mr. BMs. Samuels and unanimously passed approving the minutes of the April 13, 2022, 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 17, 2022, and June 24, 2022, as legally required.

2. Receive Public Comment on the Fiscal Year 2022/2023 Final Budget

Mr. Pierman noted that no members of the public were present.

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Resolution No. 2022-02 was presented, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

Following discussion, the Board directed staff to reduce the O&M assessment to \$235 by eliminating the capital projects line item and reducing the reserve line item. The Board also directed staff to prepay the bond debt by \$350,000, using reserves and fund balance, and to reduce the debt assessment by the correlating amount.

A **motion** was made by Ms. Samuels, seconded by Mr. Da Costa and unanimously passed adopting Resolution No. 2022-02, amended to reflect the bond prepayment using reserves and the fund balance and reducing the debt assessment by the correlating amount.

H. OLD BUSINESS

1. Update Regarding Lake Worth Drainage District (LWDD) Canals

Mr. Pierman explained that Hotwire had sent locations of their lines, but LWDD was requiring a survey with locates to clearly identify where the lines were in relation to the easement. Ms. Brandon was provided a cost for the survey of between \$8,000 and \$12,000, which she thought was high. Mr. Cochran provided background of the easement granted by Smith Dairy and noted that there was some question if Smith Dairy had the authority to grant the easement, since LWDD already had a perpetual easement. The only area that Smith Dairy could have potentially granted is the strip of buffer that the HOA owns, not the CDD-owned parcel. Following discussion, the Board directed staff to request that Hotwire provide proof that they do not have anything in the CDD's land.

I. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Resolution No. 2022-03 was presented, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT,

ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Marten, seconded by Ms. Samuels and passed unanimously adopting Resolution No. 2022-03, as presented.

J. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the 20-Year Stormwater Report had been submitted prior to the deadline. He also confirmed that no one had qualified for the open seats, so the Board could reappoint Board Members in November.

1. Financial Report

2. July 13, 2022, Meeting Cancellation Reminder

Mr. Pierman reminded the Board that the July 13, 2022, Board Meeting had been cancelled.

K. BOARD MEMBER COMMENTS

Mr. Marten explained that he was installing a fence, and the County had mistakenly required a letter from the HOA giving permission to build on the District's easement.

Following discussion, a **motion** was made by Ms. Samuels, seconded by Mr. Da Costa and unanimously passed to issue an encroachment agreement for Mr. Marten and to waive any fees that may be in place.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Da Costa, seconded by Ms. Samuels and unanimously passed to adjourn the meeting at 8:17 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 9th day of November, 2022.

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 2021/2022
October 1, 2021 - September 30, 2022**

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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| | FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22 | AMENDED FINAL BUDGET 10/1/21 - 9/30/22 | YEAR TO DATE ACTUAL 10/1/21 - 9/29/22 |
|--------------------------------------|---|---|--|
| REVENUES | | | |
| O & M Assessments | 148,104 | 148,593 | 148,593 |
| Other Revenues | 0 | 0 | 0 |
| County Appraiser & Tax Collector Fee | (2,962) | (2,331) | (2,331) |
| Discounts For Early Payments | (5,924) | (5,488) | (5,488) |
| Interest Income | 300 | 52 | 52 |
| Total Revenues | \$ 139,518 | \$ 140,826 | \$ 140,826 |
| EXPENDITURES | | | |
| Supervisor Fees | 5,000 | 2,200 | 2,200 |
| Payroll Taxes (Employer) | 383 | 168 | 168 |
| Infrastructure Maintenance | 2,500 | 1,500 | 0 |
| Stormwater Management | 2,500 | 1,500 | 0 |
| Lake Maintenance | 20,000 | 20,000 | 18,760 |
| Engineering | 7,000 | 8,500 | 6,996 |
| Management | 18,000 | 18,000 | 18,000 |
| Secretarial | 3,000 | 3,000 | 3,000 |
| Legal | 9,500 | 8,100 | 7,136 |
| Assessment Roll | 5,000 | 5,000 | 5,000 |
| Audit Fees | 3,800 | 3,800 | 3,800 |
| Insurance | 6,100 | 5,706 | 5,706 |
| Legal Advertisements | 1,100 | 1,100 | 850 |
| Miscellaneous | 1,200 | 1,200 | 978 |
| Postage | 200 | 1,250 | 112 |
| Office Supplies | 525 | 375 | 348 |
| Dues & Subscriptions | 175 | 175 | 175 |
| Trustee Fee | 5,100 | 5,099 | 5,099 |
| Website Management | 1,500 | 1,500 | 1,500 |
| Reserve (Bond Redemption Transfer) | 11,935 | 350,000 | 350,000 |
| Capital Projects | 35,000 | 0 | 0 |
| TOTAL EXPENDITURES | \$ 139,518 | \$ 438,173 | \$ 429,829 |
| Excess/ (Shortfall) | \$ - | \$ (297,347) | \$ (289,003) |
| Carryover From Prior Year | 0 | - | - |
| Net Excess/ (Shortfall) | \$ - | \$ (297,347) | \$ (289,003) |
| FUND BALANCE AS OF 9/30/21 | | \$477,139 | |
| FY 2021/2022 ACTIVITY | | (\$297,347) | |
| FUND BALANCE AS OF 9/30/22 | | \$179,792 | |
| RESERVE FUNDS AS OF 9/30/22 | | \$0 | |
| NET FUND BALANCE AS OF 9/30/22 | | \$179,792 | |

AMENDED FINAL BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2008)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| | FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22 | AMENDED FINAL BUDGET 10/1/21 - 9/30/22 | YEAR TO DATE ACTUAL 10/1/21 - 9/29/22 |
|-------------------------------|---|---|--|
| REVENUES | | | |
| Interest Income | 25 | 612 | 612 |
| NAV Tax Collection | 181,523 | 184,775 | 184,775 |
| Bond Redemption Transfer | 0 | 350,000 | 350,000 |
| Prepaid Bond Collection | 0 | 5,771 | 5,771 |
| Total Revenues | \$ 181,548 | \$ 541,158 | \$ 541,158 |
| | | | |
| EXPENDITURES | | | |
| Principal Payments | 130,000 | 130,000 | 130,000 |
| Additional Principal Payments | 4,415 | 10,000 | 10,000 |
| Interest Payments | 47,133 | 50,093 | 50,093 |
| Total Expenditures | \$ 181,548 | \$ 190,093 | \$ 190,093 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ 351,065 | \$ 351,065 |

| | |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/21 | \$77,667 |
| FY 2021/2022 ACTIVITY | \$351,065 |
| FUND BALANCE AS OF 9/30/22 | \$428,732 |

Note: Reserve Fund Balance = \$18,230* Revenue Fund Balance = \$54,731*.

Redemption Account Balance = \$355,771*.

Revenue Fund Balance Used To Make 11/1/2022 Interest Payment Of \$21,926.

Redemption Account Balance Used To Make 11/1/2022 Extraordinary Principal Payment Of \$350,000.

* 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 9/30/22 = | \$890,000 | |

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

August 30, 2022
60561502

Subject: Journey's End Community Development District – Annual Report

Dear Mr. Pierman:

AECOM performed a visual inspection of the facilities owned by the Journey's End Community Development District (JECDD) on April 19, 2022. Overall, the surface water management system was found to be in good working condition. The inspection was performed at the end of the dry season, therefore water levels in the lakes were much lower, exposing erosion that has occurred, mostly around residential irrigation intake piping (Figure 29). There were also two locations where residences have installed yard drains that are causing erosion in the lake bank at low water levels (see Figures 39, 40 and 64). These drains should be removed. Additionally, some trees have been planted in the lake bank (see Figures 17, 45 and 65).

The Lake Worth Drainage District (LWDD) L-16 Canal is located on the north side of JECDD. LWDD installed new access gates on the east and west ends of the L-16 canal right-of-way (see Figures 105 and 107).

The inspection did not include extraordinary methods such as dewatering or videotaping of the pipe, due to the expense. Based on visual inspection, the facilities appear to be satisfactory for the operation of the system.

General maintenance is being performed by the Property Owners Association (POA) in accordance with a high-level maintenance agreement entered into by the JECDD and the POA. It is our understanding that the JECDD maintains an oversight role.

Based on visual inspection and as shown on the attached photographs, some existing JECDD owned facilities are in need of repair or maintenance. Although the system appeared to be in good functioning order, it is recommended that additional maintenance and/or repair be performed in the following areas:

1. Some eroded lake bank areas were visible. In some areas, erosion was evident, particularly at irrigation intake pipes (see Figures 29 and 52). In a few areas vegetative debris, including coconuts accumulated (see Figure 22 and 33 in Lake 3 and Figure 59 in Lake 4).
2. The yard drains should be removed at the two locations on Lake 4 and 5 (see Figures 39, 40 and 64) where residences have installed yard drains that are causing erosion in the lake bank at low water levels.

3. Implementation of a quarterly maintenance schedule for the storm water control structures, including catch basins and vegetation control around culvert connections within all lakes is recommended. This should include operation and maintenance of the operable gate.

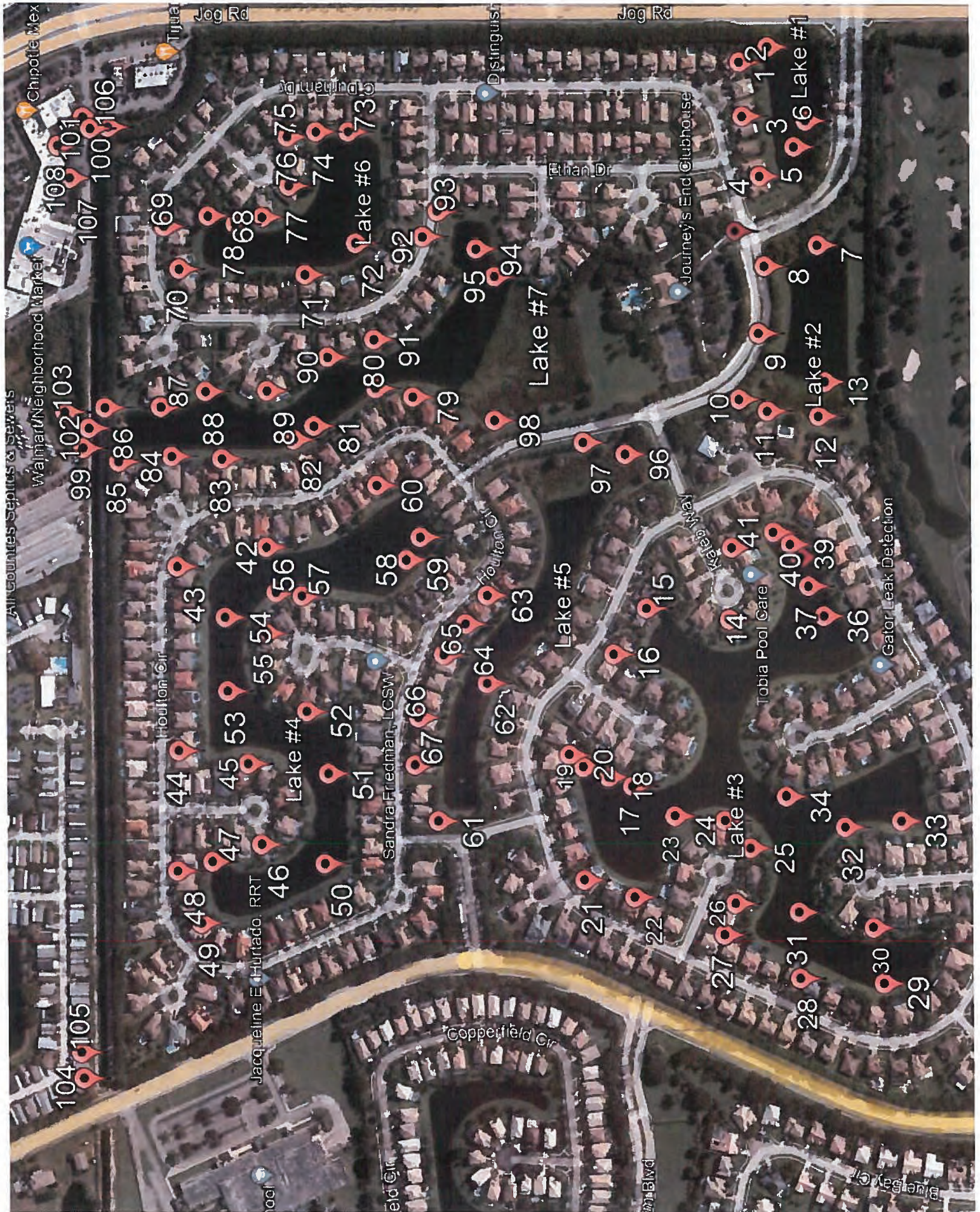
A permanent marking system is in place on the gate stem cover to indicate wet season (Summer), dry season (Winter) and emergency gate settings for the POA, who is currently in charge of adjustments to the gate with appropriate approvals (see Figure 103).

SUMMARY AND RECOMMENDATIONS

Funds are included in Journey's End CDD's annual budget for routine maintenance and repair items.


Karen D. Brandon, P.E.
8/30/22 No. 38579

AECOM Technical Services, Inc. No. 8115
2090 Palm Beach Lakes Blvd., Suite 600
West Palm Beach, Florida 33409



**Journey's End Community Development District
April 2022 Inspection Photographs**



Figure 1 – 1-1 – East end of Lake 1



Figure 2 – 1-2 – Northeast corner of Lake 1



Figure 3 – 1-3 – North side of Lake 1 looking west



Figure 4 – 1-4 – Northwest corner of Lake 1



Figure 5 – 1-5 – West side of Lake 1 looking east



Figure 6 – 1-6 – South side of Lake 1



Figure 7 – 2-1 – Southeast corner of Lake 2



Figure 8 – 2-2 – Northeast corner of Lake 2



Figure 9 – 2-3 – North side of Lake 2



Figure 10 - 2-4 – Northwest corner of Lake 2 at littoral zone



Figure 11 – 2-5 – West side of Lake 2 at littoral zone. Pipe installed by homeowner.



Figure 12 – 2-6 - West side of Lake 2 at littoral zone – newly installed pipe



Figure 13 – 2-7 – Southwest corner of Lake 2 at littoral zone



Figure 14 – 3-1 – East side of southeast finger of Lake 3



Figure 15 – 3-2 – Northeast corner of northeast finger of Lake 3



Figure 16 – 3-3 – Northwest corner of northeast finger of Lake 3



Figure 17 – 3-4 – Northeast corner of west finger in Lake 3. New fruit tree planted in easement area.



Figure 18 – 3-5 – East side of northwest finger of Lake 3



Figure 19 – 3-6 – East side of northwest finger of Lake 3



Figure 20 – 3-7 – Northeast corner of northwest finger of Lake 3



Figure 21 – 3-8 – West side of northwest finger of Lake 3



Figure 22 – 3-9 – Southwest corner of northwest finger of Lake 3; coconut debris



Figure 23 – 3-10 – West side of Lake 3

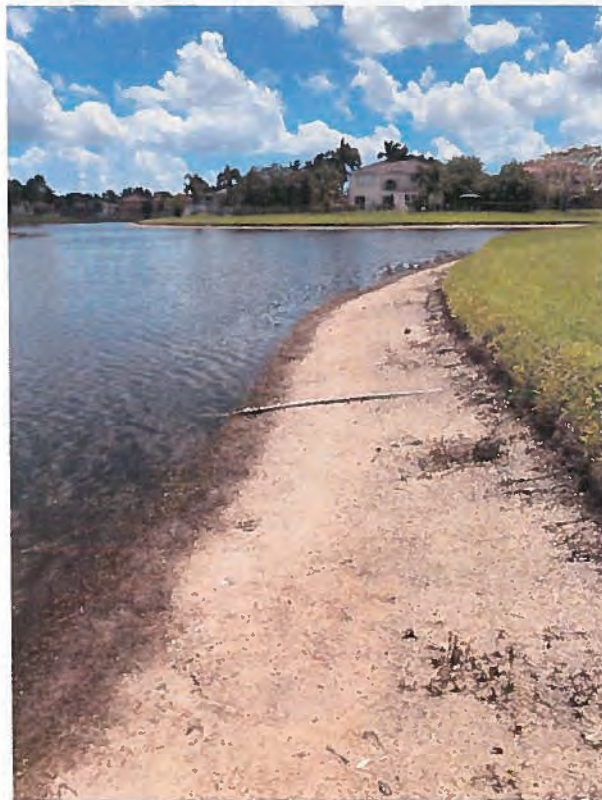


Figure 24 – 3-11 – West side of Lake 3



Figure 25 – 3-12 – West side of Lake 3



Figure 26 – 3-13 – North side of southwest finger of Lake 3



Figure 27 – 3-14 – Northwest corner of southwest finger of Lake 3



Figure 28 – 3-15 – West side of southwest finger of Lake 3



Figure 29 – 3-16 – South end of southwest finger of Lake 3; erosion noted at irrigation intake



Figure 30 – 3-17 – East side of southwest finger of Lake 3



Figure 31 – 3-18 – Northeast side of southwest finger of Lake 3



Figure 32 – 3-19 – West side of middle finger of Lake 3

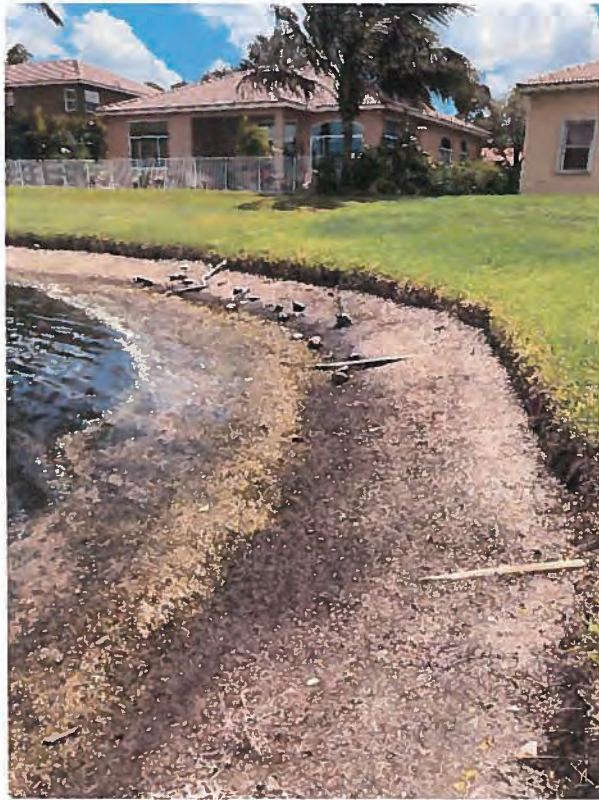


Figure 33 – 3-21 – Southwest corner of middle finger of Lake 3; coconut debris



Figure 34 – 3-22 – Northeast side of middle finger of Lake 3



Figure 36 – 3-23 – Southwest corner of southwest finger of Lake 3; coconut debris



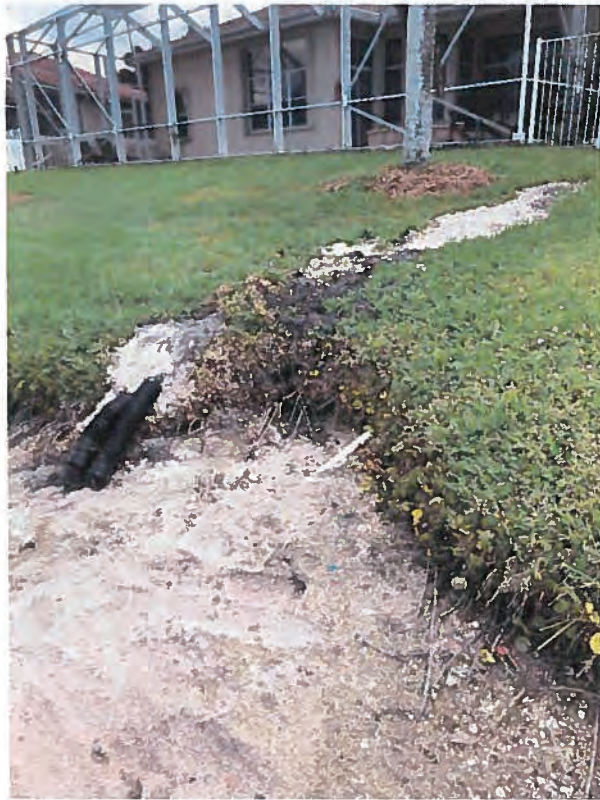
Figure 37 – 3-24 – South side of southwest finger of Lake 3



Figure 38 – 3-25 – South side of southwest finger of Lake 3



**Figure 39 – 3-26 – Southeast corner of southwest finger of Lake 3.
Erosion around pipes from residence.**



**Figure 40 – 3-27 – Southeast corner of southwest finger of Lake 3;
erosion around pipes from yard**



Figure 41 – 3-28 – Southeast corner of southeast finger of Lake 3



Figure 42 – 4-1 – East side of Lake 4



Figure 43 – 4-2 – North side of Lake 4



Figure 44 – 4-3 – North side of Lake 4

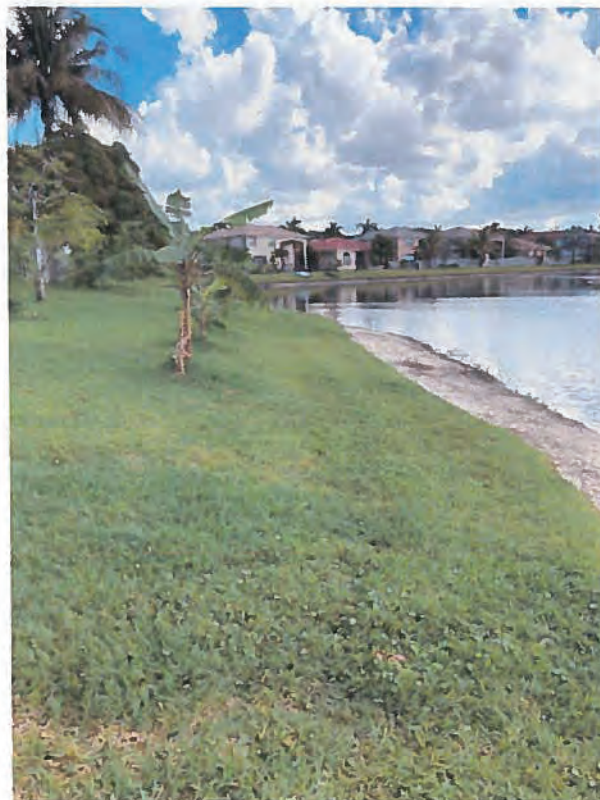


Figure 45 – 4-4 – Trees planted in Lake 4 easement



Figure 46 – 4-5 – North side of Lake 4



Figure 47 – 4-6 – Northeast side of west finger of Lake 4



Figure 48 – 4-7 – Northeast corner of west finger of Lake 4



Figure 49 – 4-8 – Northwest corner of west finger of Lake 4



Figure 50 – 4-9 – Southwest corner of Lake 4



Figure 51 – 4-10 – South side of Lake 4



Figure 52 – 4-11 – Southeast corner of west finger of Lake 4



Figure 53 – 4-12 – Middle of south side of Lake 4; erosion in lake bank



Figure 54 – 4-13 – Middle of south side of Lake 4



Figure 55 – 4-14 – South side of Lake 4



Figure 56 – 4-15 – West side of east finger of Lake 4



Figure 57 – 4-16 – West side of east finger of Lake 4



Figure 58 – 4-17 – Southwest corner of east finger of Lake 4



Figure 59 – 4-18 – Southwest corner of east finger of Lake 4; coconut debris



Figure 60 – 4-19 – Southeast corner of Lake 4



Figure 61 – 5-1 – Southwest corner of Lake 5



Figure 62 – 5-2 – South side of Lake 5



Figure 63 – 5-3 – North side of Lake 5 looking west



Figure 64 – 5-4 – North side of Lake 5; erosion from pipe drain



Figure 65 – 5-5 – North side of Lake 5; large palm tree in lake easement



Figure 66 – 5-6 – North side of Lake 5 looking west



Figure 67 – 5-7 – North side of Lake 5 looking at northwest corner



Figure 68 – 6-1 – Northeast corner of Lake 6



Figure 69 – 6-2 – North side of Lake 6



Figure 70 – 6-3 – Northwest corner of Lake 6



Figure 71 – 6-4 – West side of Lake 6 looking south



Figure 72 – 6-5 – Southwest corner of Lake 6



Figure 73 – 6-6 – Southeast corner of Lake 6



Figure 74 – 6-7 – East side of Lake 6



Figure 75 – 6-8 – East side of Lake 6



Figure 76 – 6-9 – East side of Lake 6 in middle of lake



Figure 77 – 6-10 – East side of Lake 6 looking north



Figure 78 – 6-11 – East side of Lake 6 looking north



Figure 79 – 7-1 – West side of Lake 7 looking towards littoral zone to south



Figure 80 – 7-2 – West side of Lake 7 looking north



Figure 81 – 7-3 – West side of Lake 7 looking north

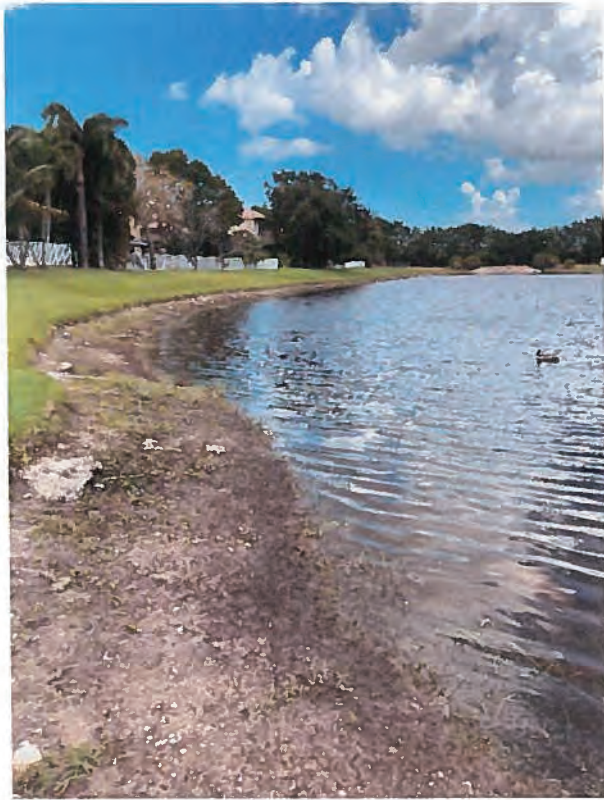


Figure 82 – 7-4 – West side of Lake 7 looking north



Figure 83 – 7-5 – West side of Lake 7 looking north



Figure 84 – 7-6 – West side of Lake 7 looking north towards outfall



Figure 85 – 7-7 – Northwest corner of Lake 7 looking at outfall

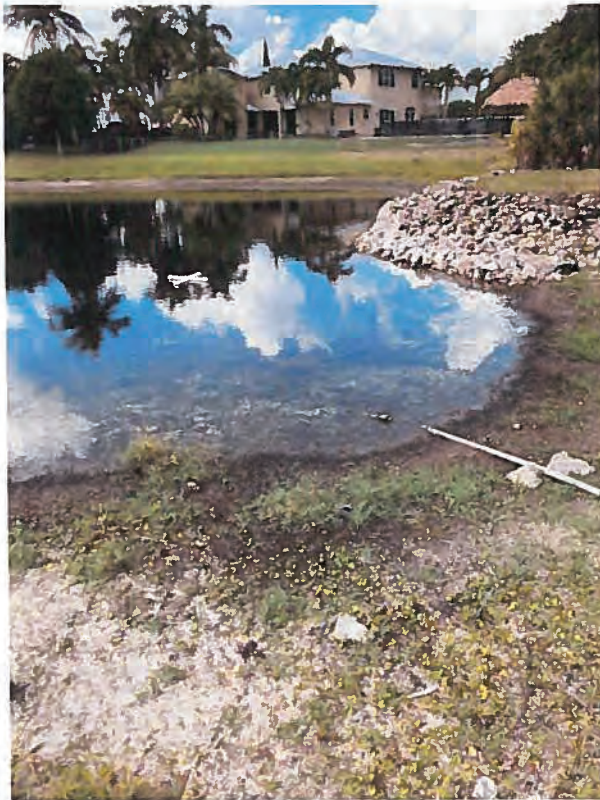


Figure 86 – 7-8 – Northeast corner of Lake 7



Figure 87 – 7-9 – East side of Lake 7



Figure 88 – 7-10 – East side of Lake 7 looking south



Figure 89 – 7-11 – East side of Lake 7 looking south



Figure 90 – 7-12 – East side of Lake 7 looking south



Figure 91 – 7-13 – East side of Lake 7 looking southeast



Figure 92 – 7-14 – East end of Lake 7



Figure 93 – 7-15 – East end of Lake 7

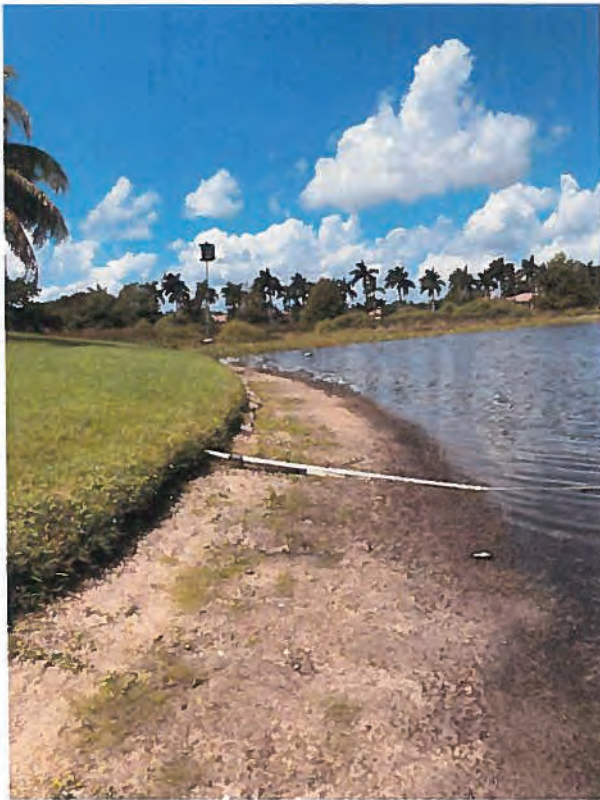


Figure 94 – 7-16 – South corner of Lake 7



Figure 95 – 7-17 – Southeast corner looking at littoral zone in Lake 7 (bricks along lake bank)



Figure 96 – 7-18 – Inlet on Kaleb Way



Figure 97 – 7-19 – Inlet on Journey's End Boulevard



Figure 98 – 7-20 – Inlet on Journey's End Boulevard

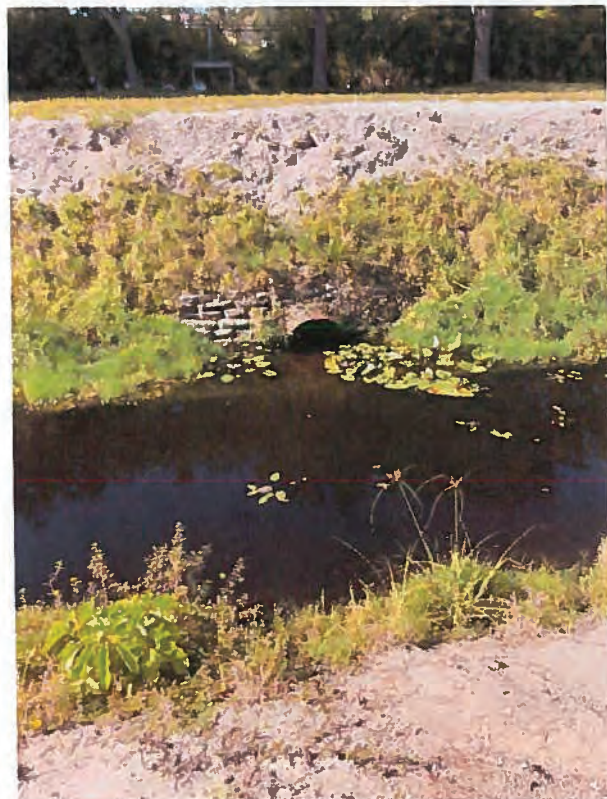


Figure 99 – Outfall pipe into L-16 Canal



Figure 100 – East end L-16 Canal

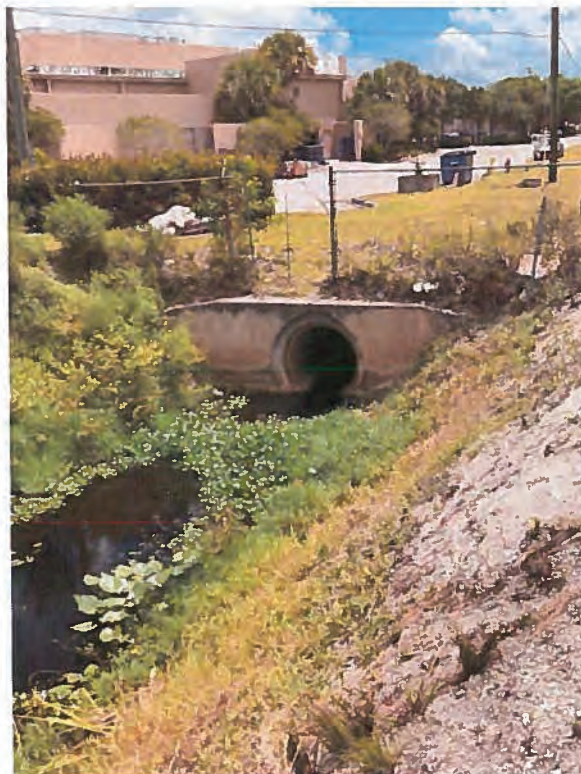


Figure 101 – East end L-16 Canal



Figure 102 – Water Control Structure



Figure 103 – Gate Stem

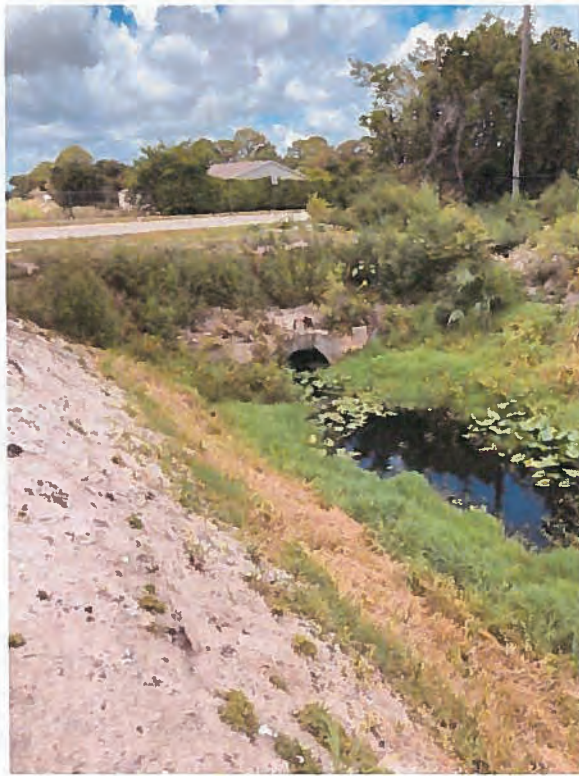


Figure 104 – West end L-16 Canal



Figure 105 – LWDD Gate at West end of L-16 Canal



Figure 106 – East end of L-16 looking West



Figure 107 – LWDD Gate at East end of L-16 Canal Right-of-Way



Figure 108 – Location of LWDD gate relative to JECDD gate at East end of L-16 Canal Right-of-Way

November 9, 2022

RE: Journey's End Community Development District Auditor Renewal

At the September 11, 2019 Journey's End Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2019, 9-30-2020 and 9-30-2021 year end audits of the District with an option to perform the 9-30-2022 and 9-30-2023 audits.

The fees for the 9-30-2019 audit were \$3,600. The fees for the 9-30-2020 audit were \$3,700. And the fees for the 9-30-2021 audit were \$3,800. The proposed fees for the 9-30-2022 audit is \$3,900, which is the budgeted amount for audit fees for Fiscal Year 2022/2023. The proposed fee for the 9-30-2023 audit is \$4,000.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2022 and 9-30-2023 audits for Grau & Associates.

Special District Services, Inc.





















Journey's End
Community Development District

**Financial Report For
September 2022**

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2022**

| | Annual Budget 10/1/21 - 9/30/22 | Actual Sep-22 | Year To Date Actual 10/1/21 - 9/30/22 |
|--------------------------------------|--|--------------------------|--|
| REVENUES | | | |
| O & M Assessments | 148,104 | 0 | 148,593 |
| Other Revenues | 0 | 0 | 0 |
| County Appraiser & Tax Collector Fee | (2,962) | 0 | (2,331) |
| Discounts For Early Payments | (5,924) | 0 | (5,488) |
| Interest Income | 300 | 2 | 52 |
| Total Revenues | \$ 139,518 | \$ 2 | \$ 140,826 |
| EXPENDITURES | | | |
| Supervisor Fees | 5,000 | 0 | 2,200 |
| Payroll Taxes (Employer) | 383 | 0 | 168 |
| Infrastructure Maintenance | 2,500 | 0 | 0 |
| Stormwater Maintenance | 2,500 | 0 | 0 |
| Lake Maintenance | 20,000 | 1,519 | 18,760 |
| Engineering | 7,000 | 873 | 6,996 |
| Management | 18,000 | 1,500 | 18,000 |
| Secretarial | 3,000 | 250 | 3,000 |
| Legal | 9,500 | 400 | 7,136 |
| Assessment Roll | 5,000 | 5,000 | 5,000 |
| Audit Fees | 3,800 | 0 | 3,800 |
| Insurance | 6,100 | 0 | 5,706 |
| Legal Advertisements | 1,100 | 0 | 850 |
| Miscellaneous | 1,200 | 55 | 978 |
| Postage | 200 | 0 | 112 |
| Office Supplies | 525 | 5 | 348 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Trustee Fee | 5,100 | 0 | 5,100 |
| Website Management | 1,500 | 125 | 1,500 |
| Reserve (Bond Redemption Transfer) | 11,935 | 0 | 350,000 |
| Capital Projects | 35,000 | 0 | 0 |
| Total Expenditures | \$ 139,518 | \$ 9,727 | \$ 429,829 |
| Excess/ (Shortfall) | \$ - | \$ (9,725) | \$ (289,003) |
| Carryover from Prior Year | 0 | 0 | 0 |
| Net Excess/ (Shortfall) | \$ - | \$ (9,725) | \$ (289,003) |

| | |
|--------------------------------------|----------------------|
| Available Funds As Of 9/30/21 | \$ 177,021.09 |
| Reserve Funds As Of 9/30/21 | \$ 300,118.00 |

Note: Reserve Funds Used For Bond Redemption Transfer.

| | |
|--|----------------------|
| Bank Balance As Of 9/30/22 | \$ 198,618.95 |
| Accounts Payable As Of 9/30/22 | \$ 10,482.92 |
| Reserve Funds As Of 9/30/22 | \$ - |
| Accounts Receivable As Of 9/30/22 | \$ - |
| Available Funds As Of 9/30/22 | \$ 188,136.03 |

Journey's End Community Development District
Budget vs. Actual
October 2021 through September 2022

| | Oct 21 - Sept 22 | 21/22 Budget | \$ Over Budget | % of Budget |
|---|-------------------------|---------------------|-----------------------|--------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 363.100 · O & M Assessment Income | 148,592.50 | 148,104.00 | 488.50 | 100.33% |
| 363.830 · Assessment Fees | -2,330.76 | -2,962.00 | 631.24 | 78.69% |
| 363.831 · Assessment Discounts | -5,487.98 | -5,924.00 | 436.02 | 92.64% |
| 369.401 · Interest Income | 52.28 | 300.00 | -247.72 | 17.43% |
| Total Income | <u>140,826.04</u> | <u>139,518.00</u> | <u>1,308.04</u> | <u>100.94%</u> |
| Expense | | | | |
| 511.000 · Professional Fees | | | | |
| 511.315 · Legal | 7,136.10 | 9,500.00 | -2,363.90 | 75.12% |
| 511.320 · Audit | 3,800.00 | 3,800.00 | 0.00 | 100.0% |
| Total 511.000 · Professional Fees | <u>10,936.10</u> | <u>13,300.00</u> | <u>-2,363.90</u> | <u>82.23%</u> |
| 511.122 · Payroll Taxes | 168.30 | 383.00 | -214.70 | 43.94% |
| 511.131 · Supervisor Fees | 2,200.00 | 5,000.00 | -2,800.00 | 44.0% |
| 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 | 6,996.20 | 7,000.00 | -3.80 | 99.95% |
| 511.311 · Management Fees | 18,000.00 | 18,000.00 | 0.00 | 100.0% |
| 511.312 · Secretarial Fees | 3,000.00 | 3,000.00 | 0.00 | 100.0% |
| 511.318 · Assessment Roll | 5,000.00 | 5,000.00 | 0.00 | 100.0% |
| 511.450 · Insurance | 5,706.00 | 6,100.00 | -394.00 | 93.54% |
| 511.480 · Legal Advertisements | 850.23 | 1,100.00 | -249.77 | 77.29% |
| 511.512 · Miscellaneous | 977.83 | 1,200.00 | -222.17 | 81.49% |
| 511.513 · Postage and Delivery | 111.61 | 200.00 | -88.39 | 55.81% |
| 511.514 · Office Supplies | 348.25 | 525.00 | -176.75 | 66.33% |
| 511.540 · Dues, License & Subscriptions | 175.00 | 175.00 | 0.00 | 100.0% |
| 511.541 · Lake Maintenance | 18,760.05 | 20,000.00 | -1,239.95 | 93.8% |
| 511.733 · Trustee Fees | 5,099.53 | 5,100.00 | -0.47 | 99.99% |
| 511.736 · Reserve (Bond Redemption Transfer) | 350,000.00 | 11,935.00 | 338,065.00 | 2,932.55% |
| 511.750 · Website Management | 1,500.00 | 1,500.00 | 0.00 | 100.0% |
| 511.800 · Capital Projects | 0.00 | 35,000.00 | -35,000.00 | 0.0% |
| Total Expense | <u>429,829.10</u> | <u>139,518.00</u> | <u>290,311.10</u> | <u>308.08%</u> |
| Net Ordinary Income | <u>-289,003.06</u> | <u>0.00</u> | <u>-289,003.06</u> | <u>100.0%</u> |

Journey's End CDD
Debt Service (Series 2008) Profit & Loss Report September 2022

| | Annual Budget 10/1/21 - 9/30/22 | Actual Sep-22 | Year To Date Actual 10/1/21 - 9/30/22 |
|-------------------------------|--|--------------------------|--|
| Revenues | | | |
| Interest Income | 25 | 385 | 612 |
| NAV Tax Collection | 181,523 | 0 | 184,775 |
| Bond Redemption Transfer | | 0 | 350,000 |
| Prepaid Bond Collection | 0 | 0 | 5,771 |
| Total Revenues | \$ 181,548 | \$ 385 | \$ 541,158 |
| | | | |
| Expenditures | | | |
| Principal Payments | 130,000 | 0 | 130,000 |
| Additional Principal Payments | 4,415 | 0 | 10,000 |
| Interest Payments | 47,133 | 0 | 50,093 |
| Total Expenditures | \$ 181,548 | \$ - | \$ 190,093 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ 385 | \$ 351,065 |

Journey's End Community Development District

Special Assessment Refunding Bonds, Series 2008

11/2/2022

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|---------------------|----------|--------------------|---------------------|
| 11/01/2022 | - | - | - | - |
| 05/01/2023 | 85,000.00 | 4.820% | 13,086.30 | 98,086.30 |
| 11/01/2023 | - | - | 11,209.18 | 11,209.18 |
| 05/01/2024 | 90,000.00 | 4.820% | 11,087.34 | 101,087.34 |
| 11/01/2024 | - | - | 8,991.98 | 8,991.98 |
| 05/01/2025 | 90,000.00 | 4.820% | 8,845.37 | 98,845.37 |
| 11/01/2025 | - | - | 6,774.78 | 6,774.78 |
| 05/01/2026 | 90,000.00 | 4.820% | 6,664.32 | 96,664.32 |
| 11/01/2026 | - | - | 4,557.58 | 4,557.58 |
| 05/01/2027 | 90,000.00 | 4.820% | 4,483.27 | 94,483.27 |
| 11/01/2027 | - | - | 2,340.38 | 2,340.38 |
| 05/01/2028 | 95,000.00 | 4.820% | 2,314.94 | 97,314.94 |
| Total | \$540,000.00 | - | \$80,355.44 | \$620,355.44 |

Yield Statistics

| | |
|-----------------------------------|-------------|
| Bond Year Dollars | \$1,645.00 |
| Average Life | 3.046 Years |
| Average Coupon | 4.8848292% |
| Net Interest Cost (NIC) | 4.8848292% |
| True Interest Cost (TIC) | 4.8846765% |
| Bond Yield for Arbitrage Purposes | 4.8846765% |
| All Inclusive Cost (AIC) | 4.8846765% |

IRS Form 8038

| | |
|---------------------------|-------------|
| Net Interest Cost | 4.8848292% |
| Weighted Average Maturity | 3.046 Years |

Clark D. Bennett, Consulting.