



**JOURNEY'S END
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 9, 2025
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
April 9, 2025
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, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Outfall Culvert Project Agreement.....Page 5
 - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 6
- I. Administrative Matters
 - 1. Financials.....Page 13
- J. Board Member Comments
- K. Adjourn

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Journey's End Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

11/01/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/01/2024

Keegan Doran

Legal Clerk

[Signature]

Notary, State of WI, County of Brown

10-25-26

My commission expires

Publication Cost: \$221.39
Tax Amount: \$0.00
Payment Cost: \$221.39
Order No: 10707292
Customer No: 860300
PO #: reg meeting schedule

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 13, 2024
January 8, 2025
April 9, 2025
June 11, 2025
July 9, 2025
September 10, 2025

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
No.10707292 Nov. 1, 2024

**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 8, 2025**

A. CALL TO ORDER

District Manager Jason Pierman called the January 8, 2025, Regular Board Meeting of the Journey’s End Community Development District (the “District”) to order at 7:02 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 November 1, 2024, as part of the District’s Fiscal Year 2025/2026 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 Nancy Samuels and Glenn Siegel 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, P.A.

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, 2024, Regular Board Meeting

Mr. Pierman presented the minutes of the November 13, 2024, Regular Board Meeting and asked if there were any changes and/or additions.

There being no changes, a **motion** was made by Mr. Siegel, seconded by Mr. Marten and unanimously passed approving the minutes of the November 13, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Lake Maintenance Proposals

Mr. Pierman stated that he had received proposals from three companies: Estate Management Services (\$22,629), AVC (\$56,000+), and Superior Waterways (\$40,000+).

Following discussion, a **motion** was made by Mr. Marten, seconded by Ms. Samuels and unanimously passed to terminate the Allstate agreement and enter into an agreement with Estate Management Services (EMS) for lake and littoral maintenance services.

Mr. Da Costa requested that an EMS technician meet with him onsite prior to starting.

2. Consider Resolution No. 2025-01 – Registered Agent Change

Resolution No. 2025-01 was presented, entitled:

RESOLUTION 2025-01

A RESOLUTION OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

A **motion** was made by Ms. Samuels, seconded by Mr. Da Costa and passed unanimously adopting Resolution No. 2025-01, as presented.

3. Consider District Engineer Agreement

A **motion** was made by Mr. Siegel, seconded by Mr. Da Costa and unanimously passed approving the District Engineer Agreement with Higgins Engineering and Surveying as presented.

4. Consider Outfall Culvert Project Agreement

Mr. Cochran explained that, once the engineering agreement has been fully executed, the Board can authorize a work authorization, rather than entering into an additional agreement.

I. ADMINISTRATIVE MATTERS

1. Financials

A **motion** was made by Mr. Sigel, seconded by Mr. Da Costa and unanimously passed reappointing Mr. Marten to Seat 1, Mr. Bates to Seat 2, and Ms. Samuels to Seat 3, all of which expire in November 2028.

Mr. Pierman, Notary Public in the State of Florida, administered the Oath of Office to Mr. Marten and Ms. Samuels for Seats 1 and 3, respectively, noting that Mr. Bates was absent.

A **motion** was made by Mr. Seigel, seconded by Mr. Da Costa and unanimously passed electing the following slate of officers:

Chair: Alex Da Costa
Vice Chair: Alfred Marten
Secretary/Treasurer: Jason Pierman
Assistant Secretary: Jeff Bates
Assistant Secretary: Nancy Samuels
Assistant Secretary: Glenn Siegel

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Seigel, seconded by Ms. Samuels and unanimously passed adjourning the meeting at 7:18 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CONSIDER APPROVAL OF OUTFALL
CULVERT PROJECT AGREEMENT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit "A" is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 11, 2025 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 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 9th day of April, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	110,686
Other Revenues	0
County Appraiser & Tax Collector Fee	(2,214)
Discounts For Early Payments	(4,427)
Interest Income	1,440
TOTAL REVENUES	\$ 105,485
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	3,800
Insurance	7,500
Legal Advertisements	1,500
Miscellaneous	1,150
Postage	150
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	1,500
Reserve	11,277
TOTAL EXPENDITURES	\$ 105,485
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -
General Fund Balance As Of 9/30/24	\$189,343.00
Reserve Fund Balance As Of 9/30/24	\$54,587.00

DETAILED PROPOSED BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	110,952	110,686	110,686	Expenditures Less Interest & Carryover/.94
Other Revenues	0	0	0	
County Appraiser & Tax Collector Fee	(269)	(2,214)	(2,214)	Two Percent Of O&M Assessment Roll
Discounts For Early Payments	(4,101)	(4,427)	(4,427)	Four Percent Of O&M Assessment Roll
Interest Income	11,345	960	1,440	Interest Projected At \$120 Per Month
TOTAL REVENUES	\$ 117,927	\$ 105,005	\$ 105,485	
EXPENDITURES				
Supervisor Fees	4,200	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	321	383	383	Supervisor Fees * 7.65%
Infrastructure Maintenance	950	2,500	2,500	Infrastructure Maintenance
Stormwater Maintenance	0	2,500	2,500	Stormwater Maintenance
Lake Maintenance	19,918	20,000	20,000	No Change From 2024/2025 Budget
Engineering	5,843	7,000	7,000	No Change From 2024/2025 Budget
Management	18,000	18,000	18,000	As Per Contract
Secretarial	3,000	3,000	3,000	No Change From 2024/2025 Budget
Legal	8,878	9,500	9,500	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,000	4,100	3,800	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,500	Fiscal Year Expenditure Was \$6,858
Legal Advertisements	1,481	1,000	1,500	\$500 Increase From 2024/2025 Budget
Miscellaneous	1,493	1,150	1,150	No Change From 2024/2025 Budget
Postage	61	175	150	\$25 Decrease From 2024/2025 Budget
Office Supplies	300	475	450	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	5,100	5,100	5,100	No Change From 2024/2025 Budget
Website Management	1,500	1,500	1,500	No Change From 2024/2025 Budget
Reserve	3,385	11,347	11,277	Reserve
TOTAL EXPENDITURES	\$ 90,199	\$ 105,005	\$ 105,485	
EXCESS/ (SHORTFALL)	\$ 27,728	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 27,728	\$ -	\$ -	

General Fund Balance As Of 9/30/24	\$189,343.00
Reserve Fund Balance As Of 9/30/24	\$54,587.00

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,870	0	1,000	Projected Interest For 2025/2026
NAV Tax Collection	112,058	110,079	110,079	Updated Yearly Maximum Debt Assessment
Redemption Transfer	0	0	0	
Prepaid Bond Collection	733	0	0	
Total Revenues	\$ 117,661	\$ 110,079	\$ 111,079	
EXPENDITURES				
Principal Payments	90,000	90,000	90,000	Principal Payment Due In 2026
Interest Payments	22,296	15,620	11,222	Interest Payments Due In 2026
Bond Redemption	0	4,459	9,857	Estimated Excess Debt Collections
Total Expenditures	\$ 112,296	\$ 110,079	\$ 111,079	
Excess/ (Shortfall)	\$ 5,365	\$ -	\$ -	

Debt Service Fund Balance As Of 9/30/24	\$82,898.00
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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		
		Note: \$350,000 Extraordinary Principal Payment Was Made On November 1, 2022.	
Par Amount As Of 1/1/25 =	\$365,000		

**Journey's End Community Development District
Assessment Comparison**

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative For Sixty Five Foot Lots	\$ 235.00	\$ 235.00	\$ 235.00	\$ 235.00
<u>Debt For Sixty Five Foot Lots</u>	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00
Total	\$ 475.00	\$ 475.00	\$ 475.00	\$ 475.00
Administrative For Seventy Five Foot Lots	\$ 235.00	\$ 235.00	\$ 235.00	\$ 235.00
<u>Debt For Seventy Five Foot Lots</u>	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00
Total	\$ 510.00	\$ 510.00	\$ 510.00	\$ 510.00

* 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	4
Billed For Debt	296

Seventy Five Foot Lots Information

Total Units	171
Prepayments	3
Billed For Debt	168

Journey's End
Community Development District

**Financial Report For
March 2025**

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
REVENUES			
O & M Assessments	110,686	1,175	102,963
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,214)	-11	-1,409
Discounts For Early Payments	(4,427)	-12	-4,032
Interest Income	960	0	4,043
Total Revenues	\$ 105,005	\$ 1,152	\$ 101,565
EXPENDITURES			
Supervisor Fees	5,000	0	1,400
Payroll Taxes (Employer)	383	0	107
Infrastructure Maintenance	2,500	0	0
Stormwater Maintenance	2,500	0	0
Lake Maintenance	20,000	0	10,105
Engineering	7,000	0	585
Management	18,000	1,500	9,000
Secretarial	3,000	250	1,500
Legal	9,500	0	4,168
Assessment Roll	5,000	0	0
Audit Fees	4,100	0	0
Insurance	7,100	0	6,858
Legal Advertisements	1,000	0	221
Miscellaneous	1,150	49	521
Postage	175	0	3
Office Supplies	475	3	383
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	0
Website Management	1,500	125	750
Reserve (Fence, Etc.)	11,347	0	0
Total Expenditures	\$ 105,005	\$ 1,927	\$ 35,776
Excess/ (Shortfall)	\$ -	\$ (775)	\$ 65,789
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (775)	\$ 65,789

Available Funds As Of 9/30/24	\$ 189,343.02
Reserve Funds As Of 9/30/24	\$ 54,587.00

Bank Balance As Of 3/31/25	\$ 315,600.99
Accounts Payable As Of 3/31/25	\$ 5,882.18
Reserve Funds As Of 3/31/25	\$ 54,587.00
Accounts Receivable As Of 3/31/25	\$ -
Available Funds As Of 3/31/25	\$ 255,131.81

Journey's End Community Development District
Budget vs. Actual
October 2024 through March 2025

	<u>Oct 24 - March 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessment Income	102,962.76	110,686.00	-7,723.24	93.02%
363.830 · Assessment Fees	-1,409.31	-2,214.00	804.69	63.65%
363.831 · Assessment Discounts	-4,031.83	-4,427.00	395.17	91.07%
369.401 · Interest Income	4,043.20	960.00	3,083.20	421.17%
Total Income	<u>101,564.82</u>	<u>105,005.00</u>	<u>-3,440.18</u>	<u>96.72%</u>
Expense				
511.000 · Professional Fees				
511.315 · Legal	4,167.50	9,500.00	-5,332.50	43.87%
511.320 · Audit	0.00	4,100.00	-4,100.00	0.0%
Total 511.000 · Professional Fees	<u>4,167.50</u>	<u>13,600.00</u>	<u>-9,432.50</u>	<u>30.64%</u>
511.122 · Payroll Taxes	107.10	383.00	-275.90	27.96%
511.131 · Supervisor Fees	1,400.00	5,000.00	-3,600.00	28.0%
511.307 · Infrastructure Maintenance	0.00	2,500.00	-2,500.00	0.0%
511.309 · Drain System Maintenance	0.00	2,500.00	-2,500.00	0.0%
511.310 · Engineering	585.00	7,000.00	-6,415.00	8.36%
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	6,858.00	7,100.00	-242.00	96.59%
511.480 · Legal Advertisements	221.39	1,000.00	-778.61	22.14%
511.512 · Miscellaneous	520.94	1,150.00	-629.06	45.3%
511.513 · Postage and Delivery	3.45	175.00	-171.55	1.97%
511.514 · Office Supplies	382.90	475.00	-92.10	80.61%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	10,104.75	20,000.00	-9,895.25	50.52%
511.733 · Trustee Fees	0.00	5,100.00	-5,100.00	0.0%
511.736 · Reserve	0.00	11,347.00	-11,347.00	0.0%
511.750 · Website Management	750.00	1,500.00	-750.00	50.0%
Total Expense	<u>35,776.03</u>	<u>105,005.00</u>	<u>-69,228.97</u>	<u>34.07%</u>
Net Ordinary Income	<u>65,788.79</u>	<u>0.00</u>	<u>65,788.79</u>	<u>100.0%</u>

**Journey's End CDD
Debt Service (Series 2008) Profit & Loss Report March 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
Revenues			
Interest Income	0	436	2,041
NAV Tax Collection	110,079	0	103,925
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 110,079	\$ 436	\$ 105,966
Expenditures			
Principal Payments	90,000	0	0
Bond Redemption	4,459	0	0
Interest Payments	15,620	0	8,992
Total Expenditures	\$ 110,079	\$ -	\$ 8,992
Excess/ (Shortfall)	\$ -	\$ 436	\$ 96,974