



# **JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
JANUARY 14, 2026  
7:00 P.M.**

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

[www.journeysendcdd.org](http://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**  
January 14, 2026  
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. November 19, 2025 Regular Board Meeting Minutes .....Page 2
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Littoral Maintenance
- I. Administrative Matters
  - 1. Financials .....Page 5
- 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

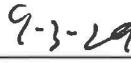
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Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published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

WPB Palm Beach Post 11/07/2025  
WPB palmbeachpost.com 11/07/2025

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 11/07/2025

  
\_\_\_\_\_  
Legal Clerk  
  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
  
\_\_\_\_\_  
My commission expires

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### JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 19, 2025  
January 14, 2026  
April 8, 2026  
June 10, 2026  
July 8, 2026

September 9, 2026

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

11/7/25 11788169

KONGMENG YANG  
Notary Public  
State of Wisconsin

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 19, 2025**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 19, 2025, Regular Board Meeting of the Journey's End Community Development District (the "District") to order at 7:05 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 7, 2025, 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 Liza Smoker 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. July 9, 2025, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of July 9, 2025, Public Hearing & 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. Da Costa and unanimously passed approving the minutes of the July 9, 2025, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2-25 Amended Budget**

Resolution No. 2025-06 was presented, entitled:

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Samuels, seconded by Mr. Da Costa and passed unanimously adopting Resolution No. 2025-06, as presented.

**2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report**

Resolution No. 2025-07 was presented, entitled:

**RESOLUTION NO. 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Marten, seconded by Mr. Siegel and unanimously passed adopting Resolution No. 2025-07, as presented.

**I. ADMINISTRATIVE MATTERS**

**1. Financials**

**J. BOARD MEMBER COMMENTS**

Mr. Pierman noted that the lake maintenance provider was working on the littorals but still needed to significantly cut back the vegetation. Ms. Samuels noted that the lakes should be visible from the roads.

Mr. Pierman reminded the Board to complete their ethics training before the end of the year and noted that the next meeting would be held on April 8, 2026, unless a meeting was needed for discussions regarding the littorals in January.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Marten, seconded by Mr. Siegel and unanimously passed adjourning the meeting at 7:17 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

Journey's End  
Community Development District

**Financial Report For  
December 2025**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Dec-25	Year To Date Actual 10/1/25 - 12/31/25
<b>REVENUES</b>			
O & M Assessments	110,686	82,261	95,905
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,214)	(790)	(1,341)
Discounts For Early Payments	(4,427)	(3,271)	(3,841)
Interest Income	1,440	0	598
<b>Total Revenues</b>	<b>\$ 105,485</b>	<b>\$ 78,200</b>	<b>\$ 91,321</b>
<b>EXPENDITURES</b>			
Supervisor Fees	5,000	0	800
Payroll Taxes (Employer)	383	0	61
Infrastructure Maintenance	2,500	0	0
Stormwater Maintenance	2,500	0	0
Lake Maintenance	20,000	1,886	5,657
Engineering	7,000	0	4,148
Management	18,000	1,500	4,500
Secretarial	3,000	250	750
Legal	9,500	0	1,320
Assessment Roll	5,000	0	0
Audit Fees	3,800	0	0
Insurance	7,500	0	7,269
Legal Advertisements	1,500	0	0
Miscellaneous	1,150	94	267
Postage	150	0	0
Office Supplies	450	63	118
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	0
Website Management	1,500	125	374
Reserve (Fence, Etc.)	11,277	0	0
<b>Total Expenditures</b>	<b>\$ 105,485</b>	<b>\$ 3,918</b>	<b>\$ 25,439</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 74,282</b>	<b>\$ 65,882</b>
Carryover from Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 74,282</b>	<b>\$ 65,882</b>

Available Funds As Of 9/30/25	\$	198,113.90
Reserve Funds As Of 9/30/25	\$	65,934.00

Bank Balance As Of 12/31/25	\$	426,385.58
Accounts Payable As Of 12/31/25	\$	96,456.02
Reserve Funds As Of 12/31/25	\$	65,934.00
Accounts Receivable As Of 12/31/25	\$	-
<b>Available Funds As Of 12/31/25</b>	<b>\$</b>	<b>263,995.56</b>

**Journey's End Community Development District**  
**Budget vs. Actual**  
**October 2025 through December 2025**

	<u>Oct 25 - Dec 25</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
363.100 · O & M Assessment Income	95,904.88	110,686.00	-14,781.12	86.65%
363.830 · Assessment Fees	-1,340.64	-2,214.00	873.36	60.55%
363.831 · Assessment Discounts	-3,841.08	-4,427.00	585.92	86.77%
369.401 · Interest Income	597.66	1,440.00	-842.34	41.5%
<b>Total Income</b>	<b>91,320.82</b>	<b>105,485.00</b>	<b>-14,164.18</b>	<b>86.57%</b>
<b>Expense</b>				
511.000 · Professional Fees				
511.315 · Legal	1,320.00	9,500.00	-8,180.00	13.9%
511.320 · Audit	0.00	3,800.00	-3,800.00	0.0%
<b>Total 511.000 · Professional Fees</b>	<b>1,320.00</b>	<b>13,300.00</b>	<b>-11,980.00</b>	<b>9.93%</b>
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	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	4,147.50	7,000.00	-2,852.50	59.25%
511.311 · Management Fees	4,500.00	18,000.00	-13,500.00	25.0%
511.312 · Secretarial Fees	750.00	3,000.00	-2,250.00	25.0%
511.318 · Assessment Roll	0.00	5,000.00	-5,000.00	0.0%
511.450 · Insurance	7,269.00	7,500.00	-231.00	96.92%
511.480 · Legal Advertisements	0.00	1,500.00	-1,500.00	0.0%
511.512 · Miscellaneous	266.51	1,150.00	-883.49	23.18%
511.513 · Postage and Delivery	0.00	150.00	-150.00	0.0%
511.514 · Office Supplies	117.70	450.00	-332.30	26.16%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	5,657.25	20,000.00	-14,342.75	28.29%
511.733 · Trustee Fees	0.00	5,100.00	-5,100.00	0.0%
511.736 · Reserve	0.00	11,277.00	-11,277.00	0.0%
511.750 · Website Management	375.00	1,500.00	-1,125.00	25.0%
<b>Total Expense</b>	<b>25,439.16</b>	<b>105,485.00</b>	<b>-80,045.84</b>	<b>24.12%</b>
<b>Net Ordinary Income</b>	<b>65,881.66</b>	<b>0.00</b>	<b>65,881.66</b>	<b>100.0%</b>

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

	Annual Budget	Actual Dec-25	Year To Date Actual
	10/1/25 - 9/30/26		10/1/25 - 12/31/25
<b>Revenues</b>			
Interest Income	1,000	225	806
NAV Tax Collection	110,079	82,618	96,456
Prepaid Bond Collection	0	0	0
<b>Total Revenues</b>	<b>\$ 111,079</b>	<b>\$ 82,843</b>	<b>\$ 97,262</b>
<b>Expenditures</b>			
Principal Payments	90,000	0	0
Interest Payments	11,222	0	6,675
Bond Redemption	9,857	0	0
<b>Total Expenditures</b>	<b>\$ 111,079</b>	<b>\$ -</b>	<b>\$ 6,675</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 82,843</b>	<b>\$ 90,587</b>