JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY

REGULAR BOARD MEETING & PUBLIC HEARING

JULY 8, 2026

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 & PUBLIC HEARING
July 8, 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. April 8, 2026 Regular Board Meeting Minutes……………………………………………..Page 2

G. Public Hearing

    1. Proof of Publication………………………………………………………………………Page 5
    2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
    3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026-2027 Final Budget…….Page 6

H. Old Business

I. New Business

    1. Consider Approval of Littoral Maintenance Proposal………………………………………Page 13
    2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026-2027 Meeting Schedule.Page 17
    3. New Lake Advisory and Canal Signage……………………………………………………Page 19
    4. 2026 Legislative Memo…………………………………………………………………..Page 20

J. Administrative Matters

    1. Financials……………………………………………………………………………. ..Page 26

K. Board Member Comments

L. Adjourn

Publication Date	Subcategory
2026-06-18	Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Journeys End Community
Development District

The Board of Supervisors (the Board) of the Journeys End Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on July 8, 2026, at 7:00 p.m., or as soon thereafter as the meeting can be heard, in the Journeys End Clubhouse located at 6400 Journeys End Drive, Lake Worth, Florida 33467.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the Districts website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and/or Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Journeys End Community Development District
www.journeysendcdd.org
6/18, 6/25/26

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 8, 2026

A. CALL TO ORDER

District Manager Jason Pierman called the April 8, 2026, 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 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 Jeff Bates, 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.

Also present were Luce Masa and Dennis Pleticha.

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.

F. APPROVAL OF MINUTES

1. January 14, 2026, Regular Board Meeting

Mr. Pierman presented the minutes of January 14, 2026, 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 Ms. Samuels and unanimously passed approving the minutes of the January 14, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Discussion Regarding Littoral Maintenance

Mr. Pierman and Mr. Da Costa explained that they had met with the lake maintenance representatives and were told that the willows needed to be removed. Mr. Pierman noted that he had requested documentation that explained the requirement but was still waiting for it. They did, however, send a proposal to do the littoral maintenance work. Following discussion, the Board consensus was to solicit other proposals for the work, along with the documentation.

2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Mr. Bates, seconded by Mr. Da Costa and passed unanimously adopting Resolution No. 2026-01, as presented, setting the Public Hearing for July 8, 2026.

3. Consider Proposal for Drainage Outfall

Mr. Pierman presented the proposal from H&J and suggested that the Board approve a not-to-exceed amount listed in that proposal and to request additional proposals. Following discussion, a **motion** was made by Mr. Bates, seconded by Mr. Da Costa and unanimously passed authorizing the not-to-exceed amount of $49,608, subject to other proposals being received. The Board also requested confirmation of the new pipe material and inclusion of a header wall.

4. Consider Attorney Fee Adjustment – Billing Cochran

A **motion** was made by Mr. Bates, seconded by Ms. Samuels and passed unanimously approving the Attorney Fee Adjustment for Billing Cochran, as presented.

I. ADMINISTRATIVE MATTERS

1. Financials

J. BOARD MEMBER COMMENTS

Mr. Pierman reminded the Board to complete their 2025 Form 1's when they are sent to them via email and noted that the next meeting would be held on July 8th.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Siegel, seconded by Ms. Samuels and unanimously passed adjourning the meeting at 7:33 p.m.

________________________________ ____________________________________

Secretary/Assistant Secretary Chairperson/Vice Chairperson

Publication Date
2026-06-18

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Journeys End Community
Development District

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The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the Districts website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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Meetings may be cancelled from time to time without advertised notice.

Journeys End Community Development District
www.journeysendcdd.org
6/18, 6/25/26

RESOLUTION NO. 2026-02

A RESOLUTION OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Journey's End Community Development District ("District") has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit "A" is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 July, 2026.

ATTEST:	**JOURNEY'S END** **COMMUNITY DEVELOPMENT DISTRICT**
By:______________________________ Secretary/Assistant Secretary	By:______________________________ Chairperson/Vice Chairperson

Journey's End
Community Development District

Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027

CONTENTS

FINAL BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2026/2027 BUDGET
O&M Assessments	110,686
Other Revenues	0
County Appraiser & Tax Collector Fee	(2,214)
Discounts For Early Payments	(4,427)
Interest Income	1,680
TOTAL REVENUES	**$ 105,725**
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Infrastructure Maintenance	2,500
Stormwater Maintenance	2,500
Lake Maintenance	23,000
Engineering	10,000
Management	18,000
Secretarial	3,000
Legal	9,500
Assessment Roll	5,000
Audit Fees	3,900
Insurance	8,000
Legal Advertisements	1,400
Miscellaneous	1,150
Postage	125
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	1,500
Reserve	5,042
TOTAL EXPENDITURES	**$ 105,725**
EXCESS/ (SHORTFALL)	**$ -**
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	**$ -**

General Fund Balance As Of 9/30/25	**$189,343.00**
Reserve Fund Balance As Of 9/30/25	**$54,587.00**

DETAILED FINAL BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
O&M Assessments	110,931	110,686	110,686	Expenditures Less Interest & Carryover/.94
Other Revenues	0	0	0	
County Appraiser & Tax Collector Fee	(225)	(2,214)	(2,214)	Two Percent Of O&M Assessment Roll
Discounts For Early Payments	(4,046)	(4,427)	(4,427)	Four Percent Of O&M Assessment Roll
Interest Income	9,300	1,440	1,680	Interest Projected At $140 Per Month
TOTAL REVENUES	**$ 115,960**	**$ 105,485**	**$ 105,725**	
EXPENDITURES				
Supervisor Fees	3,200	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	245	383	383	Supervisor Fees * 7.65%
Infrastructure Maintenance	0	2,500	2,500	Infrastructure Maintenance
Stormwater Maintenance	0	2,500	2,500	Stormwater Maintenance
Lake Maintenance	21,419	20,000	23,000	FY 25/26 Expenditure Through March 26 Was $11,484
Engineering	15,900	7,000	10,000	$3,000 Increase From 2025/2026 Budget
Management	18,000	18,000	18,000	As Per Contract
Secretarial	3,000	3,000	3,000	No Change From 2025/2026 Budget
Legal	9,093	9,500	9,500	No Change From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,700	3,800	3,900	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,500	8,000	Fiscal Year 25/26 Expenditure Was $7,269
Legal Advertisements	1,015	1,500	1,400	$100 Decrease From 2025/2026 Budget
Miscellaneous	999	1,150	1,150	No Change From 2025/2026 Budget
Postage	25	150	125	$25 Decrease From 2025/2026 Budget
Office Supplies	614	450	450	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	5,099	5,100	5,100	No Change From 2025/2026 Budget
Website Management	1,500	1,500	1,500	No Change From 2025/2026 Budget
Reserve	0	11,277	5,042	Reserve
TOTAL EXPENDITURES	**$ 95,842**	**$ 105,485**	**$ 105,725**	
EXCESS/ (SHORTFALL)	**$ 20,118**	**$ -**	**$ -**	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	**$ 20,118**	**$ -**	**$ -**	

General Fund Balance As Of 9/30/25	**$198,113.90**
Reserve Fund Balance As Of 9/30/25	**$65,934.00**

DETAILED FINAL DEBT SERVICE FUND BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	4,466	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	111,912	110,079	109,760	Updated Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	**$ 116,378**	**$ 111,079**	**$ 111,260**	
EXPENDITURES				
Principal Payments	90,000	90,000	90,000	Principal Payment Due In 2027
Interest Payments	17,837	11,222	6,824	Interest Payments Due In 2027
Bond Redemption	0	9,857	14,436	Estimated Excess Debt Collections
Total Expenditures	**$ 107,837**	**$ 111,079**	**$ 111,260**	
Excess/ (Shortfall)	**$ 8,541**	**$ -**	**$ -**	

Debt Service Fund Balance As Of 9/30/25	**$82,898.00**

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 1/1/26 =	$275,000		

Journey's End Community Development District
Assessment Comparison

	Fiscal Year 2023/2024 Assessment*		Fiscal Year 2024/2025 Assessment*		Fiscal Year 2025/2026 Assessment*		**Fiscal Year 2026/2027 Projected Assessment***	
Administrative For Sixty Five Foot Lots	$	235.00	$	235.00	$	235.00	**$**	**235.00**
Debt For Sixty Five Foot Lots	$	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**
Debt For Seventy Five Foot Lots	$	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

2 new prepayers for 2026-2027
65 foot lots

Sixty Five Foot Lots Information	
Total Units	300
Prepayments	6
Billed For Debt	294

now 9
total prepayers

Seventy Five Foot Lots Information	
Total Units	171
Prepayments	3
Billed For Debt	168

Aquatic Vegetation Control, Inc.

1860 W 10th Street * Riviera Beach, FL 33404
(561) 845-5525 or (800) 327-8745 FAX (561) 845-5374
www.avcaquatic.com

PROPOSAL/AGREEMENT/CONTRACT

This agreement for environmental services is entered into contract between Aquatic Vegetation Control, Inc., hereinafter referred to as AVC, whose address is 1860 W 10th Street, Riviera Beach, FL 33404, and submitted to: Journeys End CCD (CLIENT) whose address is listed below, on the latest date of execution of this Agreement by both parties.

Client Name: Journeys End CCD

Client Address: 2501A Burns Rd Palm Beach Gardens FL 33410

Client Phone: 877-737-4922

Client Contact: Jason Pierman

Client Email: Jpierman@sdsinc.org

Project Name: Journeys End Quarterly Littoral Maintenance

Location: **Jog Rd and Journeys End Blvd**

Scope of Services and Related Costs:

AVC does hereby agree to furnish all labor, equipment, herbicides, and materials, unless otherwise specified, for Aquatic Vegetation Control based service to be performed as Quarterly Maintenance

Description of Work: ☐ (Continued on Page 4)

AVC will conduct quarterly maintenance applications targeting non native vegetation species, including primrose willow, cattails, torpedo grass, and hemp vine growing within the littoral marsh areas of Lakes A, B, and C. Over the course of the year, AVC will selectively cut, treat, and remove non-native trees from the cypress heads planted around the perimeter of the littoral sections. All areas will be inspected and maintained during each quarterly maintenance event to prevent the establishment of non-native trees and other vegetation in future years of service. See scope of services continued for SFWMD maintenance and Carolina willow recommendations.

AVC proposes to perform the work as specified for the sum of: $ **7,419.30** per Event

Plus Applicable Sales Tax

Invoices will be submitted: **quarterly.**

Invoices and Billing

Any fee disputed by Journeys End CCD shall be brought to the attention of AVC, in writing, within fifteen (15) days of receipt of an invoice. If an invoice is not disputed within that time, the invoice shall be deemed acceptable and shall be paid within THIRTY (30) of receipt. Interest shall accrue on the invoice at a rate of 1.5% per month or the maximum rate allowed by law.

Terms and Conditions

All material is guaranteed to be as specified. All work will be completed in a skillful manner according to standard practices. Any modification from the above scope of work will be completed only upon a written work order signed by both parties, and will be at an extra charge over and above the cost specified in this agreement. This agreement is contingent upon strikes, accidents, or delays beyond our control. This agreement is subject to acceptance within 30 days and is void thereafter at the option of AVC. Each party shall acknowledge changes for any modifications, additions, and/or deletions to this Agreement.

This agreement shall be in effect for a period of one year. This agreement may be extended for an additional year or years on terms and conditions mutually agreeable to both parties. This agreement may be cancelled without penalty by either party with or without cause, in writing by certified mail or electronic mail. AVC reserves the right to include a CPI increase with proper written notice to CLIENT.

AVC planting work is guaranteed for plant health and professional installation, if applicable, under normal site and weather conditions. AVC cannot be held liable for plant mortality under abnormal site or weather conditions or acts of God. Plant sales and installation will be guaranteed for _____ days.

Liability

The parties to this agreement understand that AVC bears responsibility for their own willful or negligent actions that result in damages or injury to persons or property arising out of the performance of this Agreement and shall be limited to the scope of this Agreement.

All herbicides used in the program are approved by the Environmental Protection Agency (EPA). Saftey and Data Sheets (SDS) are available upon request. AVC will assist CLIENT in obtaining a permit from the Department of Environmental Protection (DEP), if required. AVC will furnish proof of liability, Auto, Worker's compensation, and pollution liability upon request.

The services provided by AVC expressly exclude any responsibility or liability for the inspection, maintenance, or adjustment of littoral zone contours or lakeside slopes. AVC shall not be liable for any existing or future changes in lakeside slope elevation, steepness, or stability, including any slope erosion or degradation that may present a risk to public safety. Any hazards associated with steep or eroded slopes fall outside the scope of AVC's services and responsibility under this agreement. The responsibility for assessing and managing slope safety remains solely with the property owner and or the property's custodian organization.

Agreement between Aquatic Vegetation Control, Inc. and **Journeys End CCD**

Accepted by:

Aquatic Vegetation Control, Inc.

Jacob Cartales (561) 851-1267
Project Manager

Kevin Damaso Digitally signed by Kevin Damaso
Date: 2026.06.25 06:16:21 -04'00'

Authorized AVC Signatory **Kevin Damaso, Director of Operations**

06/25/2026

Date

Accepted by CLIENT:

____

Company Name

____

Authorized Signature

____

Name and Title

____

Date

Contact Information

Please complete the following information upon acceptance of this Agreement.

Billing Information

Point of Contact:

Phone: Email:

Address:

Send Invoices by ☐ Mail ☐ Email ☐ Other ____________________

Tax Exempt: ☐ YES (attached certificate) ☐ NO

Scope of Services Continued:

Littoral marsh maintenance standards for South Florida Water Management District (SFWMD) retention ponds require maintaining at least an 80% coverage of approved native aquatic vegetation while keeping invasive and exotic species below 10%. Property owners must prevent unauthorized removal or pruning of the littoral shelf to preserve storm water bio-filtration.

Below is Ashley Lyons statement regarding Carolina Willow. Ashley oversees littoral marshes maintenance activities for SFWMD in Palm Beach County.

"Carolina willow trees are native but can be a nuisance plant. If I see it forming a mono-culture I will recommend thinning it out, but don’t require it to be eradicated like we would with an invasive plant."

The Journey's End marshes are not subject to any South Florida Water Management District (SFWMD) conservation easements that require perpetual maintenance activities. However, we recommend that these areas continue to be maintained to preserve their ecological function and appearance. The Carolina willow could be removed entirely if the community chooses to do so. However, we recommend following Ashley's management approach of selective thinning and maintaining the willow at a controlled level. This strategy preserves the benefits that Carolina willow provides to local wildlife, including habitat and nesting opportunities for birds, while preventing excessive growth.

The willow if you choose can be thinned slowly throughout year one or two under this quarterly maintenance contract and maintained at this level over the subsequent years. If you decide you do not want the invasive/exotic trees removed from within the cypress we can start in year one but we do recommend getting the cypress areas under control immediately due to the presence of many exotic species.

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Journey's End Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 8th day of July, 2026.

ATTEST:

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT

By:_____________________________
Secretary/Assistant Secretary

By:_____________________________________
Chairperson/Vice Chairperson

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 18, 2026
January 13, 2027
April 14, 2027
June 9, 2027
July 14, 2027
September 8, 2027

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.

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Meetings may be cancelled from time to time without advertised notice.

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT

www.journeysendcdd.org

PUBLISH: PALM BEACH POST

NEW LAKE ADVISORY AND CANAL SIGNAGE

TO BE DISTRIBUTED UNDER SEPARATE COVER

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

Journey's End
Community Development District

Financial Report For
June 2026

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2026

REVENUES	**Annual Budget 10/1/25 - 9/30/26**	**Actual Jun-26**	**Year To Date Actual 10/1/25 - 6/30/26**
O & M Assessments	110,686	0	108,912
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,214)	0	(1,618)
Discounts For Early Payments	(4,427)	0	(4,020)
Interest Income	1,440	0	3,937
Total Revenues	**$ 105,485**	**$ -**	**$ 107,211**
EXPENDITURES			
Supervisor Fees	5,000	0	2,800
Payroll Taxes (Employer)	383	0	214
Infrastructure Maintenance	2,500	0	0
Stormwater Maintenance	2,500	0	0
Lake Maintenance	20,000	1,942	17,311
Engineering	7,000	0	10,575
Management	18,000	1,500	13,500
Secretarial	3,000	250	2,250
Legal	9,500	0	4,225
Assessment Roll	5,000	0	0
Audit Fees	3,800	0	0
Insurance	7,500	0	7,269
Legal Advertisements	1,500	0	224
Miscellaneous	1,150	62	1,189
Postage	150	0	14
Office Supplies	450	5	257
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	5,100
Website Management	1,500	126	1,125
Reserve (Fence, Etc.)	11,277	0	0
Total Expenditures	**$ 105,485**	**$ 3,885**	**$ 66,228**
Excess/ (Shortfall)	**$ -**	**$ (3,885)**	**$ 40,983**
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	**$ -**	**$ (3,885)**	**$ 40,983**

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

Bank Balance As Of 6/30/26	**$ 309,658.98**
Accounts Payable As Of 6/30/26	**$ 4,628.63**
Reserve Funds As Of 6/30/26	**$ 65,934.00**
Accounts Receivable As Of 6/30/26	**$ -**
Available Funds As Of 6/30/26	**$ 239,096.35**

Journey's End Community Development District
Budget vs. Actual
October 2025 through June 2026

	Oct 25 - June 26	25/26 Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
363.100 · O & M Assessment Income	108,911.82	110,686.00	-1,774.18	98.4%
363.830 · Assessment Fees	-1,617.94	-2,214.00	596.06	73.08%
363.831 · Assessment Discounts	-4,020.37	-4,427.00	406.63	90.82%
369.401 · Interest Income	3,936.92	1,440.00	2,496.92	273.4%
Total Income	107,210.43	105,485.00	1,725.43	101.64%
Expense				
511.000 · Professional Fees				
511.315 · Legal	4,225.00	9,500.00	-5,275.00	44.47%
511.320 · Audit	0.00	3,800.00	-3,800.00	0.0%
Total 511.000 · Professional Fees	4,225.00	13,300.00	-9,075.00	31.77%
511.122 · Payroll Taxes	214.20	383.00	-168.80	55.93%
511.131 · Supervisor Fees	2,800.00	5,000.00	-2,200.00	56.0%
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	10,575.00	7,000.00	3,575.00	151.07%
511.311 · Management Fees	13,500.00	18,000.00	-4,500.00	75.0%
511.312 · Secretarial Fees	2,250.00	3,000.00	-750.00	75.0%
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	224.48	1,500.00	-1,275.52	14.97%
511.512 · Miscellaneous	1,188.80	1,150.00	38.80	103.37%
511.513 · Postage and Delivery	14.00	150.00	-136.00	9.33%
511.514 · Office Supplies	256.80	450.00	-193.20	57.07%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	17,311.17	20,000.00	-2,688.83	86.56%
511.733 · Trustee Fees	5,099.53	5,100.00	-0.47	99.99%
511.736 · Reserve	0.00	11,277.00	-11,277.00	0.0%
511.750 · Website Management	1,125.00	1,500.00	-375.00	75.0%
Total Expense	66,227.98	105,485.00	-39,257.02	62.78%
Net Ordinary Income	40,982.45	0.00	40,982.45	100.0%

Journey's End CDD
Debt Service (Series 2008) Profit & Loss Report June 2026

	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26
Revenues			
Interest Income	1,000	206	2,993
NAV Tax Collection	110,079	0	109,896
Prepaid Bond Collection	0	0	0
Total Revenues	**$ 111,079**	**$ 206**	**$ 112,889**
Expenditures			
Principal Payments	90,000	0	90,000
Interest Payments	11,222	0	13,439
Bond Redemption	9,857	0	0
Total Expenditures	**$ 111,079**	**$ -**	**$ 103,439**
Excess/ (Shortfall)	**$ -**	**$ 206**	**$ 9,450**