

*Weiberg Road
Community Development District*

Meeting Agenda

July 26, 2023

AGENDA

Weiberg Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 19, 2023

**Board of Supervisors
Weiberg Road
Community Development District**

Dear Board Members:

A meeting of the Audit Committee and Board of Supervisors of the **Weiberg Road Community Development District** will be held on **Wednesday, July 26, 2023, at 10:30 AM** at **346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/89929882355>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 899 2988 2355

Following is the advance agenda for the meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Review of Proposals and Tally of Audit Committee Members Rankings
 - A. DiBartolomeo, McBee, Hartley & Barnes
 - B. Grau & Associates
4. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 26, 2023 Board of Supervisors & Audit Committee Meetings
4. Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award
5. Public Hearing

¹ Comments will be limited to three (3) minutes

- A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
 - i. Consideration of Resolution 2023-09 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2023/2024 Developer Funding Agreement
6. Consideration of Resolution 2023-10 Appointing an Assistant Treasurer
7. Consideration of Resolution 2023-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
8. Staff Reports
 - A. Attorney
 - i. Memo Regarding Ethics Training for Elected Officials
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

Audit Committee Meeting

SECTION III

SECTION A

Weiberg Road Community Development District

| |
|-----------------|
| Proposer |
|-----------------|

**DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants**

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

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Weiberg Road
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Weiberg Road Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,



DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

| Professional Staff Classification | Number of Professionals |
|--|--------------------------------|
| Partner | 4 |
| Managers | 2 |
| Senior | 2 |
| Staff | 11 |
| | 19 |

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

| Client | Years | Annual Audit In Accordance With GAAS | Engagement Partner | Incl. Utility Audit/ Consulting | GFOA Cert. | GASB 34 Implementation & Assistance | Total Hours |
|---|----------------|--------------------------------------|--------------------|---------------------------------|------------|-------------------------------------|----------------|
| St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300 | 1984 - Current | √ | Jim Hartley | | | √ | 250-300 |
| City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200 | 2005-current | √ | Mark Barnes | | √ | √ | 800 |
| Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600 | 2005-current | √ | Jim Hartley | √ | √ | √ | 600 |
| Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663 | 1999 – current | √ | Jim Hartley | | | √ | 100 |
| City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460 | 1998 – current | √ | Jay McBee | | | | 60 |
| St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300 | 1990 – current | √ | Jay McBee | | | | 60 |
| Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256 | 2002 - current | √ | Jim Hartley | | | √ | 350 |
| Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Union Park Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Deer Island Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Park Creek Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

| Audit Phase and Tasks | Oct. | Nov. | Dec. | Jan. | Feb. | Mar. | Apr. |
|---|-------------|---|--|-------------|-------------|-------------|-------------|
| <i>I. Planning Phase:</i> | | | | | | | |
| Meetings and discussions with Weiberg Road Community Development District personnel regarding operating, accounting and reporting matters | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Discuss management expectations, strategies and objectives | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Review operations | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Develop engagement plan | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Study and evaluate internal controls | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Conduct preliminary analytical review | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| <i>II. Detailed Audit Phase:</i> | | | | | | | |
| Conduct final risk assessment | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Finalize audit approach plan | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Perform substantive tests of account balances | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Perform single audit procedures (if applicable) | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Perform statutory compliance testing | | [Bar spanning Nov, Dec, Jan, Feb, Mar, Apr] | | | | | |
| <i>III. Closing Phase:</i> | | | | | | | |
| Review subsequent events, contingencies and commitments | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Complete audit work and obtain management representations | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Review proposed audit adjustments with client | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| <i>IV. Reporting Phase:</i> | | | | | | | |
| Review or assist in preparation of financial statement for Weiberg Road Community Development District | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Prepare management letter and other special reports | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Exit conference with Weiberg Road Community Development District officials and management | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |
| Delivery of final reports | | | [Bar spanning Dec, Jan, Feb, Mar, Apr] | | | | |

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Weiberg Road Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Weiberg Road Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Weiberg Road Community Development District for the five years as follows:

September 2023 \$ 3,250

Lump Sum Cost
September 2024-2027 \$14,150

In years of new debt issuance fees may be adjusted as mutually agreed upon.

SECTION B



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

WEIBERG ROAD

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: July 19, 2023
5:00PM

Submitted to:

Weiberg Road
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, FL 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

July 19, 2023

Weiberg Road Community Development District
c/o District Manager
219 East Livingston Street
Orlando, FL 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2023, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Weiberg Road Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



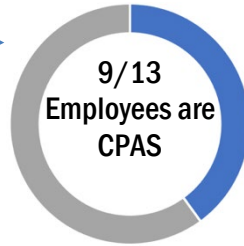
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



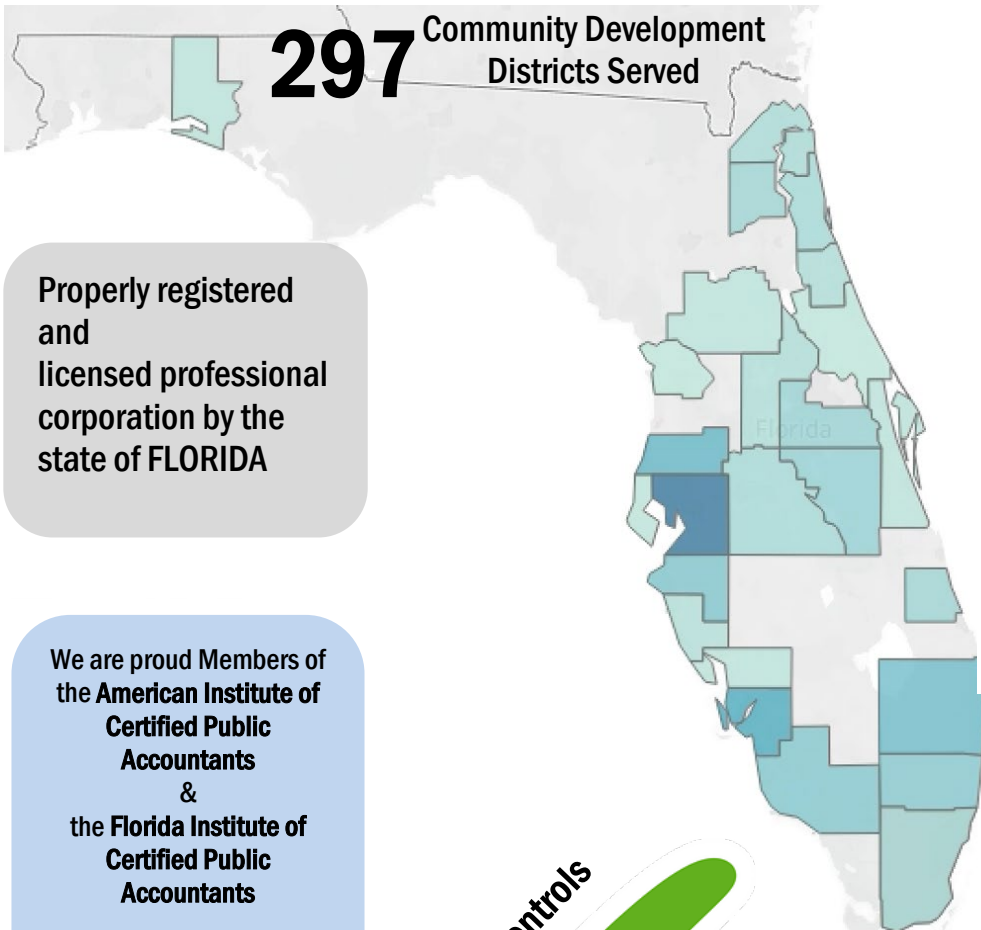
3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

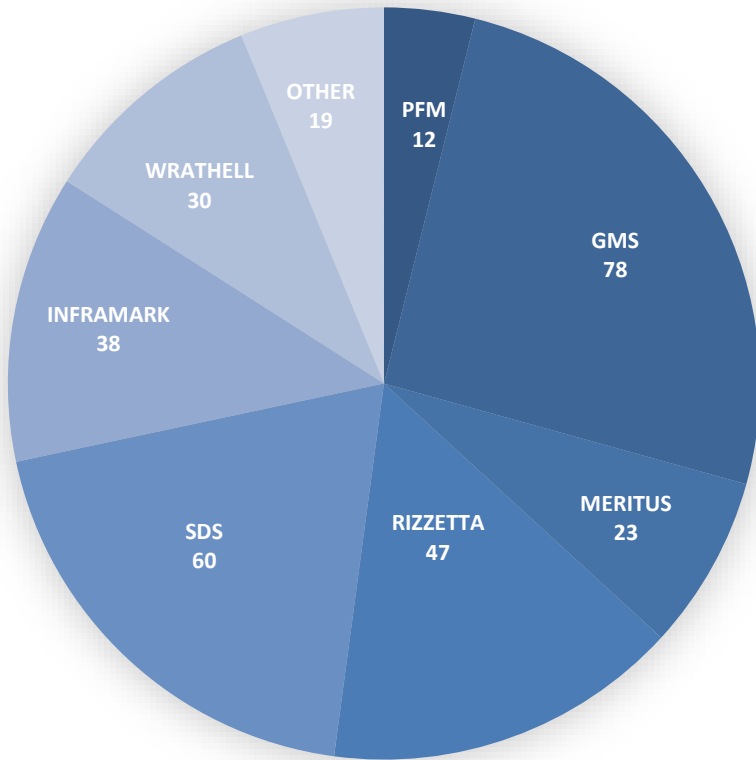
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+
CPE (last 2 years): Government Accounting, Auditing: 47 hours; Accounting, Auditing and Other: 58 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

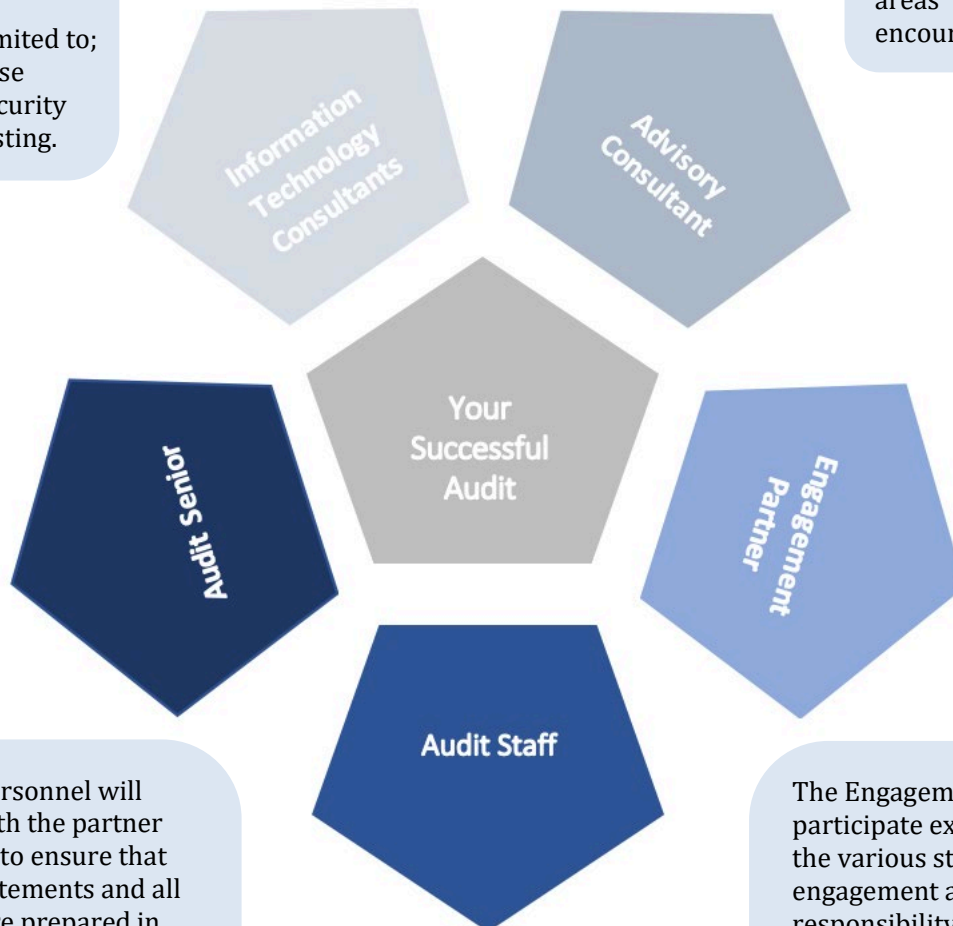
-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

| <u>Course</u> | <u>Hours</u> |
|------------------------------------|---|
| Government Accounting and Auditing | 24 |
| Accounting, Auditing and Other | <u>56</u> |
| Total Hours | <u>80</u> (includes of 4 hours of Ethics CPE) |



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm’s quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)
Master of Accounting
Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

| <u>Course</u> | <u>Hours</u> |
|------------------------------------|---|
| Government Accounting and Auditing | 47 |
| Accounting, Auditing and Other | 58 |
| Total Hours | <u>105</u> <small>(includes of 4 hours of Ethics CPE)</small> |

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

| | |
|---------------------------|--|
| Scope of Work | Financial audit |
| Engagement Partner | Antonio J. Grau |
| Dates | Annually since 1998 |
| Client Contact | Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850 |

Two Creeks Community Development District

| | |
|---------------------------|---|
| Scope of Work | Financial audit |
| Engagement Partner | Antonio J. Grau |
| Dates | Annually since 2007 |
| Client Contact | William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571 |

Journey's End Community Development District

| | |
|---------------------------|---|
| Scope of Work | Financial audit |
| Engagement Partner | Antonio J. Grau |
| Dates | Annually since 2004 |
| Client Contact | Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922 |

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

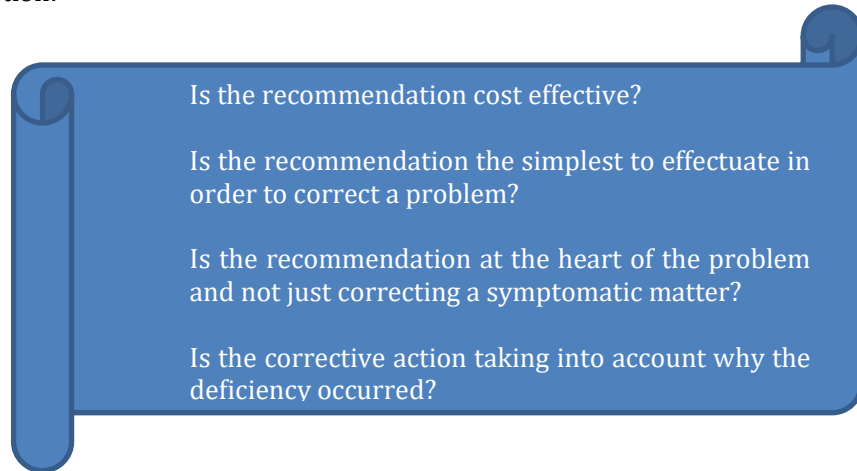
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2023-2027 are as follows:

| <u>Year Ended September 30,</u> | <u>Fee</u> |
|---------------------------------|------------------------|
| 2023 | \$3,600 |
| 2024 | \$3,700 |
| 2025 | \$3,800 |
| 2026 | \$3,900 |
| 2027 | <u>\$4,000</u> |
| TOTAL (2023-2027) | <u>\$19,000</u> |

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

| SPECIAL DISTRICTS | Governmental Audit | Single Audit | Utility Audit | Current Client | Year End |
|--|-------------------------------|-------------------------|--------------------------|---------------------------|---------------------|
| Boca Raton Airport Authority | ✓ | ✓ | | ✓ | 9/30 |
| Captain's Key Dependent District | ✓ | | | ✓ | 9/30 |
| Central Broward Water Control District | ✓ | | | ✓ | 9/30 |
| Collier Mosquito Control District | ✓ | | | ✓ | 9/30 |
| Coquina Water Control District | ✓ | | | ✓ | 9/30 |
| East Central Regional Wastewater Treatment Facility | ✓ | | ✓ | | 9/30 |
| Florida Green Finance Authority | ✓ | | | | 9/30 |
| Greater Boca Raton Beach and Park District | ✓ | | | ✓ | 9/30 |
| Greater Naples Fire Control and Rescue District | ✓ | ✓ | | ✓ | 9/30 |
| Green Corridor P.A.C.E. District | ✓ | | | ✓ | 9/30 |
| Hobe-St. Lucie Conservancy District | ✓ | | | ✓ | 9/30 |
| Indian River Mosquito Control District | ✓ | | | | 9/30 |
| Indian Trail Improvement District | ✓ | | | ✓ | 9/30 |
| Key Largo Wastewater Treatment District | ✓ | ✓ | ✓ | ✓ | 9/30 |
| Lake Padgett Estates Independent District | ✓ | | | ✓ | 9/30 |
| Lake Worth Drainage District | ✓ | | | ✓ | 9/30 |
| Lealman Special Fire Control District | ✓ | | | ✓ | 9/30 |
| Loxahatchee Groves Water Control District | ✓ | | | | 9/30 |
| Old Plantation Control District | ✓ | | | ✓ | 9/30 |
| Pal Mar Water Control District | ✓ | | | ✓ | 9/30 |
| Pinellas Park Water Management District | ✓ | | | ✓ | 9/30 |
| Pine Tree Water Control District (Broward) | ✓ | | | ✓ | 9/30 |
| Pinetree Water Control District (Wellington) | ✓ | | | | 9/30 |
| Ranger Drainage District | ✓ | ✓ | | ✓ | 9/30 |
| Renaissance Improvement District | ✓ | | | ✓ | 9/30 |
| San Carlos Park Fire Protection and Rescue Service District | ✓ | | | ✓ | 9/30 |
| Sanibel Fire and Rescue District | ✓ | | | ✓ | 9/30 |
| South Central Regional Wastewater Treatment and Disposal Board | ✓ | | | ✓ | 9/30 |
| South-Dade Venture Development District | ✓ | | | ✓ | 9/30 |
| South Indian River Water Control District | ✓ | ✓ | | ✓ | 9/30 |
| South Trail Fire Protection & Rescue District | ✓ | | | ✓ | 9/30 |
| Spring Lake Improvement District | ✓ | | | ✓ | 9/30 |
| St. Lucie West Services District | ✓ | | ✓ | ✓ | 9/30 |
| Sunshine Water Control District | ✓ | | | ✓ | 9/30 |
| West Villages Improvement District | ✓ | | | ✓ | 9/30 |
| Various Community Development Districts (297) | ✓ | | | ✓ | 9/30 |
| TOTAL | 333 | 5 | 3 | 328 | |

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing **Weiberg Road Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Weiberg Road CDD Auditor Selection

| | Ability of Personnel (20 pts) | Proposer's Experience (20 pts) | Understanding of Scope of Work (20 pts) | Ability to Furnish the Required Services (20 pts) | Price (20 pts) | Total Points Earned | Ranking (1 being highest) |
|--|--|---|--|--|---|--------------------------------|--------------------------------------|
| DiBartolomeo, McBee, Hartley & Barnes | | | | | 2023- \$3,250 2024- 2027 (Lump Sum Cost) - \$14,150 | | |
| Grau & Associates | | | | | 2023- \$3,600 2024- \$3,700 2025- \$3,800 2026- \$3,900 2027- \$4,000 | | |

Board of
Supervisors
Meeting

MINUTES

**MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held Wednesday **April 26, 2023** at 10:32 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

| | |
|-----------------|---------------------|
| Lauren Schwenk | Vice Chairperson |
| Chuck Cavaretta | Assistant Secretary |
| Bobbie Henley | Assistant Secretary |
| Daniel Arnette | Assistant Secretary |

Also present were:

| | |
|-----------------------------------|-----------------------------|
| Jill Burns | District Manager, GMS |
| Jennifer Kilinski <i>via Zoom</i> | District Counsel, KVV Law |
| Rey Malave <i>via Zoom</i> | District Engineer, Dewberry |
| Molly Banfield <i>via Zoom</i> | District Engineer, Dewberry |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 22,
2023 Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes from the February 22, 2023 Board of Supervisors meeting and asked for any corrections or comments. There being none, there was a motion of approval.

| |
|--|
| On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Minutes of the February 22, 2023 Board of Supervisors Meetings, were approved. |
|--|

FOUR ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Approving the Proposed Fiscal Year
2023/2024 Budget (Suggested Date: July
26, 2023) and Setting the Public Hearing to
Adopt the Fiscal Year 2023/2024 Budget**

Ms. Burns presented Resolution 2023-07 to the Board. She explained that the budget was included for review. She noted that based on the development timeline, no landscaping and no amenity was anticipated before October 1, 2024. She stated that it was primarily the admin expenses listed and a field contingency and a playground lease were included in the event that those come on early. She stated that she would be happy to answer any questions.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, Resolution 2023-07 the Proposed Fiscal Year 2023/2024 Budget and Setting the Public Hearing to Adopt the Fiscal Year 2023/2024 Budget for July 26, 2023, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08
Authorizing Bank Account Signatories**

Ms. Burns presented Resolution 2023-08 to the Board. She explained that this resolution authorizes certain offices of the District to sign the checks on the bank account.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, Resolution 2023-08 Authorizing Bank Account Signatories, was approved.

SIXTH ORDER OF BUSINESS

Appointment of Audit Committee

Ms. Burns suggested that the Board appoint themselves as the Audit Committee.

On MOTION by Mr. Cavaretta, seconded by Ms. Henley, with all in favor, Appointment of the Board as the Audit Committee, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski had nothing to report to the Board.

B. Engineer

Ms. Banfield stated that they were still in the process of getting the revised legal descriptions to be able to fully respond to the Town of Dundee’s comments regarding the boundary amendment. She explained that she knew that Amy Hembree had been going back and forth with Absolute and GeoPoint Survey to try to get those wrapped up.

C. District Manager’s Report

i. Approval of the Check Register

Ms. Burns presented the check register totaling \$14,587.44 and asked if there were any questions. Hearing none, she asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were through March and were included in the agenda package for the Board’s review.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Weiberg Road Community Development District was held Wednesday **April 26, 2023** at 10:35 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present for the Audit Committee were:

Chuck Cavaretta
Lauren Schwenk
Bobbie Henley
Daniel Arnette

Also present were:

| | |
|-----------------------------------|-----------------------|
| Jill Burns | District Manager, GMS |
| Jennifer Kilinski <i>via Zoom</i> | KVW Law |
| Rey Malave <i>via Zoom</i> | Dewberry |
| Molly Banfield <i>via Zoom</i> | Dewberry |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Audit Services

- A. Approval of Request for Proposals and Selection Criteria**
- B. Approval of Notice of Request for Proposals for Audit Services**
- C. Public Announcement of Opportunity to Provide Audit Services**

Ms. Burns stated that the RFP for auditing services for Fiscal Year 2023 as well as selection criteria was included in the agenda package.

| |
|--|
| On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Request for Proposals and Selection Criteria and Notice of Request for Proposals for Audit Services, was approved. |
|--|

FOUR ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arnette, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2023-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Weiberg Road Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

ATTEST:

**WEIBERG ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2023/2024 Budget

Weiberg Road
Community Development District

Proposed Budget
FY2024



Table of Contents

1 General Fund

2-4 General Fund Narrative

Weiberg Road
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2023 | Actuals Thru 5/31/23 | Projected Next 4 Months | Projected Thru 9/30/23 | Proposed Budget FY2024 |
|--|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Revenues | | | | | |
| Developer Contributions | \$ 188,792 | \$ 75,000 | \$ 15,826 | \$ 90,826 | \$ 264,292 |
| Boundary Amendment Contributions | \$ - | \$ 11,980 | \$ - | \$ 11,980 | \$ - |
| Total Revenues | \$ 188,792 | \$ 86,980 | \$ 15,826 | \$ 102,807 | \$ 264,292 |
| Expenditures | | | | | |
| <i>General & Administrative</i> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 2,600 | \$ 3,200 | \$ 5,800 | \$ 12,000 |
| Engineering | \$ 15,000 | \$ 3,208 | \$ 3,600 | \$ 6,808 | \$ 15,000 |
| Attorney | \$ 25,000 | \$ 7,325 | \$ 7,000 | \$ 14,325 | \$ 25,000 |
| Annual Audit | \$ 4,000 | \$ - | \$ - | \$ - | \$ 4,000 |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ 5,000 |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - | \$ 450 |
| Dissemination | \$ 5,000 | \$ - | \$ - | \$ - | \$ 5,000 |
| Trustee Fees | \$ 4,042 | \$ - | \$ - | \$ - | \$ 4,042 |
| Management Fees | \$ 37,500 | \$ 25,000 | \$ 12,500 | \$ 37,500 | \$ 37,500 |
| Information Technology | \$ 1,800 | \$ 1,200 | \$ 600 | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 2,550 | \$ 400 | \$ 2,950 | \$ 1,200 |
| Postage & Delivery | \$ 1,000 | \$ 80 | \$ 200 | \$ 280 | \$ 1,000 |
| Insurance | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,500 |
| Copies | \$ 1,000 | \$ - | \$ 250 | \$ 250 | \$ 1,000 |
| Legal Advertising | \$ 15,000 | \$ 11,608 | \$ 3,392 | \$ 15,000 | \$ 15,000 |
| Boundary Amendment Expenses | \$ - | \$ 10,122 | \$ 1,859 | \$ 11,980 | \$ - |
| Other Current Charges | \$ 5,000 | \$ 25 | \$ 1,000 | \$ 1,025 | \$ 5,000 |
| Office Supplies | \$ 625 | \$ 49 | \$ 40 | \$ 89 | \$ 625 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative: | \$ 138,792 | \$ 68,766 | \$ 34,040 | \$ 102,807 | \$ 139,292 |
| <i>Operations & Maintenance</i> | | | | | |
| Playground Lease | \$ 25,000 | \$ - | \$ - | \$ - | \$ 50,000 |
| Field Contingency | \$ 25,000 | \$ - | \$ - | \$ - | \$ 75,000 |
| Total Operations & Maintenance: | \$ 50,000 | \$ - | \$ - | \$ - | \$ 125,000 |
| Total Expenditures | \$ 188,792 | \$ 68,766 | \$ 34,040 | \$ 102,807 | \$ 264,292 |
| Excess Revenues/(Expenditures) | \$ - | \$ 18,214 | \$ (18,214) | \$ - | \$ - |

Weiberg Road Community Development District General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Dewberry Engineers, Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski|Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Weiberg Road Community Development District General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Weiberg Road

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for field related items.

SECTION 2

WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 FUNDING AGREEMENT

This agreement ("**Agreement**") is made and entered into this 26th day of July 2023, by and between:

WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the Town of Dundee, Polk County, Florida ("**District**"), and

CH DEV LLC, a Florida limited liability company and a landowner in the District ("**Developer**") with an address of 346 East Central Avenue, Winter Haven, Florida 33880.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Town Commission of the Town of Dundee, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024 Budget**"); and

WHEREAS, this Fiscal Year 2023/2024 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023/2024 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2023/2024 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2023/2024 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2023/2024 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties

agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**WEIBERG ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

**CH DEV LLC,
a Florida limited liability company**

Witness

By: Albert B. Cassidy
Its: Manager

- EXHIBIT A:** Property Description
- EXHIBIT B:** Fiscal Year 2023/2024 Budget

EXHIBIT A: Property Description

LEGAL DESCRIPTION:

PARCEL 27-28-21-831500-001110: TOGETHER WITH ALL RIGHTS OF WAY, LAKE ESTATES SUB PB 21 PG 1 BLK A LOTS 11 THRU 19 LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-21-831500-001010: TOGETHER WITH ALL RIGHTS OF WAY, LAKE ESTATES SUB PB 21 PG 1 BLK A LOTS 1 THRU 10 & 20 THRU 24 LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-21-831500-002010: TOGETHER WITH ALL RIGHTS OF WAY, LAKE ESTATES SUB PB 21 PG 1 BLK B LOTS 1 THRU 27 LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-21-000000-023010: NE1/4 OF NW1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-21-000000-021030: NW1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-21-000000-021010: NE1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-21-000000-021020: SE1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-21-000000-021040: SW1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-22-000000-041010: NE1/4 OF NE1/4 OF SW1/4 LESS N 20 FT FOR RD OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-22-000000-021030: SW1/4 OF NE1/4 OF SE1/4 & NW1/4 OF SE1/4 OF SE1/4 & NW1/4 OF SE1/4 LESS NE1/4 & LESS N 20 FT FOR RD & SW1/4 OF SE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-22-000000-021020: NW1/4 OF NE1/4 OF SE1/4 & NE1/4 OF NW1/4 OF SE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST LESS MAINT R/W

PARCEL 27-28-22-000000-021010: E1/2 NE1/4 OF SE1/4 LESS N 20 FT FOR RD & NE1/4 OF SE1/4 OF SE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-23-000000-043030: W1/2 OF NW1/4 OF SW1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST LESS MAINT R/W ON N SIDE

PARCEL 27-28-23-000000-044010: W1/2 OF SW1/4 OF SW1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-22-000000-012040: SW1/4 OF SE1/4 OF NE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST & SE1/4 OF SW1/4 OF NE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST

PARCEL 27-28-22-000000-014020: SW1/4 OF SW1/4 OF NE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST LESS S 20 FT FOR RD.

PARCEL 27-28-22-000000-041040: SE1/4 OF NE1/4 OF SW1/4 & NE1/4 OF SE1/4 OF SW1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST.

CONTAINING 298.28 ACRES, MORE OR LESS.

SECTS 21, 22, 23, T27S, R28E

**EXHIBIT 2 - CURRENT LEGAL DESCRIPTION
WEIBERG ROAD CDD**



DATE: September 23, 2022

LEGAL DESCRIPTION:

PARCEL 27-28-21-831500-001110: TOGETHER WITH ALL RIGHTS OF WAY, LAKE ESTATES SUB PB 21 PG 1 BLK A LOTS 11 THRU 19 LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-21-831500-001010: TOGETHER WITH ALL RIGHTS OF WAY, LAKE ESTATES SUB PB 21 PG 1 BLK A LOTS 1 THRU 10 & 20 THRU 24 LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-21-831500-002010: TOGETHER WITH ALL RIGHTS OF WAY, LAKE ESTATES SUB PB 21 PG 1 BLK B LOTS 1 THRU 27 LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-21-000000-023010: NE1/4 OF NW1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-21-000000-021030: NW1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-21-000000-021010: NE1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-21-000000-021020: SE1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-21-000000-021040: SW1/4 OF NE1/4 OF SE1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-22-000000-041010: NE1/4 OF NE1/4 OF SW1/4 LESS N 20 FT FOR RD OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-22-000000-021030: SW1/4 OF NE1/4 OF SE1/4 & NW1/4 OF SE1/4 & NW1/4 OF SE1/4 LESS NE1/4 & LESS N 20 FT FOR RD & SW1/4 OF SE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-22-000000-021020: NW1/4 OF NE1/4 OF SE1/4 & NE1/4 OF NW1/4 OF SE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST LESS MAINT R/W
PARCEL 27-28-22-000000-021010: E1/2 NE1/4 OF SE1/4 LESS N 20 FT FOR RD & NE1/4 OF SE1/4 OF SE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-23-000000-043030: W1/2 OF NW1/4 OF SW1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST LESS MAINT R/W ON N SIDE
PARCEL 27-28-23-000000-044010: W1/2 OF SW1/4 OF SW1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-22-000000-012040: SW1/4 OF SE1/4 OF NE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST & SE1/4 OF SW1/4 OF NE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST
PARCEL 27-28-22-000000-014020: SW1/4 OF SW1/4 OF NE1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST LESS S 20 FT FOR RD.
PARCEL 27-28-22-000000-041040: SE1/4 OF NE1/4 OF SW1/4 & NE1/4 OF SE1/4 OF SW1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST.
PARCEL 27-28-22-000000-014010: NE1/4 OF SW1/4 OF NE1/4
PARCEL 27-28-22-000000-012030: NW1/4 OF SE1/4 OF NE1/4

A PARCEL OF LAND LYING IN NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 23, RUN THENCE ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4, S.00°25'01"E., A DISTANCE OF 1331.48 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID NORTH BOUNDARY, S.89°16'33"W., A DISTANCE OF 654.86 FEET TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 FOR A **POINT OF BEGINNING**; THENCE ALONG SAID EAST BOUNDARY, S.00°23'15"E., A DISTANCE OF 666.17 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE ALONG SAID SOUTH BOUNDARY, S.89°14'19"W., A DISTANCE OF 655.21 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY, S.00°21'29"E., A DISTANCE OF 646.50 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF EDWARDS ROAD ACCORDING TO THE POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF EDWARDS ROAD, RECORDED IN MAP BOOK 10, PAGES 31 THROUGH 36 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH MAINTAINED RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: 1) S.88°37'56"W., A DISTANCE OF 7.86 FEET; 2) S.87°01'01"W., A DISTANCE OF 100.08 FEET; 3) S.88°09'43"W., A DISTANCE OF 66.16 FEET TO THE NORTH RIGHT OF WAY OF EDWARDS ROAD BY DEED EXCEPTION, BEING 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4; THENCE ALONG THE NORTH DEEDED RIGHT OF WAY, S.89°12'04"W., A DISTANCE OF 1026.21 FEET TO SAID NORTH MAINTAINED RIGHT OF WAY OF EDWARDS ROAD; THENCE ALONG SAID NORTH MAINTAINED RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) N.88°58'26"W., A DISTANCE OF 7.65 FEET; 2) S.89°18'27"W., A DISTANCE OF 88.09 FEET TO EAST MAINTAINED RIGHT OF WAY OF ALFORD ROAD ACCORDING TO THE POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF EDWARDS AND ALFORD ROAD, RECORDED IN MAP BOOK 1, PAGES 24 THROUGH 26 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST MAINTAINED RIGHT OF WAY, N.00°45'20"W., A DISTANCE OF 21.68 FEET TO THE EAST RIGHT OF WAY OF ALFORD ROAD BY DEED EXCEPTION, BEING 15.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST DEEDED RIGHT OF WAY, N.00°17'57"W., A DISTANCE OF 1297.80 FEET TO AFORESAID NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE ALONG SAID NORTH BOUNDARY, N.89°16'33"E., A DISTANCE OF 1949.59 FEET TO THE **POINT OF BEGINNING**. CONTAINING 49.236 ACRES, MORE OR LESS.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, RUN THENCE ALONG THE WEST LINE THEREOF, S.00°18'53"E, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEIBERG ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N.89°18'34"E, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG SAID PARALLEL LINE, S.00°18'53"E, A DISTANCE OF 102.98 FEET; THENCE N.90°00'00"E., A DISTANCE OF 179.27 FEET; THENCE S.36°19'39"E., A DISTANCE OF 524.37 FEET; THENCE S.00°30'16"E., A DISTANCE OF 479.56 FEET; THENCE S.41°56'49"E., A DISTANCE OF 589.78 FEET; THENCE S.26°37'41"W., A DISTANCE OF 593.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF, S.89°30'28"W, A DISTANCE OF 661.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N.00°18'53"W, A DISTANCE OF 1979.58 FEET TO THE POINT OF BEGINNING. CONTAINING 26.915 ACRES, MORE OR LESS.

ALTOGETHER CONTAINING 339.895 ACRES MORE OR LESS

SECTS 21, 22, 23, T27S, R28E

**EXHIBIT 3 - LEGAL DESCRIPTION AFTER
BOUNDARY AMENDMENT**



WEIBERG ROAD CDD

DATE: September 23, 2022

Weiberg Road
Community Development District

Proposed Budget
FY2024



Table of Contents

1 General Fund

2-4 General Fund Narrative

Weiberg Road
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2023 | Actuals Thru 5/31/23 | Projected Next 4 Months | Projected Thru 9/30/23 | Proposed Budget FY2024 |
|--|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Revenues | | | | | |
| Developer Contributions | \$ 188,792 | \$ 75,000 | \$ 15,826 | \$ 90,826 | \$ 264,292 |
| Boundary Amendment Contributions | \$ - | \$ 11,980 | \$ - | \$ 11,980 | \$ - |
| Total Revenues | \$ 188,792 | \$ 86,980 | \$ 15,826 | \$ 102,807 | \$ 264,292 |
| Expenditures | | | | | |
| <i>General & Administrative</i> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 2,600 | \$ 3,200 | \$ 5,800 | \$ 12,000 |
| Engineering | \$ 15,000 | \$ 3,208 | \$ 3,600 | \$ 6,808 | \$ 15,000 |
| Attorney | \$ 25,000 | \$ 7,325 | \$ 7,000 | \$ 14,325 | \$ 25,000 |
| Annual Audit | \$ 4,000 | \$ - | \$ - | \$ - | \$ 4,000 |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ 5,000 |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - | \$ 450 |
| Dissemination | \$ 5,000 | \$ - | \$ - | \$ - | \$ 5,000 |
| Trustee Fees | \$ 4,042 | \$ - | \$ - | \$ - | \$ 4,042 |
| Management Fees | \$ 37,500 | \$ 25,000 | \$ 12,500 | \$ 37,500 | \$ 37,500 |
| Information Technology | \$ 1,800 | \$ 1,200 | \$ 600 | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 2,550 | \$ 400 | \$ 2,950 | \$ 1,200 |
| Postage & Delivery | \$ 1,000 | \$ 80 | \$ 200 | \$ 280 | \$ 1,000 |
| Insurance | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,500 |
| Copies | \$ 1,000 | \$ - | \$ 250 | \$ 250 | \$ 1,000 |
| Legal Advertising | \$ 15,000 | \$ 11,608 | \$ 3,392 | \$ 15,000 | \$ 15,000 |
| Boundary Amendment Expenses | \$ - | \$ 10,122 | \$ 1,859 | \$ 11,980 | \$ - |
| Other Current Charges | \$ 5,000 | \$ 25 | \$ 1,000 | \$ 1,025 | \$ 5,000 |
| Office Supplies | \$ 625 | \$ 49 | \$ 40 | \$ 89 | \$ 625 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative: | \$ 138,792 | \$ 68,766 | \$ 34,040 | \$ 102,807 | \$ 139,292 |
| <i>Operations & Maintenance</i> | | | | | |
| Playground Lease | \$ 25,000 | \$ - | \$ - | \$ - | \$ 50,000 |
| Field Contingency | \$ 25,000 | \$ - | \$ - | \$ - | \$ 75,000 |
| Total Operations & Maintenance: | \$ 50,000 | \$ - | \$ - | \$ - | \$ 125,000 |
| Total Expenditures | \$ 188,792 | \$ 68,766 | \$ 34,040 | \$ 102,807 | \$ 264,292 |
| Excess Revenues/(Expenditures) | \$ - | \$ 18,214 | \$ (18,214) | \$ - | \$ - |

Weiberg Road Community Development District General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Dewberry Engineers, Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski|Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Weiberg Road

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Weiberg Road

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for field related items.

SECTION VI

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Weiberg Road Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the Town of Dundee, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Darrin Mossing, Sr. is appointed as an Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of July 2023.

ATTEST:

**WEIBERG ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Weiberg Road Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of July 2023.

ATTEST:

**WEIBERG ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Weiberg Road Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the 346 East Central Avenue, Winter Haven, Florida 33880, on the 4th Wednesday of every month at 10:30 AM unless otherwise indicated as follows:

October 25, 2023
November 22, 2023
December 27, 2023
January 24, 2024
February 28, 2024
March 27, 2024
April 24, 2024
May 22, 2024
June 26, 2024
July 24, 2024
August 28, 2024
September 25, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VIII

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION C

SECTION 1

Weiberg Road Community Development District

Summary of Check Register

April 1, 2023 through July 12, 2023

| Fund | Date | Check No.'s | | Amount |
|---------------------|-------------|--------------------|-----------|------------------|
| General Fund | 5/9/23 | 32-39 | \$ | 9,664.08 |
| | 5/10/23 | 40-42 | \$ | 600.00 |
| | 6/1/23 | 43 | \$ | 1,517.16 |
| | 6/28/23 | 44-46 | \$ | 4,041.39 |
| | 7/13/23 | 47 | \$ | 3,376.89 |
| Total Amount | | | \$ | 19,199.52 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|----------------------------------|--------|----------|--------------|---------|
| 5/09/23 | 00007 | 4/26/23 | BH042620 | 202304 | 310 | 51300 | 11000 | | SUPERVISOR FEES-04/26/23 | * | 200.00 | | |
| | | | | | | | | | BOBBIE HENLEY | | | 200.00 | 000032 |
| 5/09/23 | 00005 | 4/01/23 | 00055340 | 202304 | 310 | 51300 | 48000 | | BOS MEETING DATES | * | 292.19 | | |
| | | | | | | | | | CA FLORIDA HOLDINGS, LLC | | | 292.19 | 000033 |
| 5/09/23 | 00012 | 4/26/23 | CC042620 | 202304 | 310 | 51300 | 11000 | | SUPERVISOR FEES-04/26/23 | * | 200.00 | | |
| | | | | | | | | | CHARLES CAVARETTA | | | 200.00 | 000034 |
| 5/09/23 | 00008 | 4/26/23 | DA042620 | 202304 | 310 | 51300 | 11000 | | SUPERVISOR FEES-04/26/23 | * | 200.00 | | |
| | | | | | | | | | DANIEL ARNETTE | | | 200.00 | 000035 |
| 5/09/23 | 00009 | 4/25/23 | 2268113 | 202303 | 310 | 51300 | 31100 | | GENERAL ENGINEERING-MAR23 | * | 920.00 | | |
| | | | | | | | | | DEWBERRY ENGINEERS INC. | | | 920.00 | 000036 |
| 5/09/23 | 00001 | 4/01/23 | 8 | 202304 | 310 | 51300 | 34000 | | MANAGEMENT FEES-APR23 | * | 3,125.00 | | |
| | | 4/01/23 | 8 | 202304 | 310 | 51300 | 35200 | | WEBSITE MANAGEMENT-APR23 | * | 100.00 | | |
| | | 4/01/23 | 8 | 202304 | 310 | 51300 | 35100 | | INFORMATION TECH-APR23 | * | 150.00 | | |
| | | 4/01/23 | 8 | 202304 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .03 | | |
| | | 4/01/23 | 8 | 202304 | 310 | 51300 | 42000 | | POSTAGE | * | .60 | | |
| | | 5/01/23 | 9 | 202305 | 310 | 51300 | 34000 | | MANAGEMENT FEES-MAY23 | * | 3,125.00 | | |
| | | 5/01/23 | 9 | 202305 | 310 | 51300 | 35200 | | WEBSITE MANAGEMENT-MAY23 | * | 100.00 | | |
| | | 5/01/23 | 9 | 202305 | 310 | 51300 | 35100 | | INFORMATION TECH-MAY23 | * | 150.00 | | |
| | | 5/01/23 | 9 | 202305 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | 2.65 | | |
| | | 5/01/23 | 9 | 202305 | 310 | 51300 | 42000 | | POSTAGE | * | 2.36 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 6,755.64 | 000037 |
| 5/09/23 | 00004 | 4/11/23 | 6430 | 202303 | 310 | 51300 | 31500 | | ATTORNEY SVCS-GEN COUNSEL | * | 896.25 | | |
| | | | | | | | | | KILINSKI / VAN WYK, PLLC | | | 896.25 | 000038 |

WBGR WEIBERG ROAD KCOSTA

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|--------|-----|-------|-------|----------|---|--------|----------|--------------|---------|
| 5/09/23 | 00006 | 4/26/23 | LS042620 | 202304 | 310 | 51300 | 11000 | | SUPERVISOR FEES-04/26/23 LAUREN SCHWENK | * | 200.00 | 200.00 | 000039 |
| 5/10/23 | 00007 | 2/22/23 | BH022220 | 202302 | 310 | 51300 | 11000 | | SUPERVISOR FEES-02/22/23 BOBBIE HENLEY | * | 200.00 | 200.00 | 000040 |
| 5/10/23 | 00012 | 2/22/23 | CC022220 | 202302 | 310 | 51300 | 11000 | | SUPERVISOR FEES-02/22/23 CHARLES CAVARETTA | * | 200.00 | 200.00 | 000041 |
| 5/10/23 | 00006 | 2/22/23 | LS022220 | 202302 | 310 | 51300 | 11000 | | SUPERVISOR FEES-02/22/23 LAUREN SCHWENK | * | 200.00 | 200.00 | 000042 |
| 6/01/23 | 00004 | 3/10/23 | 6044 | 202302 | 310 | 51300 | 49100 | | BOUNDARY AMENDMENT FR#10 | * | 350.00 | 1,517.16 | 000043 |
| | | 4/11/23 | 6431 | 202303 | 310 | 51300 | 49100 | | BOUNDARY AMENDMENT FR#11 | * | 328.50 | | |
| | | 5/16/23 | 6695 | 202304 | 310 | 51300 | 31500 | | ATTORNEY SVCS-APR23 KILINSKI / VAN WYK, PLLC | * | 838.66 | | |
| 6/28/23 | 00009 | 5/24/23 | 2281722 | 202304 | 310 | 51300 | 31100 | | ENGINEERING SVCS-APR23 DEWBERRY ENGINEERS INC. | * | 255.00 | 255.00 | 000044 |
| 6/28/23 | 00001 | 6/01/23 | 10 | 202306 | 310 | 51300 | 34000 | | MANAGEMENT FEES-JUN23 | * | 3,125.00 | 3,376.89 | 000045 |
| | | 6/01/23 | 10 | 202306 | 310 | 51300 | 35200 | | WEBSITE MANAGEMENT-JUN23 | * | 100.00 | | |
| | | 6/01/23 | 10 | 202306 | 310 | 51300 | 35100 | | INFORMATION TECH-JUN23 | * | 150.00 | | |
| | | 6/01/23 | 10 | 202306 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .09 | | |
| | | 6/01/23 | 10 | 202306 | 310 | 51300 | 42000 | | POSTAGE GOVERMENTAL MANAGEMENT SERVICES | * | 1.80 | | |
| 6/28/23 | 00004 | 6/13/23 | 6864 | 202305 | 310 | 51300 | 31500 | | ATTORNEY SVCS-MAY23 KILINSKI / VAN WYK, PLLC | * | 409.50 | 409.50 | 000046 |
| 7/13/23 | 00001 | 7/01/23 | 11 | 202307 | 310 | 51300 | 34000 | | MANAGEMENT FEES-JUL23 | * | 3,125.00 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--|-------|--------------|--------------------------|--|-------------|--------|-----------|--------------|---------|
| 7/01/23 | 11 | | | 202307 310-51300-35200 | | * | 100.00 | | |
| | | | WEBSITE MANAGEMENT-JUL23 | | | | | | |
| 7/01/23 | 11 | | | 202307 310-51300-35100 | | * | 150.00 | | |
| | | | INFORMATION TECH-JUL23 | | | | | | |
| 7/01/23 | 11 | | | 202307 310-51300-51000 | | * | .09 | | |
| | | | OFFICE SUPPLIES | | | | | | |
| 7/01/23 | 11 | | | 202307 310-51300-42000 | | * | 1.80 | | |
| | | | POSTAGE | | | | | | |
| ----- GOVERNMENTAL MANAGEMENT SERVICES ----- | | | | | | | | 3,376.89 | 000047 |
| TOTAL FOR BANK A | | | | | | | 19,199.52 | | |
| TOTAL FOR REGISTER | | | | | | | 19,199.52 | | |

SECTION 2

Weiberg Road
Community Development District

Unaudited Financial Reporting
May 31, 2023



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| 1 | <hr/> | <u>Balance Sheet</u> |
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| 3 | <hr/> | <u>Month to Month</u> |

Weiberg Road
Community Development District
Combined Balance Sheet
May 31, 2023

| | | <i>General Fund</i> |
|---|-----------|-------------------------|
| Assets: | | |
| <u>Cash:</u> | | |
| Operating Account | \$ | 25,873 |
| Due from Developer | \$ | 329 |
| Total Assets | \$ | 26,202 |
| Liabilities: | | |
| Accounts Payable | \$ | 2,182 |
| Total Liabilities | \$ | 2,182 |
| Fund Balance: | | |
| Unassigned | \$ | 24,020 |
| Total Fund Balances | \$ | 24,020 |
| Total Liabilities & Fund Balance | \$ | 26,202 |

Weiberg Road
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

| | Adopted Budget | Prorated Budget Thru 05/31/23 | Actual Thru 05/31/23 | Variance |
|--|-------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Developer Contributions | \$ 188,792 | \$ 75,000 | \$ 75,000 | \$ - |
| Boundary Amendment Contributions | \$ - | \$ - | \$ 11,980 | \$ 11,980 |
| Total Revenues | \$ 188,792 | \$ 75,000 | \$ 86,980 | \$ 11,980 |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 8,000 | \$ 2,600 | \$ 5,400 |
| Engineering | \$ 15,000 | \$ 10,000 | \$ 3,208 | \$ 6,793 |
| Attorney | \$ 25,000 | \$ 16,667 | \$ 7,325 | \$ 9,341 |
| Annual Audit | \$ 4,000 | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - |
| Dissemination | \$ 5,000 | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 4,042 | \$ - | \$ - | \$ - |
| Management Fees | \$ 37,500 | \$ 25,000 | \$ 25,000 | \$ - |
| Information Technology | \$ 1,800 | \$ 1,200 | \$ 1,200 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 800 | \$ 2,550 | \$ (1,750) |
| Postage & Delivery | \$ 1,000 | \$ 667 | \$ 80 | \$ 587 |
| Insurance | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Printing & Binding | \$ 1,000 | \$ 667 | \$ - | \$ 667 |
| Legal Advertising | \$ 15,000 | \$ 10,000 | \$ 11,608 | \$ (1,608) |
| Boundary Amendment Expenses | \$ - | \$ - | \$ 10,122 | \$ (10,122) |
| Other Current Charges | \$ 5,000 | \$ 3,333 | \$ 25 | \$ 3,308 |
| Office Supplies | \$ 625 | \$ 417 | \$ 49 | \$ 368 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 |
| Total General & Administrative | \$ 138,792 | \$ 81,925 | \$ 68,766 | \$ 13,159 |
| <u>Operations & Maintenance</u> | | | | |
| Playground Lease | \$ 25,000 | \$ - | \$ - | \$ - |
| Field Contingency | \$ 25,000 | \$ - | \$ - | \$ - |
| Total Operations & Maintenance | \$ 50,000 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 188,792 | \$ 81,925 | \$ 68,766 | \$ 13,159 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ 18,214 | |
| Fund Balance - Beginning | \$ - | | \$ 5,806 | |
| Fund Balance - Ending | \$ - | | \$ 24,020 | |

Weiberg Road
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|------------------|-------------------|-----------------|------------------|-------------------|-------------------|------------------|-------------|-------------|-------------|-------------|------------------|
| Revenues: | | | | | | | | | | | | | |
| Developer Contributions | \$ 15,000 | \$ 20,000 | \$ (0) | \$ - | \$ 20,000 | \$ 0 | \$ - | \$ 20,000 | \$ - | \$ - | \$ - | \$ - | \$ 75,000 |
| Boundary Amendment Contributions | \$ 1,859 | \$ 3,637 | \$ 2,180 | \$ 2,815 | \$ 812 | \$ - | \$ 350 | \$ 329 | \$ - | \$ - | \$ - | \$ - | \$ 11,980 |
| Total Revenues | \$ 16,859 | \$ 23,637 | \$ 2,180 | \$ 2,815 | \$ 20,812 | \$ 0 | \$ 350 | \$ 20,329 | \$ - | \$ - | \$ - | \$ - | \$ 86,980 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 600 | \$ - | \$ 600 | \$ - | \$ 600 | \$ - | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,600 |
| Engineering | \$ 280 | \$ - | \$ 280 | \$ - | \$ 1,473 | \$ 920 | \$ 255 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,208 |
| Attorney | \$ 2,530 | \$ 670 | \$ 736 | \$ 335 | \$ 911 | \$ 896 | \$ 839 | \$ 410 | \$ - | \$ - | \$ - | \$ - | \$ 7,325 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Administration | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dissemination | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ 3,125 | \$ 3,125 | \$ 3,125 | \$ 3,125 | \$ 3,125 | \$ 3,125 | \$ 3,125 | \$ 3,125 | \$ - | \$ - | \$ - | \$ - | \$ 25,000 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ 1,200 |
| Website Maintenance | \$ 100 | \$ 1,850 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ 2,550 |
| Postage & Delivery | \$ 12 | \$ 12 | \$ 3 | \$ 39 | \$ 9 | \$ 1 | \$ 1 | \$ 2 | \$ - | \$ - | \$ - | \$ - | \$ 80 |
| Insurance | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Printing & Binding | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal Advertising | \$ 10,597 | \$ 719 | \$ - | \$ - | \$ - | \$ - | \$ 292 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 11,608 |
| Boundary Amendment Expenses | \$ 5,817 | \$ 2,815 | \$ 812 | \$ - | \$ 350 | \$ 329 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,122 |
| Other Current Charges | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25 | \$ - | \$ - | \$ - | \$ - | \$ 25 |
| Office Supplies | \$ 3 | \$ 3 | \$ 0 | \$ 3 | \$ 35 | \$ 3 | \$ 0 | \$ 3 | \$ - | \$ - | \$ - | \$ - | \$ 49 |
| Dues, Licenses & Subscriptions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total General & Administrative | \$ 28,214 | \$ 9,343 | \$ 5,807 | \$ 3,751 | \$ 6,752 | \$ 5,524 | \$ 5,561 | \$ 3,815 | \$ - | \$ - | \$ - | \$ - | \$ 68,766 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Playground Lease | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Field Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Operations & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 28,214 | \$ 9,343 | \$ 5,807 | \$ 3,751 | \$ 6,752 | \$ 5,524 | \$ 5,561 | \$ 3,815 | \$ - | \$ - | \$ - | \$ - | \$ 68,766 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (11,355) | \$ 14,294 | \$ (3,627) | \$ (937) | \$ 14,060 | \$ (5,524) | \$ (5,211) | \$ 16,514 | \$ - | \$ - | \$ - | \$ - | \$ 18,214 |

SECTION 3



April 21, 2023

Samantha Hoxie – Recording Secretary
Weiberg Road CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Weiberg Road Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently no voters within the Weiberg Road Community Development District as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida