

*Weiberg Road
Community Development District*

Meeting Agenda

October 25, 2023

AGENDA

Weiberg Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 18, 2023

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Weiberg Road Community Development District** will be held on **Wednesday, October 25, 2023, at 10:30 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/84496667512>

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

Meeting ID: 844 9666 7512

Following is the advance agenda for the meeting:

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 July 26, 2023 Board of Supervisors & Audit Committee Meetings
4. Consideration of Notice of Landings at Lake Trask Phase 1 RFP for Construction Services and Approval of Evaluation Criteria
5. Consideration of Notice of Eagle Landing Phase 1 RFP for Construction Services and Approval of Evaluation Criteria
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The audit committee meeting of the Weiberg Road Community Development District was held **Wednesday, July 26, 2023 at 10:38 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.**

Present for the Audit Committee were:

Chuck Cavaretta
Lauren Schwenk *via Zoom*
Bobbie Henley
Daniel Arnette

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVV Law
Lisa Kelley <i>via Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three 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

Review of Proposals and Tally of Audit Committee Members Rankings

- A. DiBartolomeo, McBee, Hartley & Barnes**
- B. Grau & Associates**

Mr. Cavaretta stated that they had two proposals, and they ranked each proposal based upon ability of personnel, proposer's experience, understanding of scope of work, ability to furnish the required services, and price. He explained that based upon on the criteria, which were equally ranked, the highest ranked proposer at 99 points was Grau & Associates versus DiBartolomeo, McBee, Hartley & Barnes who had 98 points. He recommended the highest ranked proposer, Grau & Associates.

On MOTION by Mr. Arnette, seconded by Ms. Henley, with all in favor, the Rankings that Mr. Cavaretta Reviewed Ranking Grau & Associates #1, was approved.

FOUR 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 regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held Wednesday **July 26, 2023** at 10:38 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

Chuck Cavaretta	Chairman
Lauren Schwenk <i>via Zoom</i>	Vice Chairperson
Bobbie Henley	Assistant Secretary
Daniel Arnette	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVW Law
Lisa Kelley <i>via Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum and one Board member joining via Zoom.

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 April 26, 2023
Board of Supervisors & Audit Committee
Meetings**

Ms. Burns presented the meeting minutes from the April 26, 2023 Board of Supervisors and Audit Committee meetings. She asked for any corrections or comments. There being none, there was a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Cavaretta, with all in favor, the Minutes of the April 26, 2023 Board of Supervisors and Audit Committee Meetings, were approved.
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FOURTH ORDER OF BUSINESS

Acceptance of Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns stated that the rankings adopted by the Audit Committee ranked Grau & Associates #1. She asked for authorization for staff to send the Notice of Intent to award to Grau & Associates.

On MOTION by Mr. Cavaretta, seconded by Ms. Henley, with all in favor, Accepting the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Ms. Burns stated that this public hearing was advertised in the paper. She asked for a motion to open the public hearing.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, Opening the Public hearing, was approved.

Ms. Burns stated that there were no members of the public present. She asked for a motion to close the public hearing.

On MOTION by Mr. Cavaretta, seconded by Ms. Henley, with all in favor, Closing the Public hearing, was approved.

i. Consideration of Resolution 2023-09 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns stated that this resolution was included in the agenda package for review. She stated that there were no updates from the last meeting. She explained that they were updating the actuals for the current year. She noted that this budget was developer funded and those expenses would be billed as they’re incurred. She also noted that they did include a small field contingency on a playground lease based on the development time.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, Resolution 2023-09 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2023/2024 Developer Funding Agreement

Ms. Burns stated that this Funding Agreement was with CH DEV, LLC and that entity would fund the operations and maintenance of the District based on the budget that was just adopted.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the Fiscal Year 2023/2024 Developer Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-10
Appointing an Assistant Treasurer**

Ms. Burns stated that this resolution would appoint Darrin Mossing, Sr. as an Assistant Treasurer of the District.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, Resolution 2023-10 Appointing Darrin Mossing as an Assistant Treasurer of the District, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024**

Ms. Burns stated that the schedule in the agenda package was the same as the current year.

On MOTION by Ms. Henley, seconded by Mr. Cavaretta, with all in favor, Resolution 2023-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memo Regarding Ethics Training for Elected Officials

Mr. Van Wyk stated that there was a memo regarding ethics training in the agenda package for review.

B. Engineer

Mr. Arrington had no updates for the Board.

C. District Manager’s Report

i. Approval of the Check Register

Ms. Burns presented the check register from April 1st through July 12th, which totaled \$19,199.52. She asked if there were any questions. Hearing none, she asked for a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials, which were included in the agenda package for the Board’s review.

iii. Presentation of Number of Registered Voters- 0

Ms. Burns stated that the number of registered voters was zero.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH 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. Arnette, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**WEIBERG ROAD COMMUNITY DEVELOPMENT
DISTRICT**

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR PROJECT IMPROVEMENTS

(LANDINGS AT LAKE TRASK PHASE 1)

POLK COUNTY, FLORIDA

Notice is hereby given that the Weiberg Road Community Development District (“District”) will receive proposals for the following District project:

Project construction site work for *Landings at Lake Trask Phase 1*, including:

1. Base Bid: Master infrastructure including stormwater management, utilities, roadway, offsite utilities and roadway improvements
2. Alternate Bid: Master infrastructure including stormwater management, utilities, roadway, offsite utilities and roadway improvements, with a substantial completion date no more than 280 days following issuance of the notice to proceed and final completion no more than 310 days following issuance of the notice to proceed.

The Project Manual will be available beginning **Monday, November 6, 2023 at 8:00 AM EST** at the offices of the Project Engineer, Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602 or by calling (813) 221-1516, or emailing heatherw@absoluteng.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager directed to Jill Burns Jburns@gmscfl.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions regarding this project shall be directed only in email to heatherw@absoluteng.com no later than **12:00 PM EST on Friday, December 1, 2023**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **12:00 PM EST, on Friday, December 15, 2023** at the offices of Absolute Engineering, Inc., 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be **opened at a public meeting to be held at 12:00 PM EST on Friday, December 15, 2023** at the offices of Absolute Engineering, Inc., 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at (407) 841-5524, at least 48 hours before the meetings. 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 Manager's Office.

Weiberg Road Community Development District
District Manager

WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
EVALUATION CRITERIA

CONSTRUCTION SERVICES FOR LANDINGS AT LAKE TRASK PHASE 1
MASTER INFRASTRUCTURE IMPROVEMENTS
POLK COUNTY, FLORIDA

PERSONNEL **(5 POINTS)**

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

EXPERIENCE **(10 POINTS)**

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.;

UNDERSTANDING SCOPE OF WORK **(10 POINTS)**

Demonstration of the Proposer's understanding of the project requirements.

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

SCHEDULE **(25 POINTS)**

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE **(40 POINTS)**

Points available for price will be allocated as follows:

30 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

SECTION V

**WEIBERG ROAD COMMUNITY DEVELOPMENT
DISTRICT**

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR PROJECT IMPROVEMENTS

(EAGLE LANDING PHASE 1)

POLK COUNTY, FLORIDA

Notice is hereby given that the Weiberg Road Community Development District (“District”) will receive proposals for the following District project:

Project construction site work for *Eagle Landing Phase 1*, including:

1. Base Bid: Master infrastructure including: stormwater management, utilities, roadway and offsite roadway
2. Alternate Bid: Master infrastructure including: stormwater management, utilities, roadway, and offsite roadway with a substantial completion date no more than 220 days following issuance of the notice to proceed and final completion no more than 250 days following issuance of the notice to proceed.

The Project Manual will be available beginning **Monday, December 4, 2023 at 8:00 AM EST** at the offices of the Project Engineer, Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602 or by calling (813) 221-1516, or emailing heatherw@absoluteng.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager directed to Jill Burns Jburns@gmscfl.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to

or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions regarding this project shall be directed only in email to heatherw@absoluteng.com no later than **12:00 PM EST on Wednesday, January 3, 2024**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **12:00 PM EST, on Wednesday, January 17, 2024** at the offices of Absolute Engineering, Inc., 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be **opened at a public meeting to be held at 12:00 PM EST on Wednesday, January 17, 2024** at the offices of Absolute Engineering, Inc., 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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Weiberg Road Community Development District
District Manager

WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
EVALUATION CRITERIA

CONSTRUCTION SERVICES FOR EAGLE LANDING PHASE 1
MASTER INFRASTRUCTURE IMPROVEMENTS
POLK COUNTY, FLORIDA

PERSONNEL **(5 POINTS)**

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

EXPERIENCE **(10 POINTS)**

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.;

UNDERSTANDING SCOPE OF WORK **(10 POINTS)**

Demonstration of the Proposer's understanding of the project requirements.

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

SCHEDULE **(25 POINTS)**

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE **(40 POINTS)**

Points available for price will be allocated as follows:

30 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

SECTION VI

SECTION C

SECTION 1

Weiberg Road Community Development District

Summary of Check Register

July 13, 2023 through October 13, 2023

Fund	Date	Check No.'s		Amount
General Fund	7/13/23	47	\$	3,376.89
	8/1/23	48-52	\$	917.00
	8/17/23	53	\$	1,202.29
	8/22/23	54-55	\$	4,724.39
	9/20/23	56-57	\$	3,841.62
Total Amount			\$	14,062.19

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00001	7/01/23	11	202307	310	51300	34000		MANAGEMENT FEES-JUL23	*	3,125.00		
		7/01/23	11	202307	310	51300	35200		WEBSITE MANAGEMENT-JUL23	*	100.00		
		7/01/23	11	202307	310	51300	35100		INFORMATION TECH-JUL23	*	150.00		
		7/01/23	11	202307	310	51300	51000		OFFICE SUPPLIES	*	.09		
		7/01/23	11	202307	310	51300	42000		POSTAGE	*	1.80		
GOVERNMENTAL MANAGEMENT SERVICES												3,376.89	000047
8/01/23	00007	7/26/23	BH072620	202307	310	51300	11000		SUPERVISOR FEES-07/26/23	*	200.00		
BOBBIE HENLEY												200.00	000048
8/01/23	00012	7/26/23	CC072620	202307	310	51300	11000		SUPERVISOR FEES-07/26/23	*	200.00		
CHARLES CAVARETTA												200.00	000049
8/01/23	00008	7/26/23	DA072620	202307	310	51300	11000		SUPERVISOR FEES-07/26/23	*	200.00		
DANIEL ARNETTE												200.00	000050
8/01/23	00004	5/15/23	6672	202304	310	51300	49100		BOUNDARY AMENDMENT FR#13	*	117.00		
KILINSKI / VAN WYK, PLLC												117.00	000051
8/01/23	00006	7/26/23	LS072620	202307	310	51300	11000		SUPERVISOR FEES-07/26/23	*	200.00		
LAUREN SCHWENK												200.00	000052
8/17/23	00005	7/31/23	00057494	202307	310	51300	48000		PUBLIC HEARING FY24 BGT	*	852.62		
		7/31/23	00057494	202307	310	51300	48000		ANNUAL AUDIT SERVICES	*	349.67		
CA FLORIDA HOLDINGS, LLC												1,202.29	000053
8/22/23	00001	8/01/23	12	202308	310	51300	34000		MANAGEMENT FEES-AUG23	*	3,125.00		
		8/01/23	12	202308	310	51300	35200		WEBSITE MANAGEMENT-AUG23	*	100.00		
		8/01/23	12	202308	310	51300	35100		INFORMATION TECH-AUG23	*	150.00		
		8/01/23	12	202308	310	51300	51000		OFFICE SUPPLIES	*	2.59		

WBGR WEIBERG ROAD KCOSTA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		8/01/23 12	202308 310-51300-42000		*	1.06	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES			3,378.65 000054
8/22/23 00004		7/10/23 7051	202306 310-51300-31500		*	58.50	
			ATTORNEY SVCS-JUN23				
		8/11/23 7278	202307 310-51300-31500		*	1,287.24	
			ATTORNEY SVCS-JUL23				
				KILINSKI / VAN WYK, PLLC			1,345.74 000055
9/20/23 00001		9/01/23 13	202309 310-51300-34000		*	3,125.00	
			MANAGEMENT FEES-SEP23				
		9/01/23 13	202309 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-SEP23				
		9/01/23 13	202309 310-51300-35100		*	150.00	
			INFORMATION TECH-SEP23				
		9/01/23 13	202309 310-51300-51000		*	.21	
			OFFICE SUPPLIES				
		9/01/23 13	202309 310-51300-42000		*	4.41	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES			3,379.62 000056
9/20/23 00004		9/07/23 7502	202308 310-51300-31500		*	462.00	
			ATTORNEY SVCS-AUG23				
				KILINSKI / VAN WYK, PLLC			462.00 000057
TOTAL FOR BANK A						14,062.19	
TOTAL FOR REGISTER						14,062.19	

SECTION 2

Weiberg Road
Community Development District

Unaudited Financial Reporting
September 30, 2023



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Weiberg Road
Community Development District
Combined Balance Sheet
September 30, 2023

		<i>General Fund</i>
Assets:		
Cash:		
Operating Account	\$	7,427
Total Assets	\$	8,652
Liabilities:		
Accounts Payable	\$	3,165
Total Liabilites	\$	3,165
Fund Balance:		
Unassigned	\$	5,487
Total Fund Balances	\$	5,487
Total Liabilities & Fund Balance	\$	8,652

Weiberg Road
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Developer Contributions	\$ 188,792	\$ 188,792	\$ 75,000	\$ (113,792)
Boundary Amendment Contributions	\$ -	\$ -	\$ 14,210	\$ 14,210
Total Revenues	\$ 188,792	\$ 188,792	\$ 89,210	\$ (99,582)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 3,400	\$ 8,600
Engineering	\$ 15,000	\$ 15,000	\$ 4,498	\$ 10,503
Attorney	\$ 25,000	\$ 25,000	\$ 9,133	\$ 15,867
Annual Audit	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Trustee Fees	\$ 4,042	\$ 4,042	\$ -	\$ 4,042
Management Fees	\$ 37,500	\$ 37,500	\$ 37,500	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 2,950	\$ (1,750)
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 89	\$ 911
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Legal Advertising	\$ 15,000	\$ 15,000	\$ 13,141	\$ 1,859
Boundary Amendment Expenses	\$ -	\$ -	\$ 11,783	\$ (11,783)
Other Current Charges	\$ 5,000	\$ 5,000	\$ 183	\$ 4,817
Office Supplies	\$ 625	\$ 625	\$ 52	\$ 573
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175
Total General & Administrative	\$ 138,792	\$ 138,792	\$ 89,528	\$ 49,264
<u>Operations & Maintenance</u>				
Playground Lease	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Field Contingency	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Total Operations & Maintenance	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
Total Expenditures	\$ 188,792	\$ 188,792	\$ 89,528	\$ 99,264
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (319)	
Fund Balance - Beginning	\$ -		\$ 5,806	
Fund Balance - Ending	\$ -		\$ 5,487	

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	\$ 117	\$ 751	\$ -	\$ 1,362	\$ 14,210
Total Revenues	\$ 16,859	\$ 23,637	\$ 2,180	\$ 2,815	\$ 20,812	\$ 0	\$ 350	\$ 20,329	\$ 117	\$ 751	\$ -	\$ 1,362	\$ 89,210
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 3,400
Engineering	\$ 280	\$ -	\$ 280	\$ -	\$ 1,473	\$ 920	\$ 255	\$ -	\$ -	\$ 375	\$ 915	\$ -	\$ 4,498
Attorney	\$ 2,530	\$ 670	\$ 736	\$ 335	\$ 911	\$ 896	\$ 839	\$ 410	\$ 59	\$ 1,287	\$ 462	\$ -	\$ 9,133
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	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 37,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 2,950
Postage & Delivery	\$ 12	\$ 12	\$ 3	\$ 39	\$ 9	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 1	\$ 4	\$ 89
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 10,597	\$ 719	\$ -	\$ -	\$ -	\$ -	\$ 292	\$ -	\$ -	\$ 1,202	\$ -	\$ 331	\$ 13,141
Boundary Amendment Expenses	\$ 5,817	\$ 2,815	\$ 812	\$ -	\$ 350	\$ 329	\$ 117	\$ -	\$ -	\$ 1,525	\$ -	\$ 20	\$ 11,783
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ 43	\$ 38	\$ 38	\$ 38	\$ 183
Office Supplies	\$ 3	\$ 3	\$ 0	\$ 3	\$ 35	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 52
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General & Administrative	\$ 28,214	\$ 9,343	\$ 5,807	\$ 3,751	\$ 6,752	\$ 5,524	\$ 5,678	\$ 3,815	\$ 3,479	\$ 8,605	\$ 4,794	\$ 3,768	\$ 89,528
Operations & Maintenance													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 28,214	\$ 9,343	\$ 5,807	\$ 3,751	\$ 6,752	\$ 5,524	\$ 5,678	\$ 3,815	\$ 3,479	\$ 8,605	\$ 4,794	\$ 3,768	\$ 89,528
Excess (Deficiency) of Revenues over Expenditures	\$ (11,355)	\$ 14,294	\$ (3,627)	\$ (937)	\$ 14,060	\$ (5,524)	\$ (5,328)	\$ 16,514	\$ (3,362)	\$ (7,854)	\$ (4,794)	\$ (2,407)	\$ (319)