

*Weiberg Road  
Community Development District*

*Meeting Agenda*

*January 24, 2024*

# AGENDA

# *Weiberg Road*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

January 17, 2024

**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, January 24, 2024, at 10:30 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/81735603473>

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

**Meeting ID:** 817 3560 3473

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 October 25, 2023 Board of Supervisors Meeting
4. Review and Ranking of Proposals Received for Eagle Landing Phase 1 RFP for Construction Services and Authorizing Staff to Send Notices of Intent to Award (*to be provided under separate cover*)
5. Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Consideration of Notice of Boundary Amendment
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# 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 **October 25, 2023** at 10:38 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

|                 |                     |
|-----------------|---------------------|
| Rennie Heath    | Chairman            |
| Bobbie Henley   | Assistant Secretary |
| Chuck Cavaretta | Assistant Secretary |

Also present were:

|                                 |                             |
|---------------------------------|-----------------------------|
| Jill Burns                      | District Manager, GMS       |
| Roy Van Wyk <i>by phone</i>     | District Counsel, KVW Law   |
| Savannah Hancock                | District Counsel, KVW Law   |
| Chace Arrington <i>by phone</i> | District Engineer, Dewberry |
| Lisa Kelly <i>by phone</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 July 26, 2023  
Board of Supervisors & Audit Committee  
Meetings**

Ms. Burns presented the meeting minutes from the July 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 July 26, 2023 Board of Supervisors and Audit Committee Meetings, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Notice of Landings at Lake Trask Phase 1 RFP for Construction Services and Approval of Evaluation Criteria**

Ms. Burns stated that the pickup date for this was November 6, 2023 with questions due December 1 and bids due December 15, 2023.

On MOTION by Mr. Cavaretta, seconded by Mr. Heath, with all in favor, the Notice of Landings at Lake Trask Phase 1 RFP for Construction Services and Approval of Evaluation Criteria, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Notice of Eagle Landing Phase 1 RFP for Construction Services and Approval of Evaluation Criteria**

Ms. Burns stated that the pickup date for this was December 4, 2023 with questions due January 3 and bids due January 17, 2024.

On MOTION by Mr. Cavaretta, seconded by Mr. Heath, with all in favor, the Notice of Eagle Landing Phase 1 RFP for Construction Services and Approval of Evaluation Criteria, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that they are moving forward with the boundary amendment and he sent his last set of comments to Seth yesterday.

**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 July 13<sup>th</sup> through October 13<sup>th</sup>, which totaled \$14,062.19. She asked if there were any questions. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Cavaretta, 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.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV



*Item will be  
provided under  
separate cover.*

# SECTION V



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Weiberg Road Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- 1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The agency, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2024, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: [Handwritten Signature]
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: \_\_\_\_\_
Signature: \_\_\_\_\_
Print: \_\_\_\_\_
Title: \_\_\_\_\_
Date: \_\_\_\_\_

Please email the signed agreement to pataxroll@polk-county.net.

# SECTION VI

**This Instrument Prepared by  
and return to:**

Roy Van Wyk, Esq.  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32303

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**NOTICE OF BOUNDARY AMENDMENT OF THE  
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 12, 2024, the Town Commission of the Town of Dundee, Florida (the “Town”), adopted Ordinance No. 23-18, effective January 12, 2024, amending the boundaries of the Weiberg Road Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit “A.” The Weiberg Road Community Development District was established by the Town’s Ordinance No. 22-27, which became effective on September 13, 2022. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*.

**THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET**

**ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed on this \_\_\_\_\_ day of January 2024, and recorded in the Official Records of Polk County, Florida.

**WEIBERG ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Warren K. (Rennie) Heath II, Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me  physical presence or  online notarization this \_\_\_ day of January 2024, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Weiberg Road Community Development District.

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]

## EXHIBIT A

### PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 60 ACRES MORE OR LESS.

### PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°21'03"E, A DISTANCE OF 1983.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°27'54"E, ALONG SAID EAST LINE, A DISTANCE OF 669.60 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N89°12'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG SAID SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG SAID EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG SAID EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG SAID WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG SAID WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 313 ACRES MORE OR LESS.

LESS

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 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.

NEW AMENDED DISTRICT BOUNDARY CONTAINING 346.1 ACRES MORE OR LESS



# SECTION VII

# SECTION C

# SECTION 1

# Weiberg Road Community Development District

## Summary of Check Register

October 14, 2023 through January 15, 2024

| Fund                | Date     | Check No.'s | Amount              |
|---------------------|----------|-------------|---------------------|
| General Fund        | 10/26/23 | 58-59       | \$ 1,217.71         |
|                     | 11/14/23 | 60-66       | \$ 12,215.66        |
|                     | 11/28/24 | 67-69       | \$ 5,065.82         |
|                     | 12/7/23  | 70-71       | \$ 2,159.05         |
|                     | 12/13/23 | 72          | \$ 3,396.25         |
| <b>Total Amount</b> |          |             | <b>\$ 24,054.49</b> |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|------------------------------------|--------|----------|--------------|---------|
| 10/26/23   | 00005 | 9/30/23      | 00059103 | 202309           | 310 | 51300 | 48000 |          | BOS MEETING FY23/24                | *      | 330.51   |              |         |
|            |       |              |          |                  |     |       |       |          | CA FLORIDA HOLDINGS, LLC           |        |          | 330.51       | 000058  |
| 10/26/23   | 00004 | 2/21/23      | 5810     | 202301           | 310 | 51300 | 49100 |          | BOUNDARY AMENDMENT-JAN23           | *      | 440.70   |              |         |
|            |       | 6/13/23      | 6865     | 202305           | 310 | 51300 | 49100 |          | BOUNDARY AMENDMENT-MAY23           | *      | 310.00   |              |         |
|            |       | 7/10/23      | 7052     | 202306           | 310 | 51300 | 49100 |          | BOUNDARY AMENDMENT-JUN23           | *      | 136.50   |              |         |
|            |       |              |          |                  |     |       |       |          | KILINSKI / VAN WYK, PLLC           |        |          | 887.20       | 000059  |
| 11/14/23   | 00007 | 10/25/23     | BH102520 | 202310           | 310 | 51300 | 11000 |          | SUPERVISOR FEES-10/25/23           | *      | 200.00   |              |         |
|            |       |              |          |                  |     |       |       |          | BOBBIE HENLEY                      |        |          | 200.00       | 000060  |
| 11/14/23   | 00012 | 10/25/23     | CC102520 | 202310           | 310 | 51300 | 11000 |          | SUPERVISOR FEES-10/25/23           | *      | 200.00   |              |         |
|            |       |              |          |                  |     |       |       |          | CHARLES CAVARETTA                  |        |          | 200.00       | 000061  |
| 11/14/23   | 00003 | 10/02/23     | 89545    | 202310           | 310 | 51300 | 54000 |          | SPECIAL DISTRICT FEE FY24          | *      | 175.00   |              |         |
|            |       |              |          |                  |     |       |       |          | DEPARTMENT OF ECONOMIC OPPORTUNITY |        |          | 175.00       | 000062  |
| 11/14/23   | 00009 | 8/18/23      | 2321578- | 202307           | 310 | 51300 | 31100 |          | ENGINEERING SVCS-JUL23             | *      | 375.00   |              |         |
|            |       | 10/18/23     | 2348182  | 202309           | 310 | 51300 | 31100 |          | ATTORNEY SVCS-SEP23                | *      | 2,490.00 |              |         |
|            |       |              |          |                  |     |       |       |          | DEWBERRY ENGINEERS INC.            |        |          | 2,865.00     | 000063  |
| 11/14/23   | 00002 | 8/29/23      | 19232    | 202310           | 310 | 51300 | 45000 |          | FY24 INSURANCE POLICY              | *      | 5,200.00 |              |         |
|            |       |              |          |                  |     |       |       |          | EGIS INSURANCE ADVISORS, LLC       |        |          | 5,200.00     | 000064  |
| 11/14/23   | 00001 | 10/01/23     | 14       | 202310           | 310 | 51300 | 34000 |          | MANAGEMENT FEES-OCT23              | *      | 3,125.00 |              |         |
|            |       | 10/01/23     | 14       | 202310           | 310 | 51300 | 35200 |          | WEBSITE MANAGEMENT-OCT23           | *      | 100.00   |              |         |
|            |       | 10/01/23     | 14       | 202310           | 310 | 51300 | 35100 |          | INFORMATION TECH-OCT23             | *      | 150.00   |              |         |
|            |       | 10/01/23     | 14       | 202310           | 310 | 51300 | 51000 |          | OFFICE SUPPLIES                    | *      | .03      |              |         |
|            |       | 10/01/23     | 14       | 202310           | 310 | 51300 | 42000 |          | POSTAGE                            | *      | .63      |              |         |
|            |       |              |          |                  |     |       |       |          | GOVERNMENTAL MANAGEMENT SERVICES   |        |          | 3,375.66     | 000065  |

WBGR WEIBERG ROAD KCOSTA

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME  | STATUS | AMOUNT    | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----------|--------------|--|--------|-----------|--------------|---------|
| 11/14/23   | 00011 | 10/25/23     | RH102520 | 202310           | 310-51300 | 11000        | SUPERVISOR FEES-10/25/23<br>RENNIE HEATH           | *      | 200.00    | 200.00       | 000066  |
| 11/28/23   | 00009 | 11/09/23     | 2360732  | 202310           | 310-51300 | 31100        | ENGINEERING SVCS-OCT23<br>DEWBERRY ENGINEERS INC.  | *      | 1,122.50  | 1,122.50     | 000067  |
| 11/28/23   | 00001 | 11/01/23     | 15       | 202311           | 310-51300 | 34000        | MANAGEMENT FEES-NOV23                              | *      | 3,125.00  |              |         |
|            |       | 11/01/23     | 15       | 202311           | 310-51300 | 35200        | WEBSITE MANAGEMENT-NOV23                           | *      | 100.00    |              |         |
|            |       | 11/01/23     | 15       | 202311           | 310-51300 | 35100        | INFORMATION TECH-NOV23                             | *      | 150.00    |              |         |
|            |       | 11/01/23     | 15       | 202311           | 310-51300 | 51000        | OFFICE SUPPLIES                                    | *      | 2.56      |              |         |
|            |       | 11/01/23     | 15       | 202311           | 310-51300 | 42000        | POSTAGE  | *      | 1.26      |              |         |
|            |       |              |          |                  |           |              | GOVERNMENTAL MANAGEMENT SERVICES                   |        |           | 3,378.82     | 000068  |
| 11/28/23   | 00004 | 11/16/23     | 8042     | 202310           | 310-51300 | 31500        | ATTORNEY SVCS-OCT23<br>KILINSKI / VAN WYK, PLLC    | *      | 564.50    | 564.50       | 000069  |
| 12/07/23   | 00013 | 11/30/23     | 00060640 | 202311           | 310-51300 | 48000        | NOT PROJECT CONSTRUCTION<br>GANNETT MEDIA CORP DBA | *      | 934.05    | 934.05       | 000070  |
| 12/07/23   | 00004 | 8/11/23      | 7279     | 202307           | 310-51300 | 49100        | BOUNDARY AMENDMENT-JUL23                           | *      | 856.00    |              |         |
|            |       | 9/07/23      | 7503     | 202308           | 310-51300 | 49100        | BOUNDARY AMENDMENT-AUG23                           | *      | 369.00    |              |         |
|            |       |              |          |                  |           |              | KILINSKI / VAN WYK, PLLC                           |        |           | 1,225.00     | 000071  |
| 12/13/23   | 00001 | 12/01/23     | 16       | 202312           | 310-51300 | 34000        | MANAGEMENT FEES-DEC23                              | *      | 3,125.00  |              |         |
|            |       | 12/01/23     | 16       | 202312           | 310-51300 | 35200        | WEBSITE MANAGEMENT-DEC23                           | *      | 100.00    |              |         |
|            |       | 12/01/23     | 16       | 202312           | 310-51300 | 35100        | INFORMATION TECH-DEC23                             | *      | 150.00    |              |         |
|            |       | 12/01/23     | 16       | 202312           | 310-51300 | 51000        | OFFICE SUPPLIES                                    | *      | .21       |              |         |
|            |       | 12/01/23     | 16       | 202312           | 310-51300 | 42000        | POSTAGE  | *      | 21.04     |              |         |
|            |       |              |          |                  |           |              | GOVERNMENTAL MANAGEMENT SERVICES                   |        |           | 3,396.25     | 000072  |
|            |       |              |          |                  |           |              | TOTAL FOR BANK A                                   |        | 24,054.49 |              |         |
|            |       |              |          |                  |           |              | WBGR WEIBERG ROAD KCOSTA                           |        |           |              |         |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|-----------|----------------------------|
| TOTAL FOR REGISTER |       |                                   |  |             |        | 24,054.49 |                            |

WBGR WEIBERG ROAD KCOSTA

# SECTION 2



***Weiberg Road***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 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**  
**December 31, 2023**

|   |           | <i>General<br/>Fund</i> |
|---|-----------|-------------------------|
| <b>Assets:</b>                              |           |                         |
| <u>Cash:</u>                                |           |                         |
| Operating Account                           | \$        | 20,736                  |
| Due from Developer                          | \$        | 10,864                  |
| <b>Total Assets</b>                         | <b>\$</b> | <b>31,601</b>           |
| <b>Liabilities:</b>                         |           |                         |
| Accounts Payable                            | \$        | 2,979                   |
| <b>Total Liabilities</b>                    | <b>\$</b> | <b>2,979</b>            |
| <b>Fund Balance:</b>                        |           |                         |
| Unassigned                                  | \$        | 28,622                  |
| <b>Total Fund Balances</b>                  | <b>\$</b> | <b>28,622</b>           |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$</b> | <b>31,601</b>           |

**Weiberg Road**  
**Community Development District**  
**General Fund**

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance         |
|--|-------------------|----------------------------------|-------------------------|------------------|
| <b>Revenues:</b>   |                   |                                  |                         |                  |
| Developer Contributions                                  | \$ 264,292        | \$ 40,000                        | \$ 40,000               | \$ -             |
| Boundary Amendment Contributions                         | \$ -              | \$ -                             | \$ 4,749                | \$ 4,749         |
| <b>Total Revenues</b>                                    | <b>\$ 264,292</b> | <b>\$ 40,000</b>                 | <b>\$ 44,749</b>        | <b>\$ 4,749</b>  |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                  |
| <b><u>General &amp; Administrative:</u></b>              |                   |                                  |                         |                  |
| Supervisor Fees  | \$ 12,000         | \$ 3,000                         | \$ 600                  | \$ 2,400         |
| Engineering  | \$ 15,000         | \$ 3,750                         | \$ 1,123                | \$ 2,628         |
| Attorney   | \$ 25,000         | \$ 6,250                         | \$ 565                  | \$ 5,686         |
| Annual Audit   | \$ 4,000          | \$ -                             | \$ -                    | \$ -             |
| Assessment Administration                                | \$ 5,000          | \$ -                             | \$ -                    | \$ -             |
| Arbitrage  | \$ 450            | \$ -                             | \$ -                    | \$ -             |
| Dissemination  | \$ 5,000          | \$ -                             | \$ -                    | \$ -             |
| Trustee Fees   | \$ 4,042          | \$ -                             | \$ -                    | \$ -             |
| Management Fees  | \$ 37,500         | \$ 9,375                         | \$ 9,375                | \$ -             |
| Information Technology                                   | \$ 1,800          | \$ 450                           | \$ 450                  | \$ -             |
| Website Maintenance                                      | \$ 1,200          | \$ 300                           | \$ 300                  | \$ -             |
| Postage & Delivery                                       | \$ 1,000          | \$ 250                           | \$ 23                   | \$ 227           |
| Insurance  | \$ 5,500          | \$ 5,500                         | \$ 5,200                | \$ 300           |
| Copies   | \$ 1,000          | \$ 250                           | \$ -                    | \$ 250           |
| Legal Advertising  | \$ 15,000         | \$ 3,750                         | \$ 934                  | \$ 2,816         |
| Other Current Charges                                    | \$ 5,000          | \$ 1,250                         | \$ 115                  | \$ 1,135         |
| Office Supplies  | \$ 625            | \$ 156                           | \$ 3                    | \$ 153           |
| Dues, Licenses & Subscriptions                           | \$ 175            | \$ 175                           | \$ 175                  | \$ -             |
| <b>Total General &amp; Administrative</b>                | <b>\$ 139,292</b> | <b>\$ 34,456</b>                 | <b>\$ 18,861</b>        | <b>\$ 15,595</b> |
| <b><u>Operations &amp; Maintenance</u></b>               |                   |                                  |                         |                  |
| Playground Lease   | \$ 50,000         | \$ 12,500                        | \$ -                    | \$ 12,500        |
| Field Contingency  | \$ 75,000         | \$ 18,750                        | \$ -                    | \$ 18,750        |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 125,000</b> | <b>\$ 31,250</b>                 | <b>\$ -</b>             | <b>\$ 31,250</b> |
| <b>Total Expenditures</b>                                | <b>\$ 264,292</b> | <b>\$ 65,706</b>                 | <b>\$ 18,861</b>        | <b>\$ 46,845</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                                  | <b>\$ 25,888</b>        |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 2,734</b>         |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 28,622</b>        |                  |

**Weiberg Road**  
Community Development District  
Month to Month

|  | Oct              | Nov              | Dec             | Jan         | Feb         | March       | April       | May         | June        | July        | Aug         | Sept        | Total            |
|--|------------------|------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| <b>Revenues:</b>   |                  |                  |                 |             |             |             |             |             |             |             |             |             |                  |
| Developer Contributions                                  | \$ 20,000        | \$ 20,000        | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 40,000        |
| Boundary Amendment Contributions                         | \$ -             | \$ -             | \$ 4,749        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,749         |
| <b>Total Revenues</b>                                    | <b>\$ 20,000</b> | <b>\$ 20,000</b> | <b>\$ 4,749</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 44,749</b> |
| <b>Expenditures:</b>                                     |                  |                  |                 |             |             |             |             |             |             |             |             |             |                  |
| <b>General &amp; Administrative:</b>                     |                  |                  |                 |             |             |             |             |             |             |             |             |             |                  |
| Supervisor Fees  | \$ 600           | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 600           |
| Engineering  | \$ 1,123         | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,123         |
| Attorney   | \$ 565           | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 565           |
| Annual Audit   | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Assessment Administration                                | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Arbitrage  | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Dissemination  | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Trustee Fees   | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Management Fees  | \$ 3,125         | \$ 3,125         | \$ 3,125        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 9,375         |
| Information Technology                                   | \$ 150           | \$ 150           | \$ 150          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 450           |
| Website Maintenance                                      | \$ 100           | \$ 100           | \$ 100          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 300           |
| Postage & Delivery                                       | \$ 1             | \$ 1             | \$ 21           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 23            |
| Insurance  | \$ 5,200         | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,200         |
| Copies   | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Legal Advertising  | \$ -             | \$ 934           | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 934           |
| Other Current Charges                                    | \$ 38            | \$ 38            | \$ 38           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 115           |
| Office Supplies  | \$ 0             | \$ 3             | \$ 0            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3             |
| Dues, Licenses & Subscriptions                           | \$ 175           | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 175           |
| <b>Total General &amp; Administrative</b>                | <b>\$ 11,076</b> | <b>\$ 4,351</b>  | <b>\$ 3,435</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 18,861</b> |
| <b>Operations &amp; Maintenance</b>                      |                  |                  |                 |             |             |             |             |             |             |             |             |             |                  |
| Playground Lease   | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Field Contingency  | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>     | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>      |
| <b>Total Expenditures</b>                                | <b>\$ 11,076</b> | <b>\$ 4,351</b>  | <b>\$ 3,435</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 18,861</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 8,924</b>  | <b>\$ 15,649</b> | <b>\$ 1,315</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 25,888</b> |