

TUCKERS POINTE

**COMMUNITY DEVELOPMENT
DISTRICT**

May 18, 2023

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Tuckers Pointe Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 11, 2023

Board of Supervisors
Tuckers Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Tuckers Pointe Community Development District will hold a Regular Meeting on May 18, 2023 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-01, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
4. Consideration of Resolution 2023-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of March 31, 2023
6. Approval of July 21, 2022 Public Hearing and Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 15, 2023 at 2:00 PM

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

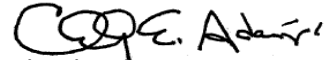
○ QUORUM CHECK

SEAT 1	JIM MCGOWAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ROBERT NELSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	BRUCE NOBLE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	GARRISON BURR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GRADY MIARS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Board Members' Comments/Requests
9. Board Members' Comments/Requests
10. Public Comments
11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chuck Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Tuckers Pointe Community Development District (“**District**”), prior to June 15, 2023, the proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____
HOUR: _____
LOCATION: Country Inn and Suites
24244 Corporate Court
Port Charlotte, Florida 33954

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Charlotte County at least sixty (60) days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of May, 2023.

ATTEST:

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2024				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Developer contribution	\$ 97,290	\$ 36,571	\$ 65,776	\$ 102,347	\$97,290
Total revenues	<u>97,290</u>	<u>36,571</u>	<u>65,776</u>	<u>102,347</u>	<u>97,290</u>
EXPENDITURES					
Professional & administrative					
Supervisors	2,400	-	2,400	2,400	2,400
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	647	14,353	15,000	15,000
Engineering	10,000	-	10,000	10,000	10,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,000	8,062	(4,062)	4,000	4,000
Telephone	400	200	200	400	400
Postage	750	29	721	750	750
Printing & binding	750	375	375	750	750
Legal advertising	2,000	-	2,000	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	125	5,500	5,500
Contingencies/bank charges	650	25	625	650	650
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>97,290</u>	<u>40,093</u>	<u>57,197</u>	<u>97,290</u>	<u>97,290</u>
Net increase/(decrease) of fund balance	-	(3,522)	8,579	5,057	-
Fund balance - beginning (unaudited)	-	(5,057)	(8,579)	(5,057)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (8,579)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Total number of units	1,332
Professional & admin amount per unit (GF)	\$ 73.04

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	750
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	650
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u>\$ 97,290</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 NOTE BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024	
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		Total Actual & Projected
REVENUES					
Assessment levy: off-roll	\$ 252,368	189,273	63,095	252,368	\$ 489,375
Interest	-	12,638	-	12,638	-
Total revenues	<u>252,368</u>	<u>201,911</u>	<u>63,095</u>	<u>265,006</u>	<u>489,375</u>
EXPENDITURES					
Debt service					
Interest	489,375	244,687	244,688	489,375	489,375
Total expenditures	<u>489,375</u>	<u>244,687</u>	<u>244,688</u>	<u>489,375</u>	<u>489,375</u>
Excess/(deficiency) of revenues over/(under) expenditures	(237,007)	(42,776)	(181,593)	(224,369)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(7,759)	-	(7,759)	-
Total other financing sources/(uses)	<u>-</u>	<u>(7,759)</u>	<u>-</u>	<u>(7,759)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(237,007)	(50,535)	(181,593)	(232,128)	-
Beginning fund balance (unaudited)	971,070	975,974	925,439	975,974	743,846
Ending fund balance (projected)	<u>\$734,063</u>	<u>\$ 925,439</u>	<u>\$ 743,846</u>	<u>\$ 743,846</u>	<u>743,846</u>
Use of fund balance:					
Debt service reserve account balance (required)					(489,375)
Interest expense - November 1, 2024					(244,688)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 9,783</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22			89,718.75	89,718.75	13,500,000.00
11/01/22			244,687.50	244,687.50	13,500,000.00
05/01/23			244,687.50	244,687.50	13,500,000.00
11/01/23			244,687.50	244,687.50	13,500,000.00
05/01/24			244,687.50	244,687.50	13,500,000.00
11/01/24			244,687.50	244,687.50	13,500,000.00
05/01/25			244,687.50	244,687.50	13,500,000.00
11/01/25			244,687.50	244,687.50	13,500,000.00
05/01/26			244,687.50	244,687.50	13,500,000.00
11/01/26			244,687.50	244,687.50	13,500,000.00
05/01/27			244,687.50	244,687.50	13,500,000.00
11/01/27			244,687.50	244,687.50	13,500,000.00
05/01/28			244,687.50	244,687.50	13,500,000.00
11/01/28			244,687.50	244,687.50	13,500,000.00
05/01/29			244,687.50	244,687.50	13,500,000.00
11/01/29			244,687.50	244,687.50	13,500,000.00
05/01/30			244,687.50	244,687.50	13,500,000.00
11/01/30			244,687.50	244,687.50	13,500,000.00
05/01/31			244,687.50	244,687.50	13,500,000.00
11/01/31			244,687.50	244,687.50	13,500,000.00
05/01/32	13,500,000.00	3.625%	244,687.50	13,744,687.50	-
Total	13,500,000.00		4,404,375.00	17,904,375.00	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 BOND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: off-roll	\$ 547,737	410,803	136,934	547,737	\$ 547,737
Interest	-	9,788	-	9,788	-
Total revenues	<u>547,737</u>	<u>420,591</u>	<u>136,934</u>	<u>557,525</u>	<u>547,737</u>
EXPENDITURES					
Debt service					
Principal	180,000	-	180,000	180,000	185,000
Interest	367,338	183,669	183,669	367,338	361,938
Total expenditures	<u>547,338</u>	<u>183,669</u>	<u>363,669</u>	<u>547,338</u>	<u>546,938</u>
Excess/(deficiency) of revenues over/(under) expenditures	399	236,922	(226,735)	10,187	799
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(8,685)	8,685	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(8,685)</u>	<u>8,685</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	399	228,237	(218,050)	10,187	799
Beginning fund balance (unaudited)	747,482	731,991	960,228	731,991	742,178
Ending fund balance (projected)	<u>\$747,881</u>	<u>\$ 960,228</u>	<u>\$ 742,178</u>	<u>\$ 742,178</u>	<u>742,977</u>
Use of fund balance:					
Debt service reserve account balance (required)					(547,738)
Interest expense - November 1, 2024					(178,194)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 17,045</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			180,968.75	180,968.75	9,420,000.00
05/01/24	185,000.00	3.000%	180,968.75	365,968.75	9,235,000.00
11/01/24			178,193.75	178,193.75	9,235,000.00
05/01/25	190,000.00	3.000%	178,193.75	368,193.75	9,045,000.00
11/01/25			175,343.75	175,343.75	9,045,000.00
05/01/26	200,000.00	3.000%	175,343.75	375,343.75	8,845,000.00
11/01/26			172,343.75	172,343.75	8,845,000.00
05/01/27	205,000.00	3.000%	172,343.75	377,343.75	8,640,000.00
11/01/27			169,268.75	169,268.75	8,640,000.00
05/01/28	210,000.00	3.375%	169,268.75	379,268.75	8,430,000.00
11/01/28			165,725.00	165,725.00	8,430,000.00
05/01/29	220,000.00	3.375%	165,725.00	385,725.00	8,210,000.00
11/01/29			162,012.50	162,012.50	8,210,000.00
05/01/30	225,000.00	3.375%	162,012.50	387,012.50	7,985,000.00
11/01/30			158,215.63	158,215.63	7,985,000.00
05/01/31	235,000.00	3.375%	158,215.63	393,215.63	7,750,000.00
11/01/31			154,250.00	154,250.00	7,750,000.00
05/01/32	240,000.00	3.375%	154,250.00	394,250.00	7,510,000.00
11/01/32			150,200.00	150,200.00	7,510,000.00
05/01/33	250,000.00	4.000%	150,200.00	400,200.00	7,260,000.00
11/01/33			145,200.00	145,200.00	7,260,000.00
05/01/34	260,000.00	4.000%	145,200.00	405,200.00	7,000,000.00
11/01/34			140,000.00	140,000.00	7,000,000.00
05/01/35	270,000.00	4.000%	140,000.00	410,000.00	6,730,000.00
11/01/35			134,600.00	134,600.00	6,730,000.00
05/01/36	280,000.00	4.000%	134,600.00	414,600.00	6,450,000.00
11/01/36			129,000.00	129,000.00	6,450,000.00
05/01/37	295,000.00	4.000%	129,000.00	424,000.00	6,155,000.00
11/01/37			123,100.00	123,100.00	6,155,000.00
05/01/38	305,000.00	4.000%	123,100.00	428,100.00	5,850,000.00
11/01/38			117,000.00	117,000.00	5,850,000.00
05/01/39	315,000.00	4.000%	117,000.00	432,000.00	5,535,000.00
11/01/39			110,700.00	110,700.00	5,535,000.00
05/01/40	330,000.00	4.000%	110,700.00	440,700.00	5,205,000.00
11/01/40			104,100.00	104,100.00	5,205,000.00
05/01/41	345,000.00	4.000%	104,100.00	449,100.00	4,860,000.00
11/01/41			97,200.00	97,200.00	4,860,000.00
05/01/42	360,000.00	4.000%	97,200.00	457,200.00	4,500,000.00
11/01/42			90,000.00	90,000.00	4,500,000.00
05/01/43	375,000.00	4.000%	90,000.00	465,000.00	4,125,000.00
11/01/43			82,500.00	82,500.00	4,125,000.00
05/01/44	390,000.00	4.000%	82,500.00	472,500.00	3,735,000.00
11/01/44			74,700.00	74,700.00	3,735,000.00
05/01/45	405,000.00	4.000%	74,700.00	479,700.00	3,330,000.00

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			66,600.00	66,600.00	3,330,000.00
05/01/46	420,000.00	4.000%	66,600.00	486,600.00	2,910,000.00
11/01/46			58,200.00	58,200.00	2,910,000.00
05/01/47	435,000.00	4.000%	58,200.00	493,200.00	2,475,000.00
11/01/47			49,500.00	49,500.00	2,475,000.00
05/01/48	455,000.00	4.000%	49,500.00	504,500.00	2,020,000.00
11/01/48			40,400.00	40,400.00	2,020,000.00
05/01/49	475,000.00	4.000%	40,400.00	515,400.00	1,545,000.00
11/01/49			30,900.00	30,900.00	1,545,000.00
05/01/50	495,000.00	4.000%	30,900.00	525,900.00	1,050,000.00
11/01/50			21,000.00	21,000.00	1,050,000.00
05/01/51	515,000.00	4.000%	21,000.00	536,000.00	535,000.00
11/01/51			10,700.00	10,700.00	535,000.00
05/01/52	535,000.00	4.000%	10,700.00	545,700.00	-
Total	9,420,000.00		6,583,843.76	16,003,843.76	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Off-Roll Assessments					
	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
<u>Phase 1</u>					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	99	-	1,265.71	1,265.71	1,265.71
SF 50'	195	-	1,582.14	1,582.14	1,582.14
SF 60'	60	-	1,898.57	1,898.57	1,898.57
	354				
<u>Future Phases</u>					
Townhome	372	\$ -	\$ 352.83	\$ 352.83	\$ 181.95
SF 40'	142	-	470.44	470.44	242.60
SF 50'	307	-	588.05	588.05	303.25
SF 60'	157	-	705.66	705.66	363.90
Total	978				
Grand Total	1,332				

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tuckers Pointe Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Charlotte County, Florida, 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 TUCKERS POINTE 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 18th day of May, 2023.

ATTEST:

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A:

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023	Regular Meeting	2:00 PM
November 16, 2023	Regular Meeting	2:00 PM
December 21, 2023	Regular Meeting	2:00 PM
January 18, 2024	Regular Meeting	2:00 PM
February 15, 2024	Regular Meeting	2:00 PM
March 21, 2024	Regular Meeting	2:00 PM
April 18, 2024	Regular Meeting	2:00 PM
May 16, 2024	Regular Meeting	2:00 PM
June 20, 2024	Regular Meeting	2:00 PM
July 18, 2024	Regular Meeting	2:00 PM
August 15, 2024	Regular Meeting	2:00 PM
September 19, 2024	Regular Meeting	2:00 PM
CALL-IN NUMBER: 1-888-354-0094		
PARTICIPANT PASSCODE: 229 774 8903		

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	General Fund	Debt Service Fund Series 2022 Notes	Debt Service Fund Series 2022 Bonds	Capital Projects Fund Series 2022 Notes	Capital Projects Fund Series 2022 Bonds	Total Governmental Funds
ASSETS						
Cash	\$ 9,670	\$ -	\$ -	\$ -	\$ -	\$ 9,670
Investments						
Revenue	-	189,280	411,189	-	-	600,469
Reserve	-	489,375	547,737	-	-	1,037,112
Capitalized interest	-	251,117	1,302	-	-	252,419
Construction	-	-	-	115,448	2,368,972	2,484,420
Due from Landowner	12,249	-	-	468,730	-	480,979
Total assets	<u>\$ 21,919</u>	<u>\$ 929,772</u>	<u>\$ 960,228</u>	<u>\$ 584,178</u>	<u>\$2,368,972</u>	<u>\$ 4,865,069</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 12,249	\$ -	\$ -	\$ -	\$ -	\$ 12,249
Contracts payable	-	-	-	582,310	34,886	617,196
Retainage payable	-	-	-	558,462	400,480	958,942
Due to Landowner	-	4,333	-	-	-	4,333
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>18,249</u>	<u>4,333</u>	<u>-</u>	<u>1,140,772</u>	<u>435,366</u>	<u>1,598,720</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	12,249	-	-	468,730	-	480,979
Total deferred inflows of resources	<u>12,249</u>	<u>-</u>	<u>-</u>	<u>468,730</u>	<u>-</u>	<u>480,979</u>
Fund balances:						
Restricted for:						
Debt service	-	925,439	960,228	-	-	1,885,667
Capital projects	-	-	-	(1,025,324)	1,933,606	908,282
Unassigned	(8,579)	-	-	-	-	(8,579)
Total fund balances	<u>(8,579)</u>	<u>925,439</u>	<u>960,228</u>	<u>(1,025,324)</u>	<u>1,933,606</u>	<u>2,785,370</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,919</u>	<u>\$ 929,772</u>	<u>\$ 960,228</u>	<u>\$ 584,178</u>	<u>\$2,368,972</u>	<u>\$ 4,865,069</u>

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 4,200	\$ 36,571	\$ 97,290	38%
Total revenues	<u>4,200</u>	<u>36,571</u>	<u>97,290</u>	38%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	2,400	0%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	-	647	15,000	4%
Engineering	-	-	10,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	8,062	8,062	4,000	202%
Telephone	33	200	400	50%
Postage	8	29	750	4%
Printing & binding	63	375	750	50%
Legal advertising	-	-	2,000	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	-	25	650	4%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>12,249</u>	<u>40,093</u>	<u>97,290</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(8,049)	(3,522)	-	
Fund balances - beginning	(530)	(5,057)	-	
Fund balances - ending	<u>\$ (8,579)</u>	<u>\$ (8,579)</u>	<u>\$ -</u>	

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 NOTE
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 189,273	\$ 252,368	75%
Interest	2,296	12,638	-	N/A
Total revenues	<u>2,296</u>	<u>201,911</u>	<u>252,368</u>	80%
EXPENDITURES				
Debt service				
Interest	-	244,687	489,375	50%
Total debt service	<u>-</u>	<u>244,687</u>	<u>489,375</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	2,296	(42,776)	(237,007)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(1,514)	(7,759)	-	N/A
Total other financing sources	<u>(1,514)</u>	<u>(7,759)</u>	<u>-</u>	N/A
Net change in fund balances	782	(50,535)	(237,007)	
Fund balances - beginning	924,657	975,974	971,070	
Fund balances - ending	<u>\$ 925,439</u>	<u>\$ 925,439</u>	<u>\$ 734,063</u>	

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 410,803	\$ 547,737	75%
Interest	2,085	9,788	-	N/A
Total revenues	<u>2,085</u>	<u>420,591</u>	<u>547,737</u>	77%
EXPENDITURES				
Debt service				
Principal	-	-	180,000	0%
Interest	-	183,669	367,338	50%
Total debt service	<u>-</u>	<u>183,669</u>	<u>547,338</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	2,085	236,922	399	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(1,695)</u>	<u>(8,685)</u>	-	N/A
Total other financing sources	<u>(1,695)</u>	<u>(8,685)</u>	<u>-</u>	N/A
Net change in fund balances	390	228,237	399	
Fund balances - beginning	959,838	731,991	747,482	
Fund balances - ending	<u>\$ 960,228</u>	<u>\$ 960,228</u>	<u>\$ 747,881</u>	

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 NOTE
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 95,361	\$ 95,361
Interest	353	16,034
Total revenues	<u>95,714</u>	<u>111,395</u>
EXPENDITURES		
Capital outlay	<u>101,955</u>	<u>945,698</u>
Total expenditures	<u>101,955</u>	<u>945,698</u>
Excess/(deficiency) of revenues over/(under) expenditures	(6,241)	(834,303)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>1,514</u>	<u>7,759</u>
Total other financing sources/(uses)	<u>1,514</u>	<u>7,759</u>
Net change in fund balances	(4,727)	(826,544)
Fund balances - beginning	(1,020,597)	(198,780)
Fund balances - ending	<u><u>\$ (1,025,324)</u></u>	<u><u>\$ (1,025,324)</u></u>

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 9,887	\$ 79,744
Total revenues	<u>9,887</u>	<u>79,744</u>
EXPENDITURES		
Capital outlay	456,248	4,083,725
Total expenditures	<u>456,248</u>	<u>4,083,725</u>
Excess/(deficiency) of revenues over/(under) expenditures	(446,361)	(4,003,981)
OTHER FINANCING SOURCES/(USES)		
Transfer in	1,695	8,685
Total other financing sources/(uses)	<u>1,695</u>	<u>8,685</u>
Net change in fund balances	(444,666)	(3,995,296)
Fund balances - beginning	2,378,272	5,928,902
Fund balances - ending	<u>\$ 1,933,606</u>	<u>\$ 1,933,606</u>

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Tuckers Pointe Community Development District held a Public Hearing and Regular Meeting on July 21, 2022 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present at the meeting were:

Jim McGowan	Chair
Robert Nelson	Vice Chair
Garrison Burr	Assistant Secretary
Bruce Noble	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Carl Barraco	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Nelson, Burr and McGowan were present, in person. Supervisors Miars and Johnson were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Ellen Johnson, Seat 3; Term Expires
November 2023**

Mr. Adams presented the resignation of Supervisor Johnson.

On MOTION by Mr. Nelson and seconded by Mr. McGowan, with all in favor, the resignation of Supervisor Ellen Johnson from Seat 3; Term Expires November 2023, effective immediately, was accepted.

42 **FOURTH ORDER OF BUSINESS**

Consideration of Appointment of Bruce Noble to Fill Unexpired Term of Seat 3

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Mr. Burr nominated Mr. Bruce Nobile to fill Seat 3.

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, appointment of Mr. Bruce Nobile to fill Seat 3, was approved.

49
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51 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
52 of Office to Mr. Noble. Having served on CDD Boards, Mr. Noble is familiar with the following:

53 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be***
54 ***provided in a separate package*)**

55 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
56 **Employees**

57 **II. Membership, Obligations and Responsibilities**

58 **III. Financial Disclosure Forms**

59 **a. Form 1: Statement of Financial Interests**

60 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

61 **c. Form 1F: Final Statement of Financial Interests**

62 **IV. Form 8B: Memorandum of Voting Conflict**

63 **B. Consideration of Resolution 2022-13, Designating Certain Officers of the District and**
64 **Providing for an Effective Date**

65 Mr. Adams presented Resolution 2022-13. Mr. McGowan nominated the following slate
66 of officers:

- | | | |
|----|----------------|---------------------|
| 67 | Jim McGowan | Chair |
| 68 | Robert Nelson | Vice Chair |
| 69 | Chuck Adams | Secretary |
| 70 | Garrison Burr | Assistant Secretary |
| 71 | Grady Miars | Assistant Secretary |
| 72 | Bruce Noble | Assistant Secretary |
| 73 | Craig Wrathell | Assistant Secretary |

74 No other nominations were made. Prior appointments by the Board for Treasurer and
75 Assistant Treasurer remain unaffected by this Resolution.

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On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2022-13, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2022-16, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2022-16. The Fiscal Year 2023 budget will be Developer-funded, with expenses being funded as they are incurred. The general fund assessments will be \$73.04 per unit, based on the planned number of units. On-roll and off-roll assessments are not being imposed at this time. He responded to questions about the assessments and potential to pro-rate operations and maintenance costs once they commence platting and close on lots.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2022-16.

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, Resolution 2022-16, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Tuckers Pointe Phase 1, Exhibit B: Assignment of Construction Contract with Lee Mar Building and Construction Corporation

113 Mr. Adams presented the Assignment of Construction Contract. As Mr. McGowan’s
114 signature was not notarized, Mr. Adams will notarize it upon Mr. McGowan initialing it.

115

**On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the
Tuckers Pointe Phase 1, Exhibit B: Assignment of Construction Contract with
Lee Mar Building and Construction Corporation, was ratified.**

119

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SEVENTH ORDER OF BUSINESS

**Ratification of Barraco and Associates, Inc.,
20-Year Stormwater Management Needs
Analysis**

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125 Mr. Adams presented the 20-Year Stormwater Management Needs Analysis Report,
126 which was submitted to the County by the June 30, 2022 deadline and included in the agenda
127 package. Mr. Barraco stated that Section 5.1 shows that multiple phases of development are
128 planned during the first and second five-year periods; there is nothing operational at this point.

129

**On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor,
the 20-Year Stormwater Management Needs Analysis Report, was ratified.**

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EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2022**

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136

137 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022. He
138 responded to questions about the bonds, and noted that assets are not part of the balance
139 sheet; they are on a depreciation schedule and will be reflected in the Audit.

140 The financials were accepted.

141

NINTH ORDER OF BUSINESS

Approval of Minutes

143

144 Mr. Adams presented the following:

145 **A. February 25, 2022 Regular Meeting Minutes**

146 **B. May 19, 2022 Regular Meeting Minutes**

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**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the
February 25, 2022 Regular Meeting Minutes, as presented, were approved.**

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On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the May 19, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

There was no report.

B. District Engineer: *Barraco and Associates, Inc.*

Mr. Barraco asked for clarification of Barraco’s contract with the Developer and possibly transferring services to the CDD during construction. In light of the Master Engineering Agreement, Mr. Urbancic recommended adding these services to the existing contract.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, authorizing a Supplemental Services Agreement with Barraco and Associates, Inc., for Phase 1 Construction Services, was approved.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: August 18, 2022 at 2:00 PM**

- **QUORUM CHECK**

The next meeting will be on August 18, 2022, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Mr. McGowan reported issues with Charlottee County Utilities related to obtaining site utility permits; this might necessitate holding the August meeting.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the meeting adjourned at 2:21 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



May 2, 2023

DAPHNE GILLYARD
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard;

Per your request for the number of registered voters as of April 15, 2023, for the following districts:

Babcock Ranch Community Independent Special District – 2,923
Coral Creek Community Development District – 0 (zero)
Harbor Village Community Development District - 0 (zero)
The Cove at Rotonda Community Development District - 0 (zero)
Tuckers Pointe Community Development District - 0 (zero)
West Port Community Development District - 278

If you have any questions, please do not hesitate to contact me.

Sincerely,

Vincenza F. Treppiedi, MFCEP
Chief Deputy
941-833-5407
vinnie@soecharlottecountyfl.gov
Representing the Office of
Hon. Leah Valenti
Supervisor of Elections
Charlotte County, FL

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2022 CANCELED	Regular Meeting	2:00 PM
November 17, 2022 CANCELED	Regular Meeting	2:00 PM
December 15, 2022 CANCELED	Regular Meeting	2:00 PM
January 19, 2023 CANCELED	Regular Meeting	2:00 PM
February 16, 2023 CANCELED	Regular Meeting	2:00 PM
March 16, 2023 CANCELED	Regular Meeting	2:00 PM
April 20, 2023 CANCELED	Regular Meeting	2:00 PM
May 18, 2023	Regular Meeting	2:00 PM
June 15, 2023	Regular Meeting	2:00 PM
July 20, 2023	Regular Meeting	2:00 PM
August 17, 2023	Regular Meeting	2:00 PM
September 21, 2023	Regular Meeting	2:00 PM