

# **TUCKERS POINTE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 18, 2024**

**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**

January 11, 2024

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 January 18, 2024 at 2:00 p.m., at the Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Consideration of Resolution 2024-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
5. Consideration of Resolution 2024-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
6. Consideration of Resolution 2024-03, Designating a Date, Time, and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date
7. Ratification of FPL LED Lighting Agreements
  - A. Entrance Lights - Willow Blvd.
  - B. Phase 1 - Willow Blvd.
8. Acceptance of Unaudited Financial Statements as of November 30, 2023
9. Approval of August 17, 2023 Public Hearing and Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

**ATTENDEES:**

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

- Update: Ethics Training Requirements
- B. District Engineer: *Barraco and Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: February 15, 2024 at 2:00 PM

○ 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

11. Board Members' Comments/Requests
12. Public Comments
13. 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**

**3**

**Tuckers Pointe Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Tuckers Pointe Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITOR'S	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-29
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	30-31
MANAGEMENT LETTER	32-34
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	35



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Tuckers Pointe Community Development District  
Charlotte County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Tuckers Pointe Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Tuckers Pointe Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
Tuckers Pointe Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Tuckers Pointe Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated October 24, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Tuckers Pointe Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 24, 2023

**Tuckers Pointe Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

Management's discussion and analysis of Tuckers Pointe Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Tuckers Pointe Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2022.

- ◆ The District's liabilities exceeded assets by \$(1,142,849) (net position). Restricted net position was \$313,889 and unrestricted net position was \$(1,456,738).
- ◆ Governmental activities revenues totaled \$152,095, while governmental activities expenses totaled \$1,260,962.

**Tuckers Pointe Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 18,596	\$ 48,281 *
Restricted assets	10,346,404	-
Capital assets	14,775,208	-
Total Assets	25,140,208	48,281 *
Current liabilities	3,460,183	82,263 *
Non-current liabilities	22,822,874	-
Total Liabilities	26,283,057	82,263 *
Net Position		
Restricted-debt service	313,889	-
Unrestricted	(1,456,738)	(33,982) *
Total Net Position	\$ (1,142,849)	\$ (33,982) *

\*Unaudited

The increase in restricted assets and non-current liabilities is related to the issuance of long-term debt in the current year.

The increase in capital assets is related to the capital projects activity in the current year.

The increase in current liabilities is related to contracts/retainage payable in the current year.

**Tuckers Pointe Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Program Revenues		
Operating contributions	\$ 111,120	\$ 8,300 *
Investment income	40,975	-
Total Revenues	<u>152,095</u>	<u>8,300 *</u>
Expenses		
General government	72,064	19,993 *
Interest and other charges	1,188,898	22,289 *
Total Expenses	<u>1,260,962</u>	<u>42,282</u>
Change in Net Position	(1,108,867)	(33,982)
Net Position - Beginning of Year	<u>(33,982)</u>	<u>-</u>
Net Position - End of Year	<u>\$ (1,142,849)</u>	<u>\$ (33,982) *</u>

\*Unaudited

The increase in operating contributions is related to the contributions by the developer for the first full year of operations.

The increase in general government is related to the first full year of operations in the current year.

The increase in interest and other charges is related to the cost of issuance for long-term debt issued in the current year.

**Tuckers Pointe Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Construction in progress	\$ 14,775,208	\$ - *

\*Unaudited

The activity for the year includes additions to construction in progress of \$14,775,208.

**General Fund Budgetary Highlights**

Actual expenditures were less than the final budget because there were less legal and engineering fees expenditures than were anticipated.

There were no amendments to the September 30, 2022 budget.

**Debt Management**

Governmental Activities debt includes the following:

- In February 2022, the District issued \$9,600,000 Series 2022 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase 1 Project. The balance outstanding at September 30, 2022 was \$9,600,000.
- In February 2022, the District issued \$13,500,000 Series 2022 Special Assessment Revenue Note. This note was issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Master Infrastructure Project. The balance outstanding at September 30, 2022 was \$13,500,000.

**Economic Factors and Next Year's Budget**

Tuckers Pointe Community Development District will continue the capital project in the next fiscal year. The District cannot determine the effect on operations or financial position at this time.

**Tuckers Pointe Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

The financial report is designed to provide a general overview of Tuckers Pointe Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Tuckers Pointe Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.



**Tuckers Pointe Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 732
Due from developer	8,794
Due from others	3,695
Prepaid expenses	5,375
Total Current Assets	18,596
Non-current Assets	
Restricted Assets	
Investments	10,346,404
Capital Assets, not being depreciated	
Construction in progress	14,775,208
Total Non-current Assets	25,121,612
Total Assets	25,140,208
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	8,902
Contracts/retainage payable	2,903,985
Due to developer	10,333
Accrued interest payable	356,963
Bonds payable	180,000
Total Current Liabilities	3,460,183
Non-current Liabilities	
Notes payable, net	13,366,010
Bonds payable, net	9,456,864
Total Non-Current liabilities	22,822,874
Total Liabilities	26,283,057
<b>NET POSITION</b>	
Restricted for debt service	313,889
Unrestricted	(1,456,738)
Net Position	\$ (1,142,849)

See accompanying notes to financial statements.

**Tuckers Pointe Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended September 30, 2022**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Operating Contributions</b>	<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (72,064)	\$ 87,451	\$ 15,387
Interest and other charges	(1,188,898)	23,669	(1,165,229)
Total Governmental Activities	\$ (1,260,962)	\$ 111,120	(1,149,842)
	General Revenues		
	Investment income		40,975
		Change in Net Position	(1,108,867)
		Net Position - October 1, 2021	(33,982)
		Net Position - September 30, 2022	\$ (1,142,849)

See accompanying notes to financial statements.

**Tuckers Pointe Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 732	\$ -	\$ -	\$ 732
Due from developer	8,752	42	-	8,794
Due from other	3,695	-	-	3,695
Prepaid expenses	5,375	-	-	5,375
Restricted Assets				
Investments	-	1,712,298	8,634,106	10,346,404
<b>Total Assets</b>	<b>\$ 18,554</b>	<b>\$1,712,340</b>	<b>\$8,634,106</b>	<b>\$10,365,000</b>
 <b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 8,860	\$ 42	\$ -	\$ 8,902
Contracts/retainage payable	-	-	2,903,985	2,903,985
Due to developer	6,000	4,333	-	10,333
<b>Total Liabilities</b>	<b>14,860</b>	<b>4,375</b>	<b>2,903,985</b>	<b>2,923,220</b>
 <b>FUND BALANCES</b>				
Nonspendable-prepaid expenses	5,375	-	-	5,375
Restricted				
Debt service	-	1,707,965	-	1,707,965
Capital projects	-	-	5,730,121	5,730,121
Unassigned	(1,681)	-	-	(1,681)
<b>Total Fund Balances</b>	<b>3,694</b>	<b>1,707,965</b>	<b>5,730,121</b>	<b>7,441,780</b>
 <b>Total Liabilities and Fund Balances</b>	<b>\$ 18,554</b>	<b>\$1,712,340</b>	<b>\$8,634,106</b>	<b>\$10,365,000</b>

See accompanying notes to financial statements.

**Tuckers Pointe Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2022**

Total Governmental Fund Balances	\$ 7,441,780
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	14,775,208
Long-term liabilities, including bonds payable, \$(9,600,000), net of bond premium, net, \$(36,864), and notes payable, \$(13,500,000), net of discount, net, \$133,990, are not due and payable in the current period and therefore, are not reported at the fund level.	(23,002,874)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(356,963)</u>
Net Position of Governmental Activities	<u><u>\$ (1,142,849)</u></u>

See accompanying notes to financial statements.

**Tuckers Pointe Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Developer contributions	\$ 87,451	\$ 23,669	\$ -	\$ 111,120
Investment income	-	5,446	35,529	40,975
Total Revenues	<u>87,451</u>	<u>29,115</u>	<u>35,529</u>	<u>152,095</u>
Expenditures				
Current				
General government	72,064	-	-	72,064
Capital outlay	-	-	14,775,208	14,775,208
Debt service				
Interest	-	157,064	-	157,064
Other	-	667,302	-	667,302
Total Expenditures	<u>72,064</u>	<u>824,366</u>	<u>14,775,208</u>	<u>15,671,638</u>
Excess of revenues over/(under) expenditures	<u>15,387</u>	<u>(795,251)</u>	<u>(14,739,679)</u>	<u>(15,519,543)</u>
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	2,658,410	20,441,590	23,100,000
Bond premium	-	37,595	-	37,595
Note discount	-	(142,290)	-	(142,290)
Transfers in	-	-	28,210	28,210
Transfers out	-	(28,210)	-	(28,210)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>2,525,505</u>	<u>20,469,800</u>	<u>22,995,305</u>
Net change in fund balances	15,387	1,730,254	5,730,121	7,475,762
Fund Balances - October 1, 2021	<u>(11,693)</u>	<u>(22,289)</u>	<u>-</u>	<u>(33,982)</u>
Fund Balances - September 30, 2022	<u>\$ 3,694</u>	<u>\$ 1,707,965</u>	<u>\$ 5,730,121</u>	<u>\$ 7,441,780</u>

See accompanying notes to financial statements.

**Tuckers Pointe Community Development District  
RECONCILIATION OF THE STATEMENT  
OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Fiscal Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds \$ 7,475,762

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current year. 14,775,208

The issuance of bonds payable, \$(9,600,000), net of bond premium, \$(37,595), and notes payable, \$(13,500,000), net of discount, \$142,290, are an other financing sources/uses at the fund level, however, they increase liabilities at the government-wide level. (22,995,305)

Bond premium and note discount are amortized as interest over the life of the debt. This is the amount of the current year amortization. (7,569)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest (356,963)

Change in Net Position of Governmental Activities \$ (1,108,867)

See accompanying notes to financial statements.

**Tuckers Pointe Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Fiscal Year Ended September 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Developer contributions	<u>\$ 94,890</u>	<u>\$ 94,890</u>	<u>\$ 87,451</u>	<u>\$ (7,439)</u>
Expenditures				
Current				
General government	<u>94,890</u>	<u>94,890</u>	<u>72,064</u>	<u>22,826</u>
Net Change in Fund Balances	-	-	15,387	15,387
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>(11,693)</u>	<u>(11,693)</u>
Fund Balances - September 30, 2022	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,694</u></u>	<u><u>\$ 3,694</u></u>

See accompanying notes to financial statements.

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on July 28, 2021, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 2021-030 of the Board of County Commissioners of Charlotte County, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of Tuckers Pointe Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Tuckers Pointe Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements



**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for the certain preliminary costs associated with the issuance of new debt.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Capital Assets**

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**c. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**d. Unamortized Bond/Note Premium/Discount**

Bond/Note premium/discounts are presented on the government-wide financial statements. The costs are amortized over the life of the debt using the straight-line method of accounting. For financial reporting, the unamortized bond/note premium/discount is netted against the applicable long-term debt.

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$7,441,780, differs from “net position” of governmental activities, \$(1,142,849), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets, that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>14,775,208</u>
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**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (9,600,000)
Bond premium, net	(36,864)
Note payable	(13,500,000)
Note discount, net	<u>133,990</u>
Total	<u>\$ (23,002,874)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(356,963)</u>
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**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$7,475,762, differs from the “change in net position” for governmental activities, \$(1,108,867), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ <u>14,775,208</u>
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**Long-term debt transactions**

Principal payments on long-term debt are recorded as expenditures at the fund level, However, the payments reduce liabilities at the government-wide level.

Issuance of long-term debt, net	\$ <u>(22,995,305)</u>
---------------------------------	------------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>(356,963)</u>
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Bond premium/note discount amortization	\$ <u>(7,569)</u>
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**Tuckers Pointe Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$19,987 and the carrying value was \$732. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

<b>Investment</b>	<b>Maturities</b>	<b>Fair Value</b>
First American Government Obligation Fund	18 Days*	\$ 10,346,404

\*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.



**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in First American Government Obligation Fund were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in First American Government Obligation Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 14,775,208	\$ -	\$ 14,775,208
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2022, consisted of the following:

<b>Transfers In</b>	<b>Transfers Out</b>
Capital Projects Fund	Debt Service Fund
\$	28,210

Transfers from the Debt Service Fund to the Capital Projects Fund were made in accordance with the bond indenture.

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Governmental Activities

Long-term debt at October 1, 2021	\$ -
Issuance of long-term debt	23,100,000
Long-term debt at September 30, 2022	23,100,000
Plus: Bond premium, net	36,864
Less: Note discount, net	(133,990)
Long-term debt, net as of September 30, 2022	\$ 23,002,874

**Special Assessment Debt**

Long-term debt is comprised of the following:

\$9,600,000 Special Assessment Revenue Bonds, Series 2022 due in annual principal installments, beginning May 1, 2023. Interest is due annually each May 1 and November 1, beginning May 1, 2022 at rates between 3.000% and 4.000%. Current portion is \$180,000.

\$ 9,600,000

\$13,500,000 Special Assessment Revenue Note, Series 2022 due in one total principal installment on May 1, 2032. Interest is due annually each May 1 and November 1, beginning May 1, 2022 at a rate of 3.625%

\$ 13,500,000

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 180,000	\$ 856,713	\$ 1,036,713
2024	185,000	851,313	1,036,313
2025	190,000	845,763	1,035,763
2026	200,000	840,063	1,040,063
2027	205,000	834,063	1,039,063
2028-2032	14,630,000	4,065,819	18,695,819
2033-2037	1,355,000	1,398,000	2,753,000
2038-2042	1,655,000	1,104,200	2,759,200
2043-2047	2,025,000	744,000	2,769,000
2048-2052	2,475,000	304,997	2,779,997
Totals	<u>\$ 23,100,000</u>	<u>\$ 11,844,931</u>	<u>\$ 34,944,931</u>

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2022 Special Assessment Revenue Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2032 at a redemption price equal to the principal amount of the Series 2022 Special Assessment Revenue Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2022 Special Assessment Revenue Note is subject to redemption at the option of the District prior to maturity, in whole or in part, at any time at a redemption price equal to the principal amount of the Series 2022 Special Assessment Revenue Note to be redeemed, together with accrued interest to the date of redemption. The Bonds and Note are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Tuckers Pointe Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2022 Bonds Reserve Account was funded from the proceeds of the Series 2022 Special Assessment Revenue Bonds in an amount equal to the maximum annual debt service of the Series 2022 Special Assessment Revenue Bonds. The Series 2022 Bonds Reserve Account requirement can be reduced to fifty percent of the maximum annual debt service of the Series 2022 Special Assessment Revenue Bonds and again to ten percent of the maximum annual debt service if certain release conditions are met as outlined in the Trust Indenture. The Series 2022 Note Reserve Account was funded from the proceeds of the Series 2022 Special Assessment Revenue Note in an amount equal to the maximum annual interest of the Series 2022 Special Assessment Revenue Note. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2022	\$ 547,738	\$ 547,738
Special Assessment Revenue Note, Series 2022	\$ 489,375	\$ 489,375

**NOTE G – RELATED PARTY TRANSACTIONS**

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$111,120 in contributions from the Developer for the year ended September 30, 2022. Additionally, the District has a balance due to the Developer of \$10,333 and a balance due from the Developer of \$8,794.

**NOTE H – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations.

**NOTE I – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.



# Berger, Toombs, Elam, Gaines & Frank

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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Tuckers Pointe Community Development District  
Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Tuckers Pointe Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 24, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Tuckers Pointe Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Tuckers Pointe Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Tuckers Pointe Community Development District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Tuckers Pointe Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Tuckers Pointe Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 24, 2023



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Tuckers Pointe Community Development District  
Charlotte County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Tuckers Pointe Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated October 24, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 24, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. This is the initial financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Tuckers Pointe Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Tuckers Pointe Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Tuckers Pointe Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Tuckers Pointe Community Development District. It is management's responsibility to monitor the Tuckers Pointe Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Tuckers Pointe Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 7
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$2,200
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$80,298
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District spent \$14,775,208 on the 2022 Project.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Tuckers Pointe Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The District was funded by developer contributions in the current year.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$0.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2022 Bond Payable \$9,600,000 maturing May 2052, and Series 2022 Note Payable \$13,500,000 maturing May 2032.



To the Board of Supervisors  
Tuckers Pointe Community Development District

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 24, 2023



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES

To the Board of Supervisors  
Tuckers Pointe Community Development District  
Charlotte County, Florida

We have examined Tuckers Pointe Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2022. Management is responsible for Tuckers Pointe Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Tuckers Pointe Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Tuckers Pointe Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Tuckers Pointe Community Development District's compliance with the specified requirements.

In our opinion, Tuckers Pointe Community Development District's complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 24, 2023

# **TUCKERS POINTE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS  
POINTE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING  
THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**WHEREAS**, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2022;

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

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 18th day of January, 2024.

ATTEST:

**TUCKERS POINTE COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**TUCKERS POINTE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on July 21, 2022, the Board of Supervisors (“Board”) of the Tuckers Pointe Community Development District (“District”), adopted a Budget for Fiscal Year 2022/2023; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 18th day of January, 2024.

ATTEST:

**TUCKERS POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**TUCKERS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2023  
EFFECTIVE NOVEMBER 30, 2023**



**TUCKERS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2023  
EFFECTIVE NOVEMBER 30, 2023**

	FY 2023	Adopted Budget	Budget to Actual Variants	Proposed Amendment Increase/ (Decrease)	FY 2023 Amended Budget
<b>REVENUES</b>					
Landowner contribution	\$ 78,699	\$ 94,890	\$ 16,191	\$ (16,191)	\$ 78,699
Total revenues	<u>78,699</u>	<u>94,890</u>	<u>16,191</u>	<u>(16,191)</u>	<u>78,699</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	1,605	-	(1,605)	1,605	1,605
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal	8,278	15,000	6,722	(6,722)	8,278
Engineering	21,135	10,000	(11,135)	11,135	21,135
Audit	-	5,000	5,000	(5,000)	-
Arbitrage rebate calculation	-	750	750	(750)	-
Dissemination agent	583	1,000	417	(417)	583
Trustee	-	4,000	4,000	(4,000)	-
Telephone	400	400	-	-	400
Postage	56	750	694	(694)	56
Printing & binding	750	750	-	-	750
Legal advertising	581	2,000	1,419	(1,419)	581
Annual special district fee	-	175	175	(175)	-
Insurance	5,000	5,500	500	(500)	5,000
Contingencies/bank charges	306	650	344	19,656	20,306
Website			-	-	-
Hosting & maintenance	1,680	705	(975)	975	1,680
ADA compliance	-	210	210	(210)	-
Total professional & administrative	<u>88,374</u>	<u>94,890</u>	<u>6,516</u>	<u>13,484</u>	<u>108,374</u>
Total expenditures	<u>88,374</u>	<u>94,890</u>	<u>6,516</u>	<u>13,484</u>	<u>108,374</u>
Excess/(deficiency) of revenues over/(under) expenditures	(9,675)	-	9,675	(29,675)	(29,675)
Net change in fund balances	(9,675)	-	9,675	(29,675)	(29,675)
Fund balances - beginning	(11,692)	-	-	-	-
Fund balances - ending	<u>\$ (21,367)</u>	<u>\$ -</u>	<u>\$ 9,675</u>	<u>\$ (29,675)</u>	<u>\$ (29,675)</u>

**TUCKERS POINTE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS  
POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A  
DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING;  
PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE  
DATE.**

**WHEREAS**, Tuckers Pointe Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Charlotte County, Florida; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the effective date of Ordinance No. 2021-030 creating the District is July 28, 2021; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 5th day of November, 2024, at \_\_\_\_:\_\_\_\_ .m., at \_\_\_\_\_.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election is hereby announced by the Board at its January 18, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 18TH DAY OF JANUARY, 2024.**

**ATTEST:**

**TUCKERS POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS  
OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Tuckers Pointe Community Development District (the "District") in Charlotte County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board, to include election of certain District officers, and other such business which may properly come before the Board.

**DATE:** November 5, 2024  
**TIME:** \_\_\_\_\_:\_\_\_\_\_ .m.  
**PLACE:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: \_\_\_\_:\_\_\_\_\_.m.

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT  
CHARLOTTE COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tuckers Pointe Community Development District to be held at \_\_\_\_:\_\_\_\_ .m. on November 5, 2024, at \_\_\_\_\_,

and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above, the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).



**OFFICIAL BALLOT**

**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT  
CHARLOTTE COUNTY, FLORIDA  
LANDOWNERS' MEETING - NOVEMBER 5, 2024**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tuckers Pointe Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

**TUCKERS POINTE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**



### LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, Tuckers Pointe Community Development District (hereinafter called the Customer), requests on this 29th day of November, 2023, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Willow Blvd, located in Punta Gorda, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description (1)	Watts	Lumens	Color Temperature	# Installed	# Removed
ATB2	120	16427	3000k	20	
Traditional	73	6450	3000k	26	

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at [www.fpl.com/led](http://www.fpl.com/led)

Pole Description	# Installed	# Removed
Standard Concrete 35'	20	
Black Fiberglass	26	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): 2324' and 24 HH

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

**FPL AGREES:**

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

**THE CUSTOMER AGREES:**

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$171.31. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
  - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
  - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
  - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

**IT IS MUTUALLY AGREED THAT:**

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
  - a. the addition of lighting facilities;
  - b. the removal of lighting facilities; and
  - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.  
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

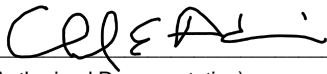
14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This Agreement supersedes all previous Agreements or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

**IN WITNESS WHEREOF**, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Tuckers Pointe Community Development District


Customer (Print or type name of Organization)

By:   
Signature (Authorized Representative)

Chesley E Adams jr  
(Print or type name)

Title: Mgr/Sec

**FLORIDA POWER & LIGHT COMPANY**

By:   
(Signature)

Anthony Brito  
(Print or type name)

Title: FPL LT-1 Representative

**TUCKERS POINTE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7B**



FPL Account Number: 96505-19573

FPL Work Request Number: 12578915

### LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, Tuckers Pointe Community Development District (hereinafter called the Customer), requests on this 29th day of **November, 2023**, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Willow Blvd, located in Punta Gorda, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

<b>Fixture Description <sup>(1)</sup></b>	<b>Watts</b>	<b>Lumens</b>	<b>Color Temperature</b>	<b># Installed</b>	<b># Removed</b>
Traditional	73	6450	3000k	91	

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at [www.fpl.com/led](http://www.fpl.com/led)



Pole Description	# Installed	# Removed
Black Fiberglass	91	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): 2537' and 12 HH

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

**FPL AGREES:**

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

**THE CUSTOMER AGREES:**

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$171.01. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
  - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
  - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
  - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

**IT IS MUTUALLY AGREED THAT:**

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
  - a. the addition of lighting facilities;
  - b. the removal of lighting facilities; and
  - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

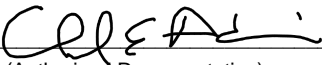
Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.  
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.


14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

**IN WITNESS WHEREOF**, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Tuckers Pointe Community Development District  
 Customer (Print or type name of Organization)  
 By:   
 Signature (Authorized Representative)

Chesley E Adams jr  
 (Print or type name)  
 Title: Mgr/Sec

**FLORIDA POWER & LIGHT COMPANY**  
 By:   
 (Signature)

Anthony Brito  
 (Print or type name)  
 Title: FPL LT-1 Representative

**TUCKERS POINTE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**TUCKERS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2023**

**TUCKERS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 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
<b>ASSETS</b>						
Cash	\$ 14,908	\$ -	\$ -	\$ -	\$ -	\$ 14,908
Investments						
Revenue	-	23,509	12,304	-	-	35,813
Reserve	-	489,375	547,737	-	-	1,037,112
Capitalized interest	-	-	35	-	-	35
Construction	-	-	-	163,655	7,255	170,910
Due from Landowner	13,222	-	-	-	577,343	590,565
Total assets	<u>\$ 28,130</u>	<u>\$ 512,884</u>	<u>\$ 560,076</u>	<u>\$ 163,655</u>	<u>\$ 584,598</u>	<u>\$ 1,849,343</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 18,500	\$ -	\$ -	\$ -	\$ -	\$ 18,500
Contracts payable	-	-	-	10,861	628,177	639,038
Retainage payable	-	-	-	-	418,831	418,831
Due to Landowner	-	4,333	-	-	-	4,333
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>24,500</u>	<u>4,333</u>	<u>-</u>	<u>10,861</u>	<u>1,047,008</u>	<u>1,086,702</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	13,222	-	-	-	577,343	590,565
Total deferred inflows of resources	<u>13,222</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>577,343</u>	<u>590,565</u>
Fund balances:						
Restricted for:						
Debt service	-	508,551	560,076	-	-	1,068,627
Capital projects	-	-	-	152,794	(1,039,753)	(886,959)
Unassigned	(9,592)	-	-	-	-	(9,592)
Total fund balances	<u>(9,592)</u>	<u>508,551</u>	<u>560,076</u>	<u>152,794</u>	<u>(1,039,753)</u>	<u>172,076</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 28,130</u>	<u>\$ 512,884</u>	<u>\$ 560,076</u>	<u>\$ 163,655</u>	<u>\$ 584,598</u>	<u>\$ 1,849,343</u>

**TUCKERS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ -	\$ 112,090	0%
Total revenues	<u>-</u>	<u>-</u>	<u>112,090</u>	<u>0%</u>
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	2,400	0%
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	402	402	15,000	3%
Engineering	-	-	10,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	167	1,000	17%
Trustee	-	-	4,000	0%
Telephone	33	67	400	17%
Postage	10	10	750	1%
Printing & binding	62	125	750	17%
Legal advertising	-	126	2,000	6%
Annual special district fee	-	175	175	100%
Insurance	-	5,590	5,500	102%
Contingencies/bank charges	12	15	650	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,602</u>	<u>14,677</u>	<u>97,290</u>	<u>15%</u>
<b>Field operations</b>				
Aquatic maintenance	-	-	14,800	0%
Total field operations	<u>-</u>	<u>-</u>	<u>14,800</u>	<u>0%</u>
Total expenditures	<u>4,602</u>	<u>14,677</u>	<u>112,090</u>	<u>13%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,602)	(14,677)	-	
Fund balances - beginning	(4,990)	5,085	-	
Fund balances - ending	<u>\$ (9,592)</u>	<u>\$ (9,592)</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 NOVEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 489,375	0%
Interest	3,183	6,248	-	N/A
Total revenues	<u>3,183</u>	<u>6,248</u>	<u>489,375</u>	1%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	<u>244,687</u>	<u>244,687</u>	<u>489,375</u>	50%
Total debt service	<u>244,687</u>	<u>244,687</u>	<u>489,375</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(241,504)	(238,439)	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(2,060)</u>	<u>(4,046)</u>	-	N/A
Total other financing sources	<u>(2,060)</u>	<u>(4,046)</u>	-	N/A
Net change in fund balances	(243,564)	(242,485)	-	
Fund balances - beginning	<u>752,115</u>	<u>751,036</u>	<u>743,846</u>	
Fund balances - ending	<u>\$ 508,551</u>	<u>\$ 508,551</u>	<u>\$ 743,846</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 NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 547,737	0%
Interest	3,115	4,258	-	N/A
Total revenues	<u>3,115</u>	<u>4,258</u>	<u>547,737</u>	1%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	185,000	0%
Interest	180,969	180,969	361,938	50%
Total expenditures	<u>180,969</u>	<u>180,969</u>	<u>546,938</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(177,854)	(176,711)	799	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(2,305)</u>	<u>(2,671)</u>	-	N/A
Total other financing sources	<u>(2,305)</u>	<u>(2,671)</u>	<u>-</u>	N/A
Net change in fund balances	(180,159)	(179,382)	799	
Fund balances - beginning	740,235	739,458	733,493	
Fund balances - ending	<u>\$ 560,076</u>	<u>\$ 560,076</u>	<u>\$ 734,292</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 NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 4,277	\$ 11,102
Total revenues	<u>4,277</u>	<u>11,102</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 4,277	 11,102
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	(17,928)	(1,105,732)
Transfer in	2,060	4,046
Total other financing sources/(uses)	<u>(15,868)</u>	<u>(1,101,686)</u>
 Net change in fund balances	 (11,591)	 (1,090,584)
Fund balances - beginning	164,385	1,243,378
Fund balances - ending	<u>\$ 152,794</u>	<u>\$ 152,794</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 NOVEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 21	\$ 2,244
Total revenues	<u>21</u>	<u>2,244</u>
<b>EXPENDITURES</b>		
Capital outlay	224,785	226,840
Total expenditures	<u>224,785</u>	<u>226,840</u>
Excess/(deficiency) of revenues over/(under) expenditures	(224,764)	(224,596)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	20,233	1,108,403
Total other financing sources/(uses)	<u>20,233</u>	<u>1,108,403</u>
Net change in fund balances	(204,531)	883,807
Fund balances - beginning	(835,222)	(1,923,560)
Fund balances - ending	<u>\$ (1,039,753)</u>	<u>\$ (1,039,753)</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 August 17, 2023, 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
Bruce Noble	Assistant Secretary

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:08 p.m. Supervisors McGowan, Nelson, and Noble were present. Supervisors Burr and Miars were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

**A. Affidavit of Publication**

**B. Consideration of Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-03 and the proposed Fiscal Year 2024 budget.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

41 Mr. Adams closed the Public Hearing.

42

43 On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor,  
44 Resolution 2023-03, Relating to the Annual Appropriations and Adopting the  
45 Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September  
46 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,  
47 was adopted.

48

49

50 **FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023/2024  
Budget Funding Agreement**

51

52

53 Mr. Adams presented the Fiscal Year 2023/2024 Budget Funding Agreement, which is  
54 identical to current Funding Agreement.

55

56 On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor,  
57 the Fiscal Year 2023/2024 Budget Funding Agreement, was approved.

58

59

60 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04,  
Extending the Terms of Office of All  
Current Supervisors to Coincide with the  
General Election Pursuant to Section  
190.006, Florida Statutes; Providing for  
Severability; and Providing an Effective  
Date**

61

62

63

64

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66

67

68 Mr. Adams presented Resolution 2023-04.

69

70 On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor,  
71 Resolution 2023-04, Extending the Terms of Office of All Current Supervisors to  
72 Coincide with the General Election Pursuant to Section 190.006, Florida  
73 Statutes; Providing for Severability; and Providing an Effective Date, was  
74 adopted.

75

76

77 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2023**

78

79

80 Asked how assets on the Balance Sheet are valued, Mr. Adams stated assets will not  
81 show up on the Balance Sheet as a value but they will be reflected in the audit.

82 The financials were accepted.

83

84 SEVENTH ORDER OF BUSINESS

Approval of May 18, 2023 Regular Meeting Minutes

85

86

87 On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the  
88 May 18, 2023 Regular Meeting Minutes, as presented, were approved.

89

90

91 EIGHTH ORDER OF BUSINESS

Staff Reports

92

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

94 Mr. Urbancic stated the annual ethics training requirement becomes effective January 1,  
95 2024. Courses will be similar to continuing education seminars and can be taken online.

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

97 Mr. Barraco reported the following:

- 98 ➤ Construction within the CDD is proceeding.
- 99 ➤ Charlotte County Utilities made a few minor changes to the utilities that the CDD  
100 constructed outside the CDD; Staff is working through and sorting that out.

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

- 102 • NEXT MEETING DATE: September 21, 2023 at 2:00 PM

- 103 ○ QUORUM CHECK

104 The next meeting will be held on September 21, 2023, unless cancelled.

105

106 NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

107

108 There were no Board Members' questions or comments.

109

110 TENTH ORDER OF BUSINESS

Public Comments

111

112 No members of the public spoke.

113

114 ELEVENTH ORDER OF BUSINESS

Adjournment

115

116 On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor,  
117 the meeting adjourned at 2:17 p.m.

118  
119  
120  
121  
122  
123  
124

---

Secretary/Assistant Secretary

---

Chair/Vice Chair



**TUCKERS POINTE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 19, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November 16, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 21, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 18, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 15, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 21, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 18, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 16, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 20, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 18, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 15, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 19, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>

**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**