

TUCKERS POINTE

**COMMUNITY DEVELOPMENT
DISTRICT**

May 29, 2025

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

May 22, 2025

Board of Supervisors
Tuckers Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Tuckers Pointe Community Development District will hold a Regular Meeting on May 29, 2025 at 1:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors [Zane Zeidan - Seat 3, Craig Doehr - Seat 4, Michelle Tucker - Seat 5] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Office
6. Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date
7. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

ATTENDEES:

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

- A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2023
 8. Consideration of Resolution 2025-04, Approving Proposed Budget(s) For Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date.
 9. Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
 10. Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date
 11. Consideration of Resolution 2025-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date
 12. Acceptance of Unaudited Financial Statements as of April 30, 2025
 13. Approval of Meeting Minutes
 - A. August 15, 2024 Public Hearing and Regular Meeting Minutes
 - B. November 5, 2024 Landowners' Meeting
 14. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE July 17, 2025 at 1:00 PM
 - QUORUM CHECK
- | | | | | |
|--------|-----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | DENISE FAY | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | ZANE ZEIDAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | CRAIG DOEHR | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | MICHELLE TUCKER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
15. Board Members' Comments/Requests
 16. Public Comments

17. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "C. Adams".

Chuck Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Tuckers Pointe Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 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 the Charlotte County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 5, 2024, at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

1. ELECTION RESULTS. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

| BOARD OF SUPERVISORS | SEAT | VOTES |
|----------------------|--------|---------|
| No Nomination | Seat 3 | 0 Votes |
| No Nomination | Seat 4 | 0 Votes |
| No Nomination | Seat 5 | 0 Votes |

2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

| BOARD OF SUPERVISORS | SEAT | TERM OF OFFICE |
|----------------------|--------|----------------|
| No Nomination | Seat 3 | __-Year Term |
| No Nomination | Seat 4 | __-Year Term |
| No Nomination | Seat 5 | __-Year Term |

3. EFFECTIVE DATE. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 29th day of May, 2025.

Attest:

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS
POINTE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Tuckers Pointe Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective May 29, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 29, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 29th day of May, 2025.

ATTEST:

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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Tuckers Pointe Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

Tuckers Pointe Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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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, 2023, 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, 2023, 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 would influence the judgment made by a reasonable user based on the 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.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

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 November 21, 2024 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 the effectiveness of the District's 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*

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

November 21, 2024

Tuckers Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023

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 and developer contributions.

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 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, 2023**

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, 2023.

- ◆ The District's liabilities exceeded assets by \$621,766 (net position). Restricted net position was \$98,668 and unrestricted net position was \$(275,924). Net investment in capital assets was \$799,022.
- ◆ Governmental activities revenues totaled \$2,704,906, while governmental activities expenses totaled \$940,291.

**Tuckers Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

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

| | Governmental Activities | |
|----------------------------------|--------------------------------|-----------------------|
| | 2023 | 2022 |
| Current assets | \$ 533,555 | \$ 18,596 |
| Restricted assets | 2,751,450 | 10,346,404 |
| Capital assets | 22,597,759 | 14,775,208 |
| Total Assets | <u>25,882,764</u> | <u>25,140,208</u> |
| Current liabilities | 2,610,148 | 3,460,183 |
| Non-current liabilities | 22,650,850 | 22,822,874 |
| Total Liabilities | <u>25,260,998</u> | <u>26,283,057</u> |
| Net Position | | |
| Net investment in capital assets | 799,022 | - |
| Restricted-debt service | 98,668 | 313,889 |
| Unrestricted | <u>(275,924)</u> | <u>(1,456,738)</u> |
| Total Net Position | <u>\$ 621,766</u> | <u>\$ (1,142,849)</u> |

The increase in current assets is related to the amount due from developer as of September 30, 2023.

The decrease in restricted assets and the increase in capital assets is related to the capital asset activity in the current year.

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

The decrease in non-current liabilities is related to principal payments in the current year.

**Tuckers Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

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

| | Governmental Activities | |
|----------------------------------|--------------------------------|-----------------------|
| | 2023 | 2022 |
| Program Revenues | | |
| Charges for services | \$ 800,102 | \$ - |
| Contributions | 1,692,479 | 111,120 |
| Investment income | 212,325 | 40,975 |
| Total Revenues | <u>2,704,906</u> | <u>152,095</u> |
| Expenses | | |
| General government | 72,852 | 72,064 |
| Interest and other charges | 867,439 | 1,188,898 |
| Total Expenses | <u>940,291</u> | <u>1,260,962</u> |
| Change in Net Position | 1,764,615 | (1,108,867) |
| Net Position - Beginning of Year | <u>(1,142,849)</u> | <u>(33,982)</u> |
| Net Position - End of Year | <u>\$ 621,766</u> | <u>\$ (1,142,849)</u> |

The increase in charges for services is related to the initiation of debt service special assessments in the current year.

The increase in contributions is related to the capital contributions by the developer in the current year.

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

**Tuckers Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

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, 2023 and 2022.

| <u>Description</u> | <u>Governmental Activities</u> | |
|--------------------------|--------------------------------|----------------------|
| | <u>2023</u> | <u>2022</u> |
| Construction in progress | <u>\$ 22,597,759</u> | <u>\$ 14,775,208</u> |

The activity for the year includes additions to construction in progress of \$10,997,679 and the sale of certain capital assets of \$3,175,128 to another governmental entity.

General Fund Budgetary Highlights

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

The September 30, 2023 budget was amended for engineering and contingency expenditures that were more than originally anticipated.

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, 2023 was \$9,420,000.
- 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, 2023 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, 2023**

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, 2023

| | Governmental Activities |
|---------------------------------------|------------------------------------|
| ASSETS | |
| Current Assets | |
| Cash | \$ 18,274 |
| Due from developer | 515,281 |
| Total Current Assets | <u>533,555</u> |
| Non-current Assets | |
| Restricted Assets | |
| Investments | 2,751,450 |
| Capital Assets, not being depreciated | |
| Construction in progress | 22,597,759 |
| Total Non-current Assets | <u>25,349,209</u> |
| Total Assets | <u>25,882,764</u> |
| LIABILITIES | |
| Current Liabilities | |
| Accounts payable and accrued expenses | 18,761 |
| Contracts/retainage payable | 2,041,341 |
| Due to developer | 10,333 |
| Accrued interest payable | 354,713 |
| Bonds payable | 185,000 |
| Total Current Liabilities | <u>2,610,148</u> |
| Non-current Liabilities | |
| Notes payable, net | 13,380,239 |
| Bonds payable, net | 9,270,611 |
| Total Non-Current liabilities | <u>22,650,850</u> |
| Total Liabilities | <u>25,260,998</u> |
| NET POSITION | |
| Net investment in capital assets | 799,022 |
| Restricted for debt service | 98,668 |
| Unrestricted | (275,924) |
| Net Position | <u>\$ 621,766</u> |

See accompanying notes to financial statements.

Tuckers Pointe Community Development District
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2023

| Functions/Programs | Expenses | Program Revenues | | | Net (Expenses) Revenues and Changes in Net Position Governmental Activities |
|-----------------------------------|---------------------|---------------------------------|------------------------------------|----------------------------------|--|
| | | Charges for Services | Operating Contributions | Capital Contributions | |
| Governmental Activities | | | | | |
| General government | \$ (72,852) | \$ - | \$ 111,237 | \$ - | \$ 38,385 |
| Physical environment | - | - | - | 1,581,242 | 1,581,242 |
| Interest and other charges | (867,439) | 800,102 | - | - | (67,337) |
| Total Governmental Activities | <u>\$ (940,291)</u> | <u>\$ 800,102</u> | <u>\$ 111,237</u> | <u>\$ 1,581,242</u> | <u>1,552,290</u> |
| | | | | | |
| General Revenues | | | | | |
| Investment income | | | | | <u>212,325</u> |
| | | | | | |
| Change in Net Position | | | | | 1,764,615 |
| | | | | | |
| Net Position - October 1, 2022 | | | | | (1,142,849) |
| Net Position - September 30, 2023 | | | | | <u>\$ 621,766</u> |

See accompanying notes to financial statements.

Tuckers Pointe Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|---|----------------------|------------------------|------------------------|--------------------------------|
| ASSETS | | | | |
| Cash | \$ 18,274 | \$ - | \$ - | \$ 18,274 |
| Due from developer | 10,132 | - | 505,149 | 515,281 |
| Restricted Assets | | | | |
| Investments | - | 1,494,827 | 1,256,623 | 2,751,450 |
| Total Assets | <u>\$ 28,406</u> | <u>\$1,494,827</u> | <u>\$1,761,772</u> | <u>\$ 3,285,005</u> |
| LIABILITIES , DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | | | |
| LIABILITIES | | | | |
| Accounts payable and accrued expenses | \$ 18,761 | \$ - | \$ - | \$ 18,761 |
| Contracts/retainage payable | - | - | 2,041,341 | 2,041,341 |
| Due to developer | 6,000 | 4,333 | - | 10,333 |
| Total Liabilities | <u>24,761</u> | <u>4,333</u> | <u>2,041,341</u> | <u>2,070,435</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Unavailable revenues | <u>-</u> | <u>-</u> | <u>38,434</u> | <u>38,434</u> |
| FUND BALANCES | | | | |
| Restricted | | | | |
| Debt service | - | 1,490,494 | - | 1,490,494 |
| Unassigned | 3,645 | - | (318,003) | (314,358) |
| Total Fund Balances | <u>3,645</u> | <u>1,490,494</u> | <u>(318,003)</u> | <u>1,176,136</u> |
| Total Liabilities, Deferred Inflows of Resources and Fund Balances | <u>\$ 28,406</u> | <u>\$1,494,827</u> | <u>\$1,761,772</u> | <u>\$ 3,285,005</u> |

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, 2023

| | |
|--|--------------------------|
| Total Governmental Fund Balances | \$ 1,176,136 |
| 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. | 22,597,759 |
| Long-term liabilities, including bonds payable, \$(9,420,000), net of bond premium, net, \$(35,611), and notes payable, \$(13,500,000), net of discount, net, \$119,761, are not due and payable in the current period and therefore, are not reported at the fund level. | (22,835,850) |
| Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level. | 38,434 |
| Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level. | <u>(354,713)</u> |
| Net Position of Governmental Activities | <u><u>\$ 621,766</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, 2023

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|--|-----------------|---------------------|---------------------|--------------------------------|
| Revenues | | | | |
| Special assessments | \$ - | \$ 800,102 | \$ - | \$ 800,102 |
| Developer contributions | 72,803 | - | 1,581,242 | 1,654,045 |
| Investment income | - | 59,550 | 152,775 | 212,325 |
| Total Revenues | <u>72,803</u> | <u>859,652</u> | <u>1,734,017</u> | <u>2,666,472</u> |
| Expenditures | | | | |
| Current | | | | |
| General government | 72,852 | - | - | 72,852 |
| Capital outlay | - | - | 10,997,679 | 10,997,679 |
| Debt service | | | | |
| Principal | - | 180,000 | - | 180,000 |
| Interest | - | 856,713 | - | 856,713 |
| Total Expenditures | <u>72,852</u> | <u>1,036,713</u> | <u>10,997,679</u> | <u>12,107,244</u> |
| Excess of revenues over/(under) expenditures | <u>(49)</u> | <u>(177,061)</u> | <u>(9,263,662)</u> | <u>(9,440,772)</u> |
| Other Financing Sources/(Uses) | | | | |
| Proceeds from sale of capital assets | - | - | 3,175,128 | 3,175,128 |
| Transfers in | - | - | 40,410 | 40,410 |
| Transfers out | - | (40,410) | - | (40,410) |
| Total Other Financing Sources/(Uses) | <u>-</u> | <u>(40,410)</u> | <u>3,215,538</u> | <u>3,175,128</u> |
| Net change in fund balances | (49) | (217,471) | (6,048,124) | (6,265,644) |
| Fund Balances - October 1, 2022 | <u>3,694</u> | <u>1,707,965</u> | <u>5,730,121</u> | <u>7,441,780</u> |
| Fund Balances - September 30, 2023 | <u>\$ 3,645</u> | <u>\$ 1,490,494</u> | <u>\$ (318,003)</u> | <u>\$ 1,176,136</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, 2023**

| | |
|--|----------------|
| Net Change in Fund Balances - Total Governmental Funds | \$ (6,265,644) |
|--|----------------|

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. | 10,997,679 |
| The proceeds from the sale of assets is recognized as an other financing source at the fund level, however, it is netted against the assets sold at the government-wide wide level to determine the gain or loss on the sale of assets. | (3,175,128) |
| The payment of principal is recognized as an expenditure at the fund level, However, they reduce liabilities at the government-wide level. | 180,000 |
| Bond premium and note discount are amortized as interest over the life of the debt. This is the amount of the current year amortization. | (12,976) |
| Unavailable revenues are recognized as a deferred inflow of resources at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change in unavailable revenues. | 38,434 |
| 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. | <div style="border-top: 1px solid black; border-bottom: 3px double black;">2,250</div> |

| | |
|---|---|
| Change in Net Position of Governmental Activities | <div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 1,764,615</div> |
|---|---|

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, 2023

| | Original Budget | Final Budget | Actual | Variance with Final Budget Positive (Negative) |
|------------------------------------|----------------------------|-------------------------|------------------------|---|
| Revenues | | | | |
| Developer contributions | <u>\$ 97,290</u> | <u>\$ 78,699</u> | <u>\$ 72,803</u> | <u>\$ (5,896)</u> |
| Expenditures | | | | |
| Current | | | | |
| General government | <u>97,290</u> | <u>108,374</u> | <u>72,852</u> | <u>35,522</u> |
| Net Change in Fund Balances | - | (29,675) | (49) | 29,626 |
| Fund Balances - October 1, 2022 | <u>-</u> | <u>29,675</u> | <u>3,694</u> | <u>(25,981)</u> |
| Fund Balances - September 30, 2023 | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 3,645</u></u> | <u><u>\$ 3,645</u></u> |

See accompanying notes to financial statements.

Tuckers Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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, 2023

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 developer contributions, 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, 2023

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, 2023

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, 2023

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, Deferred Inflows of Resources, 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, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, 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.

e. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

Tuckers Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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, \$1,176,136, differs from “net position” of governmental activities, \$621,766, 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>22,597,759</u> |
|--------------------------|----------------------|

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, 2023 were:

| | |
|--------------------|------------------------|
| Bonds payable | \$ (9,420,000) |
| Bond premium, net | (35,611) |
| Note payable | (13,500,000) |
| Note discount, net | 119,761 |
| Total | <u>\$ (22,835,850)</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>(354,713)</u> |
|-----------------------------------|---------------------|

Unavailable revenues

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level.

| | |
|----------------------|------------------|
| Unavailable revenues | \$ <u>38,434</u> |
|----------------------|------------------|

Tuckers Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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, \$(6,265,644), differs from the “change in net position” for governmental activities, \$1,764,615, 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>10,997,679</u> |
|----------------|----------------------|

The proceeds from the sale of capital assets are netted against the assets sold at the government-wide level and the gain or loss on the sale of assets is reported.

| | |
|----------------------------------|-----------------------|
| Proceeds from the sale of assets | \$ <u>(3,175,128)</u> |
|----------------------------------|-----------------------|

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.

| | |
|--------------------|-------------------|
| Principal payments | \$ <u>180,000</u> |
|--------------------|-------------------|

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

| | |
|--|-----------------|
| Net change in accrued interest payable | \$ <u>2,250</u> |
|--|-----------------|

| | |
|---|--------------------|
| Bond premium/note discount amortization | \$ <u>(12,976)</u> |
|---|--------------------|

| | |
|--------------------------------|------------------|
| Change in unavailable revenues | \$ <u>38,434</u> |
|--------------------------------|------------------|

Tuckers Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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, 2023, the District's bank balance was \$13,859 and the carrying value was \$18,274. 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.

Investments

As of September 30, 2023, the District had the following investments and maturities:

| <u>Investment</u> | <u>Maturities</u> | <u>Fair Value</u> |
|---|-------------------|---------------------|
| First American Government Obligation Fund | 18 Days* | <u>\$ 2,751,450</u> |

*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, 2023

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, 2023, 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, 2023 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, 2023 was as follows:

| | Balance October 1, 2022 | Additions | Deletions | Balance September 30, 2023 |
|--|-------------------------------|---------------|----------------|----------------------------------|
| <u>Governmental Activities:</u> | | | | |
| Capital assets, not being depreciated: | | | | |
| Construction in progress | \$ 14,775,208 | \$ 10,997,679 | \$ (3,175,128) | \$ 22,597,759 |

Tuckers Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2023, consisted of the following:

| <u>Transfers In</u> | <u>Transfers Out</u> |
|-----------------------|--------------------------|
| | <u>Debt Service Fund</u> |
| Capital Projects Fund | \$ 40,410 |

Transfers from the Debt Service Fund to the Capital Projects Fund were made in accordance with the trust 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, 2023:

Governmental Activities

| | |
|--|----------------------|
| Long-term debt at October 1, 2022 | \$ 23,100,000 |
| Principal payments on long-term debt | <u>(180,000)</u> |
| Long-term debt at September 30, 2023 | 22,920,000 |
| Plus: Bond premium, net | 35,611 |
| Less: Note discount, net | <u>(119,761)</u> |
| Long-term debt, net as of September 30, 2023 | <u>\$ 22,835,850</u> |

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 \$185,000. | <u>\$ 9,420,000</u> |
| \$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%. | <u>\$ 13,500,000</u> |

Tuckers Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2023 are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|------------------------------|----------------------|----------------------|----------------------|
| 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 | 210,000 | 827,913 | 1,037,913 |
| 2029-2033 | 14,670,000 | 3,538,306 | 18,208,306 |
| 2034-2038 | 1,410,000 | 1,343,800 | 2,753,800 |
| 2039-2043 | 1,725,000 | 1,038,000 | 2,763,000 |
| 2044-2048 | 2,105,000 | 663,000 | 2,768,000 |
| 2049-2052 | 2,020,000 | 205,998 | 2,225,998 |
| Totals | <u>\$ 22,920,000</u> | <u>\$ 10,988,219</u> | <u>\$ 33,908,219</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, 2023

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, 2023:

| | 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 \$1,692,479 in contributions from the Developer for the year ended September 30, 2023. Additionally, the District has a balance due to the Developer of \$10,333 and a balance due from the Developer of \$515,281.

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**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

**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, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 21, 2024.

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

November 21, 2024



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, 2023, and have issued our report thereon dated November 21, 2024.

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 November 21, 2024, 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. There were no findings or recommendations in the prior 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, 2023 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: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$45,047
- 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, 2022, together with the total expenditures for such project: The District spent \$10,997,679 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 amended, see below.

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 Debt Service Fund, \$181.95 - \$1,898.57.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$800,102.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2022 Bond \$9,420,000 maturing May 2052, and Series 2022 Note \$13,500,000 maturing May 2032.

To the Board of Supervisors
Tuckers Pointe Community Development District

| | Original Budget | Actual | Variance with Original Budget Positive (Negative) |
|------------------------------------|--------------------|-----------|--|
| Revenues | | | |
| Developer contributions | \$ 97,290 | \$ 72,803 | \$ (24,487) |
| Expenditures | | | |
| Current | | | |
| General government | 97,290 | 72,852 | 24,438 |
| Net changes in fund balance | - | (49) | (49) |
| Fund Balances - October 1, 2022 | - | 3,694 | 3,694 |
| Fund Balances - September 30, 2023 | \$ - | \$ 3,645 | \$ 3,645 |

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

November 21, 2024



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**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, 2023. 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, 2023.

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

November 21, 2024

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

7A

RESOLUTION 2025-03

**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, 2023**

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 2023;

**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 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
- 2.** A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 29th day of May, 2025.

ATTEST:

**TUCKERS POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Tuckers Pointe Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2025

HOUR: 1:00 p.m.

LOCATION: Country Inn and Suites by Radisson
24244 Corporate Court
Port Charlotte, Florida 33954

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

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

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

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

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

PASSED AND ADOPTED this 29th day of May, 2025.

ATTEST:

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Exhibit A: Proposed Budget for Fiscal Year 2026

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | Proposed |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------|
| | Adopted Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Budget FY 2026 |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 81,169 | | | | \$ 80,701 |
| Allowable discounts (4%) | (3,247) | | | | (3,228) |
| Assessment levy: on-roll - net | 77,922 | \$ - | \$ - | \$ - | 77,473 |
| Assessment levy: off-roll | 210,788 | 158,091 | 52,697 | 210,788 | 209,578 |
| Developer assessments | - | 77,843 | - | 77,843 | - |
| Developer contribution | - | 15,823 | - | 15,823 | - |
| Total revenues | 210,788 | 251,757 | 52,697 | 304,454 | 287,051 |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Supervisors | - | - | - | - | - |
| Management/accounting/recording | 48,000 | 24,000 | 24,000 | 48,000 | 48,000 |
| Legal | 15,000 | 1,152 | 13,848 | 15,000 | 15,000 |
| Engineering | 10,000 | - | 10,000 | 10,000 | 10,000 |
| Audit | 5,000 | 4,150 | 850 | 5,000 | 5,000 |
| Arbitrage rebate calculation | 750 | - | 750 | 750 | 750 |
| Dissemination agent | 1,000 | 500 | 500 | 1,000 | 1,000 |
| Trustee | 4,000 | - | 4,000 | 4,000 | 4,000 |
| Telephone | 400 | 200 | 200 | 400 | 400 |
| Postage | 750 | 72 | 678 | 750 | 750 |
| Printing & binding | 750 | 375 | 375 | 750 | 750 |
| Legal advertising | 2,000 | 283 | 1,717 | 2,000 | 2,000 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 6,149 | 5,814 | - | 5,814 | 7,050 |
| Contingencies/bank charges | 650 | 496 | 154 | 650 | 650 |
| EMMA software services | - | 3,000 | - | 3,000 | - |
| Website | | | | | |
| Hosting & maintenance | 705 | 705 | - | 705 | 705 |
| ADA compliance | 210 | - | 210 | 210 | 210 |
| Tax collector | - | 1,554 | - | 1,554 | 1,614 |
| Electricity | - | - | - | - | - |
| Total professional & administrative | 95,539 | 42,476 | 57,282 | 99,758 | 98,054 |
| Field operations | | | | | |
| Other Contractual- Stormwater maint. | 137,550 | 1,658 | 50,000 | 51,658 | 120,000 |
| Streetlighting lease/Electric | 24,000 | 21,813 | 22,000 | 43,813 | 44,000 |
| Irrigation supply | 30,000 | - | - | - | 25,000 |
| Total field operations | 191,550 | 23,471 | 72,000 | 95,471 | 189,000 |
| Total expenditures | 233,089 | 65,947 | 129,282 | 195,229 | 287,054 |
| Net increase/(decrease) of fund balance | - | 185,810 | (76,585) | 109,225 | (3) |
| Fund balance - beginning (unaudited) | - | (22,960) | 162,850 | (22,960) | 86,265 |
| Fund balance - ending (projected) | \$ - | \$ 162,850 | \$ 86,265 | \$ 86,265 | \$ 86,262 |

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

EXPENDITURES

Professional & administrative

Management/accounting/recording \$ 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 15,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 10,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,000

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 750

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 1,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Trustee 4,000

Annual fee for the service provided by trustee, paying agent and registrar.

Telephone 400

Telephone and fax machine.

Postage 750

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 750

Letterhead, envelopes, copies, agenda packages, etc.

Legal advertising 2,000

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

EXPENDITURES (continued)

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 7,050

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 650

Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.

Website

Hosting & maintenance 705

ADA compliance 210

Tax collector 1,614

Field operations

Other Contractual- Stormwater maint. 120,000

Streetlighting lease/Electric 44,000

Irrigation supply 25,000

Total expenditures \$287,054

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 NOTE BUDGET
FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | Proposed Budget FY 2026 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 489,375 | \$ 367,031 | \$ 122,344 | \$ 489,375 | \$ 489,375 |
| Interest | - | 14,932 | - | 14,932 | - |
| Total revenues | <u>489,375</u> | <u>381,963</u> | <u>122,344</u> | <u>504,307</u> | <u>489,375</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Interest | 489,375 | 244,687 | 244,688 | 489,375 | 489,375 |
| Total expenditures | <u>489,375</u> | <u>244,687</u> | <u>244,688</u> | <u>489,375</u> | <u>489,375</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | 137,276 | (122,344) | 14,932 | - |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Transfers out | - | (10,402) | - | (10,402) | - |
| Total other financing sources/(uses) | <u>-</u> | <u>(10,402)</u> | <u>-</u> | <u>(10,402)</u> | <u>-</u> |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | - | 126,874 | (122,344) | 4,530 | - |
| Beginning fund balance (unaudited) | 753,627 | 758,474 | 885,348 | 758,474 | 763,004 |
| Ending fund balance (projected) | <u>\$753,627</u> | <u>\$ 885,348</u> | <u>\$ 763,004</u> | <u>\$ 763,004</u> | <u>763,004</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (489,375) |
| Interest expense - November 1, 2026 | | | | | (244,688) |
| Projected fund balance surplus/(deficit) as of September 30, 2026 | | | | | <u>\$ 28,941</u> |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|----------------------|--------------------|---------------------|----------------------|-------------------------|
| 11/01/25 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 05/01/26 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 11/01/26 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 05/01/27 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 11/01/27 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 05/01/28 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 11/01/28 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 05/01/29 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 11/01/29 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 05/01/30 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 11/01/30 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 05/01/31 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 11/01/31 | | | 244,687.50 | 244,687.50 | 13,500,000.00 |
| 05/01/32 | 13,500,000.00 | 3.625% | 244,687.50 | 13,744,687.50 | - |
| Total | 13,500,000.00 | | 3,425,625.00 | 16,925,625.00 | |

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 BOND BUDGET
FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | Proposed Budget FY 2026 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll | \$ 583,036 | | | | \$ 583,036 |
| Allowable discounts (4%) | (23,321) | | | | (23,321) |
| Net assessment levy - on-roll | 559,715 | \$ 559,152 | \$ - | \$ 559,152 | 559,715 |
| Assessment prepayments | - | 11,255 | - | 11,255 | - |
| Interest | - | 13,922 | - | 13,922 | - |
| Total revenues | 559,715 | 584,329 | - | 584,329 | 559,715 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | 190,000 | - | 190,000 | 190,000 | 195,000 |
| Principal prepayment | - | - | 10,000 | 10,000 | - |
| Interest | 356,388 | 178,194 | 178,194 | 356,388 | 350,369 |
| Tax collector | - | 11,162 | - | 11,162 | 11,661 |
| Total expenditures | 546,388 | 189,356 | 378,194 | 567,550 | 557,030 |
| Excess/(deficiency) of revenues over/(under) expenditures | 13,327 | 394,973 | (378,194) | 16,779 | 2,685 |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Transfer out | - | (11,642) | - | (11,642) | - |
| Total other financing sources/(uses) | - | (11,642) | - | (11,642) | - |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | 13,327 | 383,331 | (378,194) | 5,137 | 2,685 |
| Beginning fund balance (unaudited) | 740,859 | 739,458 | 1,122,789 | 739,458 | 744,595 |
| Ending fund balance (projected) | <u>\$754,186</u> | <u>\$1,122,789</u> | <u>\$ 744,595</u> | <u>\$ 744,595</u> | <u>747,280</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (547,738) |
| Interest expense - November 1, 2026 | | | | | (172,259) |
| Projected fund balance surplus/(deficit) as of September 30, 2026 | | | | | <u>\$ 27,283</u> |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|--------------------|-----------------|---------------------|-------------------------|
| 11/01/25 | | | 175,184.38 | 175,184.38 | 9,035,000.00 |
| 05/01/26 | 195,000.00 | 3.000% | 175,184.38 | 370,184.38 | 8,840,000.00 |
| 11/01/26 | | | 172,259.38 | 172,259.38 | 8,840,000.00 |
| 05/01/27 | 205,000.00 | 3.000% | 172,259.38 | 377,259.38 | 8,635,000.00 |
| 11/01/27 | | | 169,184.38 | 169,184.38 | 8,635,000.00 |
| 05/01/28 | 210,000.00 | 3.375% | 169,184.38 | 379,184.38 | 8,425,000.00 |
| 11/01/28 | | | 165,640.63 | 165,640.63 | 8,425,000.00 |
| 05/01/29 | 215,000.00 | 3.375% | 165,640.63 | 380,640.63 | 8,210,000.00 |
| 11/01/29 | | | 162,012.50 | 162,012.50 | 8,210,000.00 |
| 05/01/30 | 225,000.00 | 3.375% | 162,012.50 | 387,012.50 | 7,985,000.00 |
| 11/01/30 | | | 158,215.63 | 158,215.63 | 7,985,000.00 |
| 05/01/31 | 235,000.00 | 3.375% | 158,215.63 | 393,215.63 | 7,750,000.00 |
| 11/01/31 | | | 154,250.00 | 154,250.00 | 7,750,000.00 |
| 05/01/32 | 240,000.00 | 3.375% | 154,250.00 | 394,250.00 | 7,510,000.00 |
| 11/01/32 | | | 150,200.00 | 150,200.00 | 7,510,000.00 |
| 05/01/33 | 250,000.00 | 4.000% | 150,200.00 | 400,200.00 | 7,260,000.00 |
| 11/01/33 | | | 145,200.00 | 145,200.00 | 7,260,000.00 |
| 05/01/34 | 260,000.00 | 4.000% | 145,200.00 | 405,200.00 | 7,000,000.00 |
| 11/01/34 | | | 140,000.00 | 140,000.00 | 7,000,000.00 |
| 05/01/35 | 270,000.00 | 4.000% | 140,000.00 | 410,000.00 | 6,730,000.00 |
| 11/01/35 | | | 134,600.00 | 134,600.00 | 6,730,000.00 |
| 05/01/36 | 280,000.00 | 4.000% | 134,600.00 | 414,600.00 | 6,450,000.00 |
| 11/01/36 | | | 129,000.00 | 129,000.00 | 6,450,000.00 |
| 05/01/37 | 295,000.00 | 4.000% | 129,000.00 | 424,000.00 | 6,155,000.00 |
| 11/01/37 | | | 123,100.00 | 123,100.00 | 6,155,000.00 |
| 05/01/38 | 305,000.00 | 4.000% | 123,100.00 | 428,100.00 | 5,850,000.00 |
| 11/01/38 | | | 117,000.00 | 117,000.00 | 5,850,000.00 |
| 05/01/39 | 315,000.00 | 4.000% | 117,000.00 | 432,000.00 | 5,535,000.00 |
| 11/01/39 | | | 110,700.00 | 110,700.00 | 5,535,000.00 |
| 05/01/40 | 330,000.00 | 4.000% | 110,700.00 | 440,700.00 | 5,205,000.00 |
| 11/01/40 | | | 104,100.00 | 104,100.00 | 5,205,000.00 |
| 05/01/41 | 345,000.00 | 4.000% | 104,100.00 | 449,100.00 | 4,860,000.00 |
| 11/01/41 | | | 97,200.00 | 97,200.00 | 4,860,000.00 |
| 05/01/42 | 360,000.00 | 4.000% | 97,200.00 | 457,200.00 | 4,500,000.00 |
| 11/01/42 | | | 90,000.00 | 90,000.00 | 4,500,000.00 |
| 05/01/43 | 375,000.00 | 4.000% | 90,000.00 | 465,000.00 | 4,125,000.00 |
| 11/01/43 | | | 82,500.00 | 82,500.00 | 4,125,000.00 |
| 05/01/44 | 390,000.00 | 4.000% | 82,500.00 | 472,500.00 | 3,735,000.00 |
| 11/01/44 | | | 74,700.00 | 74,700.00 | 3,735,000.00 |
| 05/01/45 | 405,000.00 | 4.000% | 74,700.00 | 479,700.00 | 3,330,000.00 |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|---------------------|--------------------|---------------------|----------------------|-------------------------|
| 11/01/45 | | | 66,600.00 | 66,600.00 | 3,330,000.00 |
| 05/01/46 | 420,000.00 | 4.000% | 66,600.00 | 486,600.00 | 2,910,000.00 |
| 11/01/46 | | | 58,200.00 | 58,200.00 | 2,910,000.00 |
| 05/01/47 | 435,000.00 | 4.000% | 58,200.00 | 493,200.00 | 2,475,000.00 |
| 11/01/47 | | | 49,500.00 | 49,500.00 | 2,475,000.00 |
| 05/01/48 | 455,000.00 | 4.000% | 49,500.00 | 504,500.00 | 2,020,000.00 |
| 11/01/48 | | | 40,400.00 | 40,400.00 | 2,020,000.00 |
| 05/01/49 | 475,000.00 | 4.000% | 40,400.00 | 515,400.00 | 1,545,000.00 |
| 11/01/49 | | | 30,900.00 | 30,900.00 | 1,545,000.00 |
| 05/01/50 | 495,000.00 | 4.000% | 30,900.00 | 525,900.00 | 1,050,000.00 |
| 11/01/50 | | | 21,000.00 | 21,000.00 | 1,050,000.00 |
| 05/01/51 | 515,000.00 | 4.000% | 21,000.00 | 536,000.00 | 535,000.00 |
| 11/01/51 | | | 10,700.00 | 10,700.00 | 535,000.00 |
| 05/01/52 | 535,000.00 | 4.000% | 10,700.00 | 545,700.00 | - |
| Total | 9,225,000.00 | | 6,221,081.30 | 15,446,081.30 | |

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

| |
|---------------------|
| On-Roll Assessments |
|---------------------|

| | Units | FY 2026 O&M Assessment per Unit | FY 2026 DS Assessment per Unit | FY 2026 Total Assessment per Unit | FY 2025 Total Assessment per Unit |
|----------------|-------|---------------------------------------|--------------------------------------|---|---|
| <u>Phase 1</u> | | | | | |
| Townhome | - | \$ 227.97 | \$ - | \$ 227.97 | \$ 229.29 |
| SF 40' | 98 | 227.97 | 1,346.50 | 1,574.47 | 1,575.79 |
| SF 50' | 196 | 227.97 | 1,683.13 | 1,911.10 | 1,912.42 |
| SF 60' | 60 | 227.97 | 2,019.76 | 2,247.73 | 2,249.05 |
| | 354 | | | | |

| |
|----------------------|
| Off-Roll Assessments |
|----------------------|

| | Units | FY 2026 O&M Assessment per Unit | FY 2026 DS Assessment per Unit | FY 2026 Total Assessment per Unit | FY 2025 Total Assessment per Unit |
|----------------------|-------|---------------------------------------|--------------------------------------|---|---|
| <u>Future Phases</u> | | | | | |
| Townhome | 372 | \$ 214.29 | \$ 352.83 | \$ 567.12 | \$ 568.36 |
| SF 40' | 142 | 214.29 | 470.44 | 684.73 | 685.97 |
| SF 50' | 307 | 214.29 | 588.05 | 802.34 | 803.58 |
| SF 60' | 157 | 214.29 | 705.66 | 919.95 | 921.19 |
| Total | 978 | | | | |

Grand Total 1,332

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 29th day of May, 2025.

ATTEST:

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A:

| TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT | | |
|---|----------------------------|---------|
| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE | | |
| | | |
| LOCATION | | |
| <i>Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 16, 2025 | Regular Meeting | 1:00 PM |
| | | |
| November 20, 2025 | Regular Meeting | 1:00 PM |
| | | |
| December 18, 2025 | Regular Meeting | 1:00 PM |
| | | |
| January 15, 2026 | Regular Meeting | 1:00 PM |
| | | |
| February 19, 2026 | Regular Meeting | 1:00 PM |
| | | |
| March 19, 2026 | Regular Meeting | 1:00 PM |
| | | |
| April 16, 2026 | Regular Meeting | 1:00 PM |
| | | |
| May 21, 2026 | Regular Meeting | 1:00 PM |
| | | |
| June 18, 2026 | Regular Meeting | 1:00 PM |
| | | |
| July 16, 2026 | Regular Meeting | 1:00 PM |
| | | |
| August 20, 2026 | Regular Meeting | 1:00 PM |
| | | |
| September 17, 2026 | Regular Meeting | 1:00 PM |
| | | |
| CALL-IN NUMBER: 1-888-354-0094; PARTICIPANT PASSCODE: 229 774 8903 | | |

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Tuckers Pointe Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

- 1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
- 2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 29th day of May, 2025.

ATTEST:

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The "Division" is the Florida Division of Emergency Management.
- C. A "Requesting Party" to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An "Assisting Party" to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The "Period of Assistance" is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A "Mission" is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A "local government" is any educational district, special district, or any entity that is a "local governmental entity" within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An "educational district" is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A "tribal council" is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An "interlocal agreement" is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A "Resource Support Agreement" as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. "Proof of work" as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals' emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **05/29/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2025-07

**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, 2023 AND ENDING
SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, on August 17, 2023, the Board of Supervisors (“Board”) of the Tuckers Pointe Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

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

Section 1. The Fiscal Year 2023/2024 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, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 29th day of May, 2025.

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 2024
EFFECTIVE NOVEMBER 30, 2024**

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

| | FY 2024 Actual | Adopted Budget | Budget to actual Variance | Proposed Amendment Increase/ (Decrease) | FY 2024 Amended Budget |
|--|--------------------|-------------------|---------------------------------|--|------------------------------|
| REVENUES | | | | | |
| Landowner contribution | \$ 91,467 | \$ 112,090 | \$ 20,623 | \$ 22,338 | \$ 134,428 |
| Total revenues | <u>91,467</u> | <u>112,090</u> | <u>20,623</u> | <u>22,338</u> | <u>134,428</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Supervisors | 215 | 2,400 | 2,185 | (2,185) | 215 |
| Management/accounting/recording | 48,000 | 48,000 | - | - | 48,000 |
| Legal | 3,608 | 15,000 | 11,392 | (11,392) | 3,608 |
| Engineering | 1,000 | 10,000 | 9,000 | (9,000) | 1,000 |
| Audit | - | 5,000 | 5,000 | (5,000) | - |
| Arbitrage rebate calculation | - | 750 | 750 | (750) | - |
| Dissemination agent | 1,000 | 1,000 | - | - | 1,000 |
| Trustee | 8,063 | 4,000 | (4,063) | 4,063 | 8,063 |
| Telephone | 400 | 400 | - | - | 400 |
| Postage | 117 | 750 | 633 | (633) | 117 |
| Printing & binding | 750 | 750 | - | - | 750 |
| Legal advertising | 518 | 2,000 | 1,482 | (1,482) | 518 |
| Annual special district fee | 175 | 175 | - | - | 175 |
| Insurance | 5,590 | 5,500 | (90) | 90 | 5,590 |
| Contingencies/bank charges | 10,630 | 650 | (9,980) | 29,980 | 30,630 |
| EMMA software services | 3,000 | - | (3,000) | 3,000 | 3,000 |
| Website | | | | | |
| Hosting & maintenance | - | 705 | 705 | (705) | - |
| ADA compliance | - | 210 | 210 | (210) | - |
| Total professional & administrative | <u>83,066</u> | <u>97,290</u> | <u>14,224</u> | <u>5,776</u> | <u>103,066</u> |
| Field operations | | | | | |
| Aquatic maintenance | <u>40,597</u> | <u>14,800</u> | <u>(25,797)</u> | <u>25,797</u> | <u>40,597</u> |
| Total field operations | <u>40,597</u> | <u>14,800</u> | <u>(25,797)</u> | <u>25,797</u> | <u>40,597</u> |
| Total expenditures | <u>123,663</u> | <u>112,090</u> | <u>(11,573)</u> | <u>31,573</u> | <u>143,663</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (32,196) | - | 32,196 | (9,235) | (9,235) |
| Fund balances - beginning | 9,235 | - | (9,235) | 9,235 | 9,235 |
| Fund balances - ending | <u>\$ (22,961)</u> | <u>\$ -</u> | <u>\$ 22,961</u> | <u>\$ (22,961)</u> | <u>\$ -</u> |

*These items will be realized after the issuance of bonds.

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

| | General Fund | Debt Service Fund Series 2022 Notes | Debt Service Fund Series 2022 Bonds | Capital Projects Fund Series 2022 Notes | Capital Projects Fund Series 2022 Bonds | Total Governmental Funds |
|---|-------------------|---|---|---|---|--------------------------------|
| ASSETS | | | | | | |
| Cash | \$ 184,339 | \$ - | \$ - | \$ - | \$ - | \$ 184,339 |
| Investments | | | | | | |
| Revenue | - | 403,851 | 576,095 | - | - | 979,946 |
| Reserve | - | 489,375 | 547,737 | - | - | 1,037,112 |
| Prepayment | - | - | 26,240 | - | - | 26,240 |
| Interest | - | 38 | - | - | - | 38 |
| Construction | - | - | - | 153,375 | 21,690 | 175,065 |
| Due from Landowner | 16,880 | - | - | - | - | 16,880 |
| Due from general fund | - | - | 486 | - | - | 486 |
| Due from Other | - | - | 1,048 | - | - | 1,048 |
| Prepaid expense | 704 | - | - | - | - | 704 |
| Total assets | <u>\$ 201,923</u> | <u>\$ 893,264</u> | <u>\$ 1,151,606</u> | <u>\$ 153,375</u> | <u>\$ 21,690</u> | <u>\$ 2,421,858</u> |
| LIABILITIES AND FUND BALANCES | | | | | | |
| Liabilities: | | | | | | |
| Accounts payable | \$ 35,783 | \$ - | \$ - | \$ - | \$ - | \$ 35,783 |
| Contracts payable | - | - | - | - | 650 | 650 |
| Due to Landowner | - | 4,333 | 6,961 | - | - | 11,294 |
| Due to debt service fund | 486 | 1,048 | - | - | - | 1,534 |
| Landowner advance | 6,000 | - | - | - | - | 6,000 |
| Total liabilities | <u>42,269</u> | <u>5,381</u> | <u>6,961</u> | <u>-</u> | <u>650</u> | <u>55,261</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Deferred receipts | 11,066 | - | - | - | - | 11,066 |
| Unearned Revenue | 5,814 | - | - | - | - | 5,814 |
| Total deferred inflows of resources | <u>16,880</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>16,880</u> |
| Fund balances: | | | | | | |
| Restricted for: | | | | | | |
| Debt service | - | 887,883 | 1,144,645 | - | - | 2,032,528 |
| Capital projects | - | - | - | 153,375 | 21,040 | 174,415 |
| Unassigned | 142,774 | - | - | - | - | 142,774 |
| Total fund balances | <u>142,774</u> | <u>887,883</u> | <u>1,144,645</u> | <u>153,375</u> | <u>21,040</u> | <u>2,349,717</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 201,923</u> | <u>\$ 893,264</u> | <u>\$ 1,151,606</u> | <u>\$ 153,375</u> | <u>\$ 21,690</u> | <u>\$ 2,421,858</u> |

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2025**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 68 | \$ 77,911 | \$ - | N/A |
| Assessment levy: off-roll | - | 158,091 | 287,089 | 55% |
| Landowner contribution | - | 15,823 | - | N/A |
| Total revenues | <u>68</u> | <u>251,825</u> | <u>287,089</u> | 88% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Management/accounting/recording | 4,000 | 28,000 | 48,000 | 58% |
| Legal | 316 | 1,468 | 15,000 | 10% |
| Engineering | - | - | 10,000 | 0% |
| Audit | - | 4,150 | 5,000 | 83% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Dissemination agent | 83 | 583 | 1,000 | 58% |
| Trustee | 8,062 | 8,062 | 4,000 | 202% |
| Telephone | 33 | 233 | 400 | 58% |
| Postage | 23 | 94 | 750 | 13% |
| Printing & binding | 62 | 438 | 750 | 58% |
| Legal advertising | - | 283 | 2,000 | 14% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 5,814 | 6,149 | 95% |
| Contingencies/bank charges | 81 | 577 | 650 | 89% |
| EMMA software services | - | 3,000 | - | N/A |
| Website | | | | |
| Hosting & maintenance | - | 705 | 705 | 100% |
| ADA compliance | - | - | 210 | 0% |
| Total professional & administrative | <u>12,660</u> | <u>53,582</u> | <u>95,539</u> | 56% |
| Field operations | | | | |
| Aquatic maintenance | - | 1,658 | 137,550 | 1% |
| Electric | 7,484 | 14,919 | - | N/A |
| Streetlight lease | - | 14,378 | 24,000 | 60% |
| Irrigation Supply | - | - | 30,000 | 0% |
| Total field operations | <u>7,484</u> | <u>30,955</u> | <u>191,550</u> | 16% |
| Other fees & charges | | | | |
| Tax collector | - | 1,554 | - | N/A |
| Total other fees & charges | <u>-</u> | <u>1,554</u> | <u>-</u> | N/A |
| Total expenditures | <u>20,144</u> | <u>86,091</u> | <u>287,089</u> | 30% |
| Excess/(deficiency) of revenues over/(under) expenditures | (20,076) | 165,734 | - | |
| Fund balances - beginning | 162,850 | (22,960) | - | |
| Fund balances - ending | <u>\$ 142,774</u> | <u>\$ 142,774</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 APRIL 30, 2025**

| | Current Month | Year To Date | Budget | % of Budget |
|--|------------------|-----------------|------------|----------------|
| REVENUES | | | | |
| Assessment levy: off-roll | \$ - | \$ 367,031 | \$ 489,375 | 75% |
| Interest | 4,180 | 19,112 | - | N/A |
| Total revenues | 4,180 | 386,143 | 489,375 | 79% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Interest | - | 244,687 | 489,375 | 50% |
| Total debt service | - | 244,687 | 489,375 | 50% |
| Excess/(deficiency) of revenues over/(under) expenditures | 4,180 | 141,456 | - | |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Transfer out | (1,645) | (12,047) | - | N/A |
| Total other financing sources | (1,645) | (12,047) | - | N/A |
| Net change in fund balances | 2,535 | 129,409 | - | |
| Fund balances - beginning | 885,348 | 758,474 | 753,627 | |
| Fund balances - ending | \$ 887,883 | \$ 887,883 | \$ 753,627 | |

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED APRIL 30, 2025**

| | Current Month | Year To Date | Budget | % of Budget |
|--|---------------------|---------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: off-roll | \$ 485 | \$ 559,637 | \$ 547,737 | 102% |
| Assessment prepayments | - | 11,255 | - | N/A |
| Interest | 2,346 | 16,268 | - | N/A |
| Total revenues | <u>2,831</u> | <u>587,160</u> | <u>547,737</u> | 107% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | - | 190,000 | 0% |
| Interest | - | 178,194 | 356,388 | 50% |
| Tax collector | - | 11,162 | - | N/A |
| Total debt service | <u>-</u> | <u>189,356</u> | <u>546,388</u> | 35% |
| Excess/(deficiency) of revenues over/(under) expenditures | 2,831 | 397,804 | 1,349 | |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Transfer out | <u>(1,841)</u> | <u>(13,483)</u> | <u>-</u> | N/A |
| Total other financing sources | <u>(1,841)</u> | <u>(13,483)</u> | <u>-</u> | N/A |
| Net change in fund balances | 990 | 384,321 | 1,349 | |
| Fund balances - beginning | 1,143,655 | 760,324 | 747,820 | |
| Fund balances - ending | <u>\$ 1,144,645</u> | <u>\$ 1,144,645</u> | <u>\$ 749,169</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 APRIL 30, 2025**

| | Current Month | Year To Date |
|--|-------------------|-------------------|
| REVENUES | | |
| Interest | \$ 508 | \$ 3,551 |
| Total revenues | <u>508</u> | <u>3,551</u> |
| EXPENDITURES | <u>-</u> | <u>-</u> |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 508 | 3,551 |
| OTHER FINANCING SOURCES/(USES) | | |
| Transfer in | 1,645 | 12,047 |
| Total other financing sources/(uses) | <u>1,645</u> | <u>12,047</u> |
| Net change in fund balances | 2,153 | 15,598 |
| Fund balances - beginning | 151,222 | 137,777 |
| Fund balances - ending | <u>\$ 153,375</u> | <u>\$ 153,375</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 APRIL 30, 2025**

| | Current Month | Year To Date |
|--|------------------|------------------|
| REVENUES | | |
| Developer contribution | \$ - | \$ 523,216 |
| Interest | 62 | 2,152 |
| Total revenues | <u>62</u> | <u>525,368</u> |
| EXPENDITURES | <u>-</u> | <u>-</u> |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 62 | 525,368 |
| OTHER FINANCING SOURCES/(USES) | | |
| Transfer in | 1,841 | 13,483 |
| Total other financing sources/(uses) | <u>1,841</u> | <u>13,483</u> |
| Net change in fund balances | 1,903 | 538,851 |
| Fund balances - beginning | 19,137 | (517,811) |
| Fund balances - ending | <u>\$ 21,040</u> | <u>\$ 21,040</u> |

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

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 15, 2024 at 1:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present:

| | |
|-----------------|---------------------|
| Michelle Tucker | Chair |
| Denise Fay | Vice Chair |
| Craig DoeHR | Assistant Secretary |
| Zane Zeidan | Assistant Secretary |

Also present:

| | |
|---------------|-------------------|
| Chuck Adams | District Manager |
| Greg Urbancic | District Counsel |
| Carl Barraco | District Engineer |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:30 p.m. He noted that the Oath of Office was administered to Mr. Craig DoeHR and Mr. Zane Zeidan before the meeting.

Supervisors Tucker, Fay, DoeHR and Zeidan were present. Supervisor Nelson was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Zane Zeidan (Seat 3) (the following will also be provided in a separate package)

This item was addressed during the First Order of Business.

Mr. Adams stated that he will review these items with the new Board Members after the meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Craig Doebr (Seat 4)

This item was addressed during the First Order of Business.

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Robert Nelson (Seat 2); Term Expires November 2026

Mr. Adams presented Mr. Robert Nelson's resignation.

On MOTION by Ms. Fay and seconded by Ms. Tucker, with all in favor, the resignation of Mr. Robert Nelson from Seat 2, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Carlos Maldonado to Fill Unexpired Term of Seat 2

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2024-07. He stated that this Resolution is not necessary at this time since there were no changes to the Board other than removal of Mr. Nelson from the Board.

This item was deferred.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank (to potentially be provided under separate cover)

A. Consideration of Resolution 2024-08, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2023

This item was deferred, as the audit was not received yet.

NINTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2024-09. He reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2024/2025 Budget Funding Agreement

Mr. Adams stated that the adopted Fiscal Year 2025 budget will not be funded via the Budget Funding Agreement in the agenda; rather, Resolution 2025-10, as entitled below, will be used.

Mr. Adams presented Resolution 2024-10.

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Ms. Tucker and seconded by Mr. Zeidan, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2024.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of May 16, 2024 Regular Meeting Minutes**

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the May 16, 2024 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports**

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

Mr. Urbancic urged the Board Members to contact him with any questions. He reminded the Board Members of the requirement to complete four hours of ethics training by December 31, 2024; completion of the requirement will be noted when filing Form 1 in 2025.

B. District Engineer: Barraco & Associates, Inc.

Mr. Barraco reported the following:

➤ The Florida Department of Transportation (FDOT) permits will expire prior to the work being completed so the Developer was asked to extend them.

➤ It will be necessary to make sure that the FDOT drainage permit and the Southwest Florida Water Management District (SWFWMD) permit are consistent so that, when the system is being certified, he can certify both of them.

➤ An Army Corps of Engineers permit will expire on December 12, 2024. Work must be completed by December 12, 2024 and be certified; otherwise, there will need to be an extension.

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

- **0 Registered Voters in District as of April 15, 2024**

- **NEXT MEETING DATE: September 19, 2024, 2024 at 1:00 PM**

- **QUORUM CHECK**

The next meeting will be held on September 19, 2024, unless canceled.

FIFTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Member' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the meeting adjourned at 1:46 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT
MINUTES OF MEETING
TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

A Landowners' Meeting of the Tuckers Pointe Community Development District was held on November 5, 2024 at 10:00 a.m., at the Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224.

Present:

Chuck Adams District Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:18 a.m. No Proxy Holders, Landowners or Landowner Representatives were present. As such the Landowners' Election could not be held.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 3, 4, 5]

A. Nominations

B. Casting of Ballots

- Determine Number of Voting Units Represented
- Determine Number of Voting Units Assigned by Proxy

C. Ballot Tabulation and Results

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 10:19 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

| TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT | | |
|---|--|----------|
| BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE | | |
| LOCATION | | |
| Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954 | | |
| ¹ Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224 | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| October 17, 2024 CANCELED | Regular Meeting | 1:00 PM |
| November 5, 2024 ¹ | Landowners' Meeting | 10:00 AM |
| November 21, 2024 CANCELED | Regular Meeting | 1:00 PM |
| December 19, 2024 CANCELED | Regular Meeting | 1:00 PM |
| January 16, 2025 CANCELED | Regular Meeting | 1:00 PM |
| February 20, 2025 CANCELED | Regular Meeting | 1:00 PM |
| March 20, 2025 CANCELED | Regular Meeting | 1:00 PM |
| April 17, 2025 CANCELED | Regular Meeting | 1:00 PM |
| May 15, 2025 <i>rescheduled to May 29, 2025</i> NO QUORUM | Regular Meeting <i>Presentation of FY2026 Proposed Budget</i> | 1:00 PM |
| May 29, 2025 | Regular Meeting <i>Presentation of FY2026 Proposed Budget</i> | 1:00 PM |
| July 17, 2025 | Regular Meeting | 1:00 PM |
| August 21, 2025 | Regular Meeting | 1:00 PM |
| September 18, 2025 | Regular Meeting | 1:00 PM |
| CALL-IN NUMBER: 1-888-354-0094; PARTICIPANT PASSCODE: 229 774 8903 | | |