



***WAYPOINTE COMMUNITY DEVELOPMENT  
DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Friday  
May 19, 2023***

***1:00 p.m.***

***Location:  
Downtown Executive Center of DeLand,  
120 S. Woodland Blvd.,  
DeLand, FL 32720***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Waypointe Community Development District

---

250 International Parkway, Suite 208  
Lake Mary FL 32746  
321-263-0132

Board of Supervisors  
**Waypointe Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Waypointe Community Development District is scheduled for **Friday, May 19, 2023, at 1:00 p.m. at Downtown Executive Center of DeLand, 120 S. Woodland Blvd., DeLand, FL 32720.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be presented at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager

District: **WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Friday, May 19, 2023  
Time: 1:00 PM  
Location: Downtown Executive Center of  
DeLand,  
120 S. Woodland Blvd.,  
DeLand, FL 32720

Call-in Number: + 1 (929) 205-6099  
Meeting ID: 7055714830

### ***Agenda***

**I. Roll Call**

**II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

**III. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 14, 2023 [Exhibit 1](#)
- B. Presentation of The Minutes of Landowner Election Held April 14, 2023 [Exhibit 2](#)
- C. Consideration for Acceptance – The April 2023 Unaudited Financial Statements [Exhibit 3](#)

**IV. Business Matters**

- A. Consideration & Adoption of **Resolution 2023-34**, Approving Proposed FY24 Budget & Setting PH [Exhibit 4](#)
- B. Consideration of Engineer's Report – *To Be Distributed*

**V. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. District Manager

**VI. Supervisors Requests**

**VII. Audience Comments – New Business** – *(limited to 3 minutes per individual for non-agenda items)*

**VIII. Adjournment**

# EXHIBIT 1

1 **MINUTES OF MEETING**

2 **WAYPOINTE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Waypointe Community Development  
5 District was held on Friday, April 14, 2023 at 11:15 a.m. at the Downtown Executive Center of Deland,  
6 120 S Woodland Blvd., DeLand, FL 32720.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order.

9 Present and constituting a quorum were:

10	Candice Smith	Board Supervisor, Chairwoman
11	Christopher Reese	Board Supervisor, Vice Chairman
12	Eric Morrisette	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	District Manager, Vesta District Services
15	Logan Muether	Senior Financial Analyst, Vesta District Services
16	Jere Earlywine	District Counsel, Kutak Rock
17	Jarod Stubbs	District Engineer, Kimley-Horn

18 *The following is a summary of the discussions and actions taken at the April 14, 2023 Waypointe CDD*  
19 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

20 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**  
21 **agenda items)**

22 There being none, the next item followed.

23 **THIRD ORDER OF BUSINESS – Office of Elected Supervisors & Form 1**

- 24 A. Seat 1 – Candice Smith
- 25 B. Seat 2 – Christopher Reese
- 26 C. Seat 3 – Greg Meath
- 27 D. Seat 4 – Eric Morrisette
- 28 E. Seat 5 – Jared Lybbert
- 29 F. Exhibit 1: Oath of Office

30 Mr. McInnes administered the Oath of Office to Candice Smith, Christopher Reese, and Eric  
31 Morrisette before the meeting began.

- 32 G. Exhibit 2: Sunshine Law & Code of Ethics
- 33 H. Exhibit 3: Form 1

- 34 I. Exhibit 4: Consideration & Adoption of **Resolution 2023-27**, Canvassing & Certifying the  
35 Landowner Election Results

36 On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board adopted 37 <b>Resolution 2023-27</b> , Canvassing & Certifying the Landowner Election Results, for the Waypointe 38 Community Development District.
--

J. Exhibit 5: Consideration & Adoption of **Resolution 2023-28**, Designating Officers

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-28**, Designating Officers, for the Waypointe Community Development District.

**FOURTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Special Meeting Held March 6, 2023

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board approved the Consent Agenda, for the Radiance Community Development District.

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board recessed the regular meeting for the purposes of conducting the Audit Committee meeting at 11:18 AM, for the Waypointe Community Development District.

**FIFTH ORDER OF BUSINESS – Audit Committee Meeting**

A. Open Audit Committee Meeting

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Audit Committee opened the Audit Committee meeting, for the Waypointe Community Development District.

B. Ranking of Audit Proposals

1. Exhibit 7: Summary & Criteria Evaluation
2. Exhibit 8: DiBartolomeo, McBee, Hartley & Barnes, P.A.

C. Audit Committees Recommendations for Auditor Services

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Audit Committee recommended DiBartolomeo, McBee, Hartley & Barnes, P.A. for auditor, for the Waypointe Community Development District.

D. Close Audit Committee Meeting

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Audit Committee closed the Audit Committee meeting, for the Waypointe Community Development District.

*The regular board meeting reconvened at 11:19 am.*

**SIXTH ORDER OF BUSINESS – Business Matters**

A. Consideration of Audit Committees Recommendations for Auditor Services

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board approved the Audit Committee's recommendation to select DiBartolomeo, McBee, Hartley & Barnes, P.A. as the auditor, for the Waypointe Community Development District.

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board recessed the regular meeting for the purpose of conducting the Rules of Procedure Public Hearing at 11:20 AM, for the Waypointe Community Development District.

**B. Rules of Procedure Public Hearing**

1. Open Public Hearing

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board opened the Rules of Procedure Public Hearing, for the Waypointe Community Development District.

2. Exhibit 9: Presentation of Published Notices

3. Public Comments

There being none, the next item followed.

4. Close Public Hearing

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board closed the Rules of Procedure Public Hearing, for the Waypointe Community Development District.

*The regular board meeting reconvened at 11:21 am.*

C. Exhibit 10: Consideration & Adoption of **Resolution 2023-29**, Adopting Rules of Procedure

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-29**, Adopting Rules of Procedure, for the Waypointe Community Development District.

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board recessed the regular meeting for purposes of conducting the Rules of Procedure Public Hearing at 11:22 AM, for the Waypointe Community Development District.

**D. Fiscal Year 2023 Budget Public Hearing**

1. Open Public Hearing

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board opened the Fiscal Year 2023 Budget Public Hearing, for the Waypointe Community Development District.

2. Exhibit 11: Presentation of Published Notices

3. Exhibit 12: Presentation of FY 2023 Budget

4. Public Comments

There being none, the next item followed.

5. Close Public Hearing

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board closed the Fiscal year 2023 Budget Public Hearing, for the Waypointe Community Development District.

*The regular board meeting reconvened at 11:23 AM.*

E. Exhibit 13: Consideration & Adoption of **Resolution 2023-30**, Adopting FY 2023 Budget

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-30**, Adopting FY 2023 Budget, for the Waypointe Community Development District.

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board approved to recess the regular meeting for purposes of conducting the Uniform Method of Collection Public Hearing at 11:24 AM, for the Waypointe Community Development District.

**F. Uniform Method of Collection Public Hearing**

**1. Open Public Hearing**

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board opened the Uniform Method of Collection Public Hearing, for the Waypointe Community Development District.

2. Exhibit 14: Presentation of Published Notice
3. Discussion of Uniform Method of Collection
4. Public Comments

There being none, the next item followed.

**5. Close Public Hearing**

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board closed the Uniform Method of Collection Public Hearing, for the Waypointe Community Development District.

*The regular meeting reconvened at 11:25 AM.*

**G. Exhibit 15: Consideration & Adoption of Resolution 2023-31, Authorizing Uniform Method of Collection**

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-31**, Authorizing Uniform Method of Collection, for the Waypointe Community Development District.

**H. Exhibit 16: Consideration & Adoption of Resolution 2023-32, Authorizing Amendment & Approving a Form of Boundary Amendment Funding Agreement**

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-32**, Authorizing Amendment & Approving a Form of Boundary Amendment Funding Agreement, for the Waypointe Community Development District.

**I. Exhibit 17: Consideration of Boundary Amendment Funding Agreement**

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board approved the Boundary Amendment Funding Agreement, for the Waypointe Community Development District.

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board recessed the regular meeting for purposes of conducting the Debt Special Assessment Public Hearing at 11:33 AM, for the Waypointe Community Development District.



**J. Debt Special Assessments Public Hearing**

1. Open Public Hearing

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board opened the Debt Special Assessments Public Hearing, for the Waypointe Community Development District.

2. Exhibit 18: Presentation of Mailed & Published Notices
3. Exhibit 19: Presentation of Engineer's Report
4. Exhibit 20: Presentation of Assessment Report
5. Public Comment

There being none, the next item followed.

6. Equalizing Board Discussion
7. Close Public Hearing

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board closed the Debt Special Assessments Public Hearing, for the Waypointe Community Development District.

*The regular meeting reconvened at 11:40 AM.*

**K. Exhibit 21: Consideration & Adoption of Resolution 2023-33, Imposing Debt Assessments**

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board adopted **Resolution 2023-33**, Imposing Debt Assessments, for the Waypointe Community Development District.

**L. Exhibit 22: Consideration of Kimley-Horn District Engineering Services Proposal**

On a MOTION by Ms. Smith, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board approved the Kimley-Horn District Engineering Services Proposal, for the Waypointe Community Development District.

**SEVENTH ORDER OF BUSINESS – Staff Reports**

**A. District Manager**

Mr. McInnes stated that he had nothing further to report.

**B. District Attorney**

Mr. Earlywine stated that he had nothing further to report.

**C. District Engineer**

Mr. Stubbs stated that he had nothing further to report.

**EIGHTH ORDER OF BUSINESS – Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS – Adjournment**

Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Morrisette made a motion to adjourn the meeting.

179 On a MOTION by Mr. Morrisette, SECONDED by Mr. Reese, WITH ALL IN FAVOR, the Board  
180 adjourned the meeting at 11:45 a.m., for the Waypointe Community Development District.

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

184 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
185 **meeting held on May 19, 2023.**

186

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

187 Title:   ☐ Secretary   ☐ Assistant Secretary

Title:   ☐ Chairman   ☐ Vice Chairman

## EXHIBIT 2

1                                   **MINUTES OF LANDOWNERS' MEETING**  
2                                   **WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**  
3

4                   The Landowners' Meeting of the Board of Supervisors of the Waypointe Community Development  
5 District was held on Friday, April 14, 2023 at 11:07 a.m. at the Downtown Executive Center of Deland,  
6 120 S Woodland Blvd., DeLand, FL 32720.  
7

8                   Present were:  
9

10           David McInnes	District Manager, Vesta District Services
11           Candice Smith ( <i>via phone</i> )	Board Supervisor, Chairwoman
12           Christopher Reese	Board Supervisor, Vice Chairman
13           Eric Morrisette	Board Supervisor, Assistant Secretary

14

15           **FIRST ORDER OF BUSINESS - Call to Order**

16                   Mr. McInnes called the meeting to order.  
17

18           **SECOND ORDER OF BUSINESS - Election of Landowner's Meeting Chairperson**

19                   Mr. McInnes was appointed Chairman.  
20

21           **THIRD ORDER OF BUSINESS - Determination of Number of Voting Units Represented**

22                   Mr. McInnes stated that it had been determined that there were 427 voting units represented, with  
23 Exhibit 1 identifying the parcel description associated with the acreage.  
24

25           **FOURTH ORDER OF BUSINESS - Nominations for the Position of Supervisor**

26                   Supervisor Reese made the following nominations for the position of Supervisor,

- 27           A. Seat #1 Currently Held by Candice Smith  
28           B. Seat #2 Currently Held by Christopher Reese  
29           C. Seat #3 Currently Held by Greg Meath  
30           D. Seat #4 Currently Held by Eric Morrisette  
31           E. Seat #5 Currently Held by Jared Lybbert  
32

33           **FIFTH ORDER OF BUSINESS – Casting of Ballots**

- 34           A. Exhibit 1: Election Instructions, Proxy, and Ballot

35                   Mr. McInnes stated that he was in possession of a proxy by Kolter Group Acquisitions LLC,  
36 authorizing Mr. Reese to vote and cast ballots on behalf of the landowner.  
37

38           **SIXTH ORDER OF BUSINESS - Ballot Tabulations**

39                   Mr. McInnes stated the ballot tabulation was as follows:  
40                   Candice Smith received a total of 427 votes for Seat #1.  
41                   Christopher Reese received a total of 427 votes for Seat #2.  
42                   Greg Meath received a total of 426 votes for Seat #3.

43 Eric Morrisette received a total of 426 votes for Seat #4.

44 Jared Lybbert received a total of 426 votes for Seat #5.

45 Candice Smith and Christopher Reese will each serve a four (4) year term of office, having received  
46 the highest number of votes, and Greg Meath, Eric Morrisette, and Jared Lybbert will each serve a two (2)  
47 year term of office.

48

49 **SEVENTH ORDER OF BUSINESS – Landowners’ Questions or Comments**

50 There being none, the next item followed.

51

52 **EIGHTH ORDER OF BUSINESS - Adjournment**

53 The meeting was adjourned at 11:11 a.m.

54

55 Respectfully Submitted:

56 David McInnes, Secretary

## EXHIBIT 3

# **Waypointe Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending**

**April 30, 2023**

**Waypointe  
Community Development District  
BALANCE SHEET  
April 30, 2023**

	<b>GENERAL FUND</b>
<b>ASSETS:</b>	
CASH	\$        955
ACCOUNTS RECEIVABLE	1,722
DEPOSITS	-
PREPAID ITEMS	-
<b>TOTAL ASSETS</b>	<u><u>\$     2,677</u></u>
 <b>LIABILITIES &amp; FUND BALANCE</b>	
<b>LIABILITIES:</b>	
ACCOUNTS PAYABLE	\$     1,722
 <b>FUND BALANCES:</b>	
NONSPENDABLE - PREPAID AND DEPOSITS	-
RESTRICTED FOR:	
DEBT SERVICE	-
CAPITAL PROJECTS	-
UNASSIGNED:	955
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u><u>\$     2,677</u></u>

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon



**Waypointe  
Community Development District  
General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the period from October 1, 2022 through April 30, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>CURRENT MONTH</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE (+ / -)</b>	<b>% OF BUDGET</b>
<b>REVENUE</b>					
LANDOWNER CONTRIBUTION	\$ 117,190	\$ 1,000	\$ 9,445	(107,746)	8%
<b>TOTAL REVENUE</b>	<b>117,190</b>	<b>1,000</b>	<b>9,445</b>	<b>(107,746)</b>	<b>8%</b>
<b>EXPENDITURES</b>					
<b>PROFESSIONAL &amp; ADMINISTRATIVE</b>					
DISTRICT MANAGEMENT, ACCOUNTING, ADMINISTRATION	20,000	1,000	2,000	(18,000)	10%
ADMINISTRATIVE SERVICES	12,750	-	-	(12,750)	0%
ACCOUNTING SERVICES	12,750	-	-	(12,750)	0%
ASSESSMENT ADMINISTRATION	2,500	-	-	(2,500)	0%
DISSEMINATION AGENT	2,000	-	-	(2,000)	0%
LEGAL	20,000	-	722	(19,278)	4%
ENGINEERING	30,000	-	-	(30,000)	0%
POSTAGE	500	-	-	(500)	0%
PRINTING & BINDING	500	-	-	(500)	0%
LEGAL ADVERTISING	6,500	-	60	(6,441)	1%
ANNUAL SPECIAL DISTRICT FEE	175	-	125	(50)	71%
GENERAL LIABILITY & POL INSURANCE	6,000	-	2,863	(3,137)	48%
BANK FEES	500	45	45	(455)	9%
WEBSITE HOSTING, ADA, MAINTENANCE	1,515	-	2,675	1,160	177%
CONTINGENCY	1,500	-	-	(1,500)	0%
<b>TOTAL EXPENDITURES</b>	<b>117,190</b>	<b>1,045</b>	<b>8,489</b>	<b>(108,701)</b>	<b>7%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(45)</b>	<b>955</b>		
FUND BALANCE - BEGINNING			-		
DECREASE IN FUND BALANCE			-		
INCREASE IN RESERVE			-		
<b>FUND BALANCE - ENDING</b>			<b>\$ 955</b>		

**Waypointe CDD**  
**Community Development District**  
**Bank Reconciliation -GF Operating Accounts**  
**April 30, 2023**

Balance Per Bank Statement	<u>\$ 3,630.19</u>
Less: Outstanding Checks	(2,675.00)
Less: Outstanding Deposits	
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 955.19</u></u></b>
Beginning Bank Balance Per Books	\$ 1,125.00
Cash Receipts	6,597.50
Disbursements	(6,767.31)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 955.19</u></u></b>

Waypointe CDD  
Check Register  
FY2023

Date	Num	Name	Memo	Debit	Credit	BU Balance
03/01/2023						0.00
03/29/2023	00130202	Kolter		125.00		125.00
03/29/2023			Deposit	1,000.00		1,125.00
03/31/2023				1,125.00	0.00	1,125.00
04/04/2023		Kolter		6,597.50		7,722.50
04/13/2023	9997	Egis Insurance Advisors	Insurance premium March - October 2023		2,863.00	4,859.50
04/14/2023	1001	DPFG			1,059.50	3,800.00
04/14/2023	1002	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual District Fee		125.00	3,675.00
04/14/2023	1003	VGlobalTech	Website Hosting		2,675.00	1,000.00
04/19/2023			Service Charge		44.81	955.19
04/30/2023				6,597.50	6,767.31	955.19

## EXHIBIT 4

## RESOLUTION 2023-34

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

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Waypointe Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

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

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: August 11, 2023

HOUR: 11:00 AM

LOCATION: Downtown Executive Center of DeLand,  
120 S. Woodland Blvd.,  
DeLand, FL

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 Volusia 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 19th DAY OF MAY, 2023.**

ATTEST:

**WAYPOINTE COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson / Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

## **Exhibit A**

Fiscal Year 2023/2024 Proposed Budget

**WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022-2023 BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2023 ADOPTED BUDGET</b>	<b>FY 2024 PROPOSED BUDGET</b>	<b>VARIANCE</b>
1 <b>REVENUE:</b>			
2 DEVELOPER FUNDING	\$ 43,213	\$ 128,155	\$ 84,942
3 LOT CLOSINGS (SPRINGING ASSESSMENTS) <sup>1</sup>			
4 <b>TOTAL REVENUE:</b>	<b>43,213</b>	<b>128,155</b>	<b>84,942</b>
5			
6 <b>EXPENDITURES:</b>			
7 SUPERVISORS FEES	-	2,400	2,400
8 DISTRICT MANAGEMENT <sup>2</sup>	6,000	20,000	14,000
9 ADMINISTRATIVE SERVICES <sup>2</sup>	-	12,750	12,750
10 ACCOUNTING SERVICES <sup>2</sup>	-	12,750	12,750
11 ASSESSMENT ADMINISTRATION <sup>2</sup>	-	2,500	2,500
12 DISSEMINATION AGENT	-	2,000	2,000
13 LEGAL	10,000	25,000	15,000
14 ENGINEERING	10,000	30,000	20,000
15 POSTAGE	500	500	-
16 PRINTING AND BINDING	500	500	-
17 LEGAL ADVERTISING	10,000	10,000	-
18 ANNUAL SPECIAL DISTRICT FEE	175	175	-
19 GENERAL LIABILITY & POL INSURANCE	2,863	6,000	3,137
20 BANK FEES	500	500	-
21 WEBSITE HOSTING, ADA, MAINTENANCE, EMAILS	2,675	1,580	(1,095)
22 CONTINGENCY	-	1,500	1,500
23 <b>TOTAL EXPENDITURES</b>	<b>\$ 43,213</b>	<b>\$ 128,155</b>	<b>\$ 84,942</b>
24			
25 <b>TOTAL REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Footnotes:

1. O&M assessments shall immediately attach only to sold lots during Fiscal Year 2023-2024. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment.

2. Total of \$1,000/per month until bond issuance, thereafter \$4,000/per month



**WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 BUDGET  
O&M ASSESSMENT ALLOCATION**

<b>Lot Type</b>	<b>Lots</b>	<b>ERU</b>	<b>Total ERU's</b>	<b>ERU %</b>	<b>FY2024 O&amp;M</b>	<b>NET O&amp;M per Lot<sup>1</sup></b>
TH	125	0.73	91.67	26.65%	\$34,150	\$273
SF 40'	130	0.93	121.33	35.27%	\$45,202	\$348
SF 50'	131	1.00	131.00	38.08%	\$48,803	\$373
Total	386		344.00	100.00%	\$ 128,155	

Footnote:

---

1. O&M assessments shall immediately attach only to sold lots during Fiscal Year 2023-2024. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment