

The Village at Gulfstream Park Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando FL 32817 - Phone: 407.723.5900
thevillageatgulfstreamparkcdd.com

The Board of Supervisors meeting of The Village at Gulfstream Park Community Development District ("District") will be held on **December 16, 2022, at 11:00 a.m. at 901 South Federal Highway, 4th Floor, Hallandale Beach, FL 33009. The attendance of three Board Members is required to constitute a quorum at the Board of Supervisors Meeting and the Auditor Selection Committee Meeting.**

Please use the conference call information below:

Dial-In: 1-844-621-3956
Access Code: 790 393 986 #

BOARD OF SUPERVISOR'S MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of Letters of Resignation from the Board of Supervisors**
 - Isabel Espinosa
 - Joe Lopez
- 2. **Consideration of Nominations for Vacant Seats**
 - Seat 2, 4-year Term, Expires 2025
 - Seat 4, 2-year Term, Expires 2023
- 3. **Consideration of the Minutes of the July 29, 2022, Board of Supervisors Meeting**
- 4. **Consideration of the Minutes of the July 29, 2022, Auditor Selection Committee Meeting**

Business Matters

- 5. **Consideration of the Second Amendment to the User Fee Collection Agent Agreement** (*provided under separate cover*)
- 6. **Ratification of Funding Requests 289 - 292**
- 7. **Consideration of Funding Request 293 - 294**
- 8. **Review of District Financial Position**

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisors Requests and Audience Comments

Adjournment



**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Call to Order

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Public Comment Period

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Letters of Resignation from
the Board of Supervisors

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Isabel Espinoza

August 8, 2022

Village at Gulfstream Park Community Development District
12051 Corporate Blvd
Orlando, FL 32817

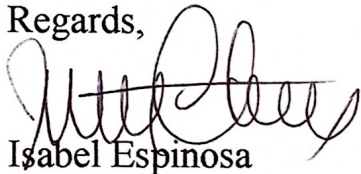
RE: Resignation from Village at Gulfstream Park CDD Board

To Whom It May Concern,

Please accept this letter as official notice of my resignation from
The Village at Gulfstream Park Community Development
District Board of Supervisors, effective immediately.

It has been my pleasure to work with you and the rest of the
District Staff in this endeavor.

Regards,

A handwritten signature in black ink, appearing to read 'Isabel Espinosa', written over a horizontal line.

Isabel Espinosa

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Joe Lopez

August 5, 2022

Village at Gulfstream Park Community Development District
12051 Corporate Blvd
Orlando, FL 32817

RE: Resignation from Village at Gulfstream Park CDD Board

To Whom It May Concern,

Please accept this letter as official notice of my resignation from The Village at Gulfstream Park Community Development District Board of Supervisors, effective immediately.

It has been my pleasure to work with you and the rest of the District Staff in this endeavor.

Regards,

A handwritten signature in blue ink, appearing to read 'Joe Lopez', with a long horizontal line extending to the right.

Joe Lopez

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Nominations for Vacant
Seats

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Seat 2
4-year Term, Expires 2025

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Seat 4
2-Year Term, Expires 2023

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the July 29,
2022, Board of Supervisors Meeting



BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Call to Order

The Board of Supervisors' Meeting for the Village at Gulfstream Park Community Development District was called to order on Friday, July 29, 2022, at 11:08 a.m. at 901 South Federal Highway, 4th Floor, Hallandale Beach, FL 33009.

Present and constituting a quorum:

Leah Hatzikonstantinou	Board Member
Joe Lopez	Board Member
Richard Patterson	Board Member
Isabel Espinosa	Board Member
Marcelo Toledo	Board Member

Also present were:

Jane Gaarlandt	PFM
Don Hasenbank	PFM (via phone)
Verona Griffith	PFM (via phone)
Gregory George	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Kathy Hackshaw	MadisonMarquette
Fenella Ellen	MadisonMarquette
Natalie Hunnighan	Gulfstream Park
Marie Long	Stronach Group

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the April 22, 2022 Board of Supervisors Meeting and Auditor Selection Committee Meeting

The Board reviewed the minutes.

On MOTION by Ms. Hatzikonstantinou, seconded by Mr. Patterson, with all in favor, the Board approved the Minutes of the April 22, 2022 Board of Supervisors Meeting and Auditor Selection Committee Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
2022-05, Setting a Regular
Meeting Schedule for FY 2023**

Ms. Gaarlandt stated that the schedule anticipates that the meetings will continue to take place on the 4th Friday of the month at the same location. Thought monthly meetings will be noticed, The Board will most likely meet on a needed basis only.

On MOTION by Mr. Lopez, seconded by Mr. Patterson, with all in favor, the Board approved Resolution 2022-05, Setting a Regular Meeting Schedule for FY 2023.

FIFTH ORDER OF BUSINESS

**Public Hearing on the
Adoption of District’s Annual
Budget**
• Public Comments
• Board Comments
A. Consideration of
Resolution 2022-06,
Approving FY 2023 Budgets
and Appropriating Funds

On MOTION by Mr. Lopez, seconded by Mr. Patterson, with all in favor, the Board opened the floor for the public hearing.

There were no public comments at this time.

On MOTION by Mr. Lopez, seconded by Mr. Patterson, with all in favor, the Board closed the floor for the public hearing.

Ms. Gaarlandt noted that there were no overall changes to the budget previously presented other than updated actuals.

On MOTION by Mr. Lopez, seconded by Ms. Hatzikonstantinou, with all in favor, the Board approved Resolution 2022-06, Approving FY 2023 Budgets and Appropriating Funds.

SIXTH ORDER OF BUSINESS

**Consideration of PFM Fee
Increase Letter**

Ms. Gaarlandt noted that PFM’s service fee has been increased from \$30,000.00 to \$32,500.00 as reflected in the budget and discussed previously.

On MOTION by Mr. Lopez, seconded by Mr. Patterson, with all in favor, the Board accepted the PFM Fee Increase Letter.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Funding Agreement

The Board reviewed the funding agreement.

On MOTION by Mr. Lopez, seconded by Ms. Hatzikonstantinou, with all in favor, the Board approved the Fiscal Year 2023 Funding Agreement.

EIGHTH ORDER OF BUSINESS

Review and Acceptance of Stormwater Needs Analysis Report (provided under separate cover)

Ms. Gaarlandt stated that the report was submitted prior to the June 30 deadline. This report is due every 5 years moving forward.

On MOTION by Mr. Lopez, seconded by Ms. Hatzikonstantinou, with all in favor, the Board accepted the Stormwater Needs Analysis Report.

NINTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Ms. Gaarlandt stated that the report was submitted prior to the June 30 deadline and was circulated to District staff and the Chair prior to submittal.

On MOTION by Mr. Lopez, seconded by Ms. Hatzikonstantinou, with all in favor, the Board accepted the Fiscal Year 2021 Audit Report.

TENTH ORDER OF BUSINESS

Consideration of Recommendation of the Auditor Selection Committee

Ms. Gaarlandt stated that the Auditor Selection Committee ranked Berger & Toombs as the highest ranked proposer.

On MOTION by Ms. Hatzikonstantinou, seconded by Ms. Espinosa, with all in favor, the Board accepted the Recommendation of the Auditor Selection Committee.

ELEVENTH ORDER OF BUSINESS

Ratification of Funding Requests 280 - 283

The Board reviewed Funding Requests 280-284. Ms. Gaarlandt noted that these are all standard District expenses.

On MOTION by Mr. Patterson, seconded by Ms. Hatzikonstantinou, with all in favor, the Board ratified Funding Requests 280 - 283.

TWELFTH ORDER OF BUSINESS

Consideration of Funding Requests 284 - 288

The Board reviewed Funding Requests 284 - 288. Ms. Gaarlandt stated these are standard District expenses.

On MOTION by Mr. Lopez, seconded by Mr. Patterson, with all in favor, the Board approved Funding Requests 284-288.

THIRTEENTH ORDER OF BUSINESS

Review of District Financial Position

Ms. Gaarlandt presented the District Financial Statements. No action is required by the Board.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

Attorney – Mr. George provided an overview of the Memorandum 2022 Legislative Update. There will be a new law that prohibits local governments from paying ransomware. Another law states that there is a new state exemption from public records as it relates to the insurance that the District carries for cybersecurity incidents. There will be a prohibition against lobbying for state officers for Districts that levy assessments. A new law will allow for Districts to publish legal notices on the county website. A new law outlines how the District can be served.

Engineer – Not Present.

Manager – Ms. Gaarlandt reminded the Board of the Form 1 that needs to be submitted, deadline was July 1st. The next meeting scheduled for August 29 was cancelled.

FIFTEENTH ORDER OF BUSINESS

**Audience Comments and
Supervisors Requests,
Adjournment**

There were no Supervisor requests or audience comments.

On MOTION by Mr. Lopez, seconded by Ms. Hatzikonstantinou, with all in favor, the July 29, 2022 meeting of the Board of Supervisors for The Village at Gulfstream Park Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the July 29,
2022, Auditor Selection Committee Meeting



AUDITOR SELECTION COMMITTEE MEETING MINUTES

FIRST ORDER OF BUSINESS

Call to Order

The Auditor Selection Committee Meeting for the Village at Gulfstream Park Community Development District was called to order on Friday, July 29, 2022, at 11:04 a.m. at 901 South Federal Highway, 4th Floor, Hallandale Beach, FL 33009.

Present and constituting a quorum:

Leah Hatzikonstantinou	Committee Member
Joe Lopez	Committee Member
Richard Patterson	Committee Member
Isabel Espinosa	Committee Member
Marcelo Toledo	Committee Member

Also present were:

Jane Gaarlandt	PFM
Don Hasenbank	PFM (via phone)
Verona Griffith	PFM (via phone)
Gregory George	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Kathy Hackshaw	MadisonMarquette
Fenella Ellen	MadisonMarquette
Natalie Hunnighan	Gulfstream Park
Marie Long	Stronach Group

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of Proposals
for Auditing Services &
Ranking of Auditing Services
Proposals**

On MOTION by Mr. Lopez, seconded by Mr. Patterson, with all in favor, the Auditor Selection Committee ranked Berger & Toombs the highest ranked proposer with 100 points.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Patterson, seconded by Ms. Espinosa, with all in favor, the July 29, 2022 meeting of the Auditor Selection Committee for The Village at Gulfstream Park Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Second Amendment to
the User Fee Collection Agent Agreement
(under separate cover)

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Funding Requests 289 -- 294

**THE VILLAGE AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 289

7/28/2022

Item No.	Payee	Budget Item	Invoice Number	FY 2022 Amount
1	Alvarez Engineers Stormwater Analysis	Engineer	6692	\$ 3,000.00
2	Billing Cochran Lyles Legal fees	District counsel	175802	\$ 907.50
3	PFM Group Consulting, LLC DM Fees - Jul Jun postage	Management Fee Postage	DM-07-2022-44 OE-EXP-07-0042	\$ 2,500.00 \$ 1.59
				\$ 6,409.09
TOTAL				\$ 6,409.09

Jane Gaarlandt

Secretary / Assistant Secretary

Chairperson

**THE VILLAGE AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 290

8/29/2022

Item No.	Payee	Budget Item	Invoice Number	FY 2022 Amount
1	Billing Cochran Lyles Legal fees	District counsel	176229	\$ 1,147.50
2	PFM Group Consulting, LLC DM Fees - Aug	Management Fee	DM-08-2022-44	\$ 2,500.00
3	SunSentinel Media Group Legal Ad 7/08/2022	Legal Ad	SSC58034259	\$ 375.88
4	U.S. Bank Administration Fee	Trustee Fee	6638834	\$ 9,158.75
5	VGlobalTech Monthly Website fee	Website Fee	4184	\$ 135.00
				\$ 13,317.13
TOTAL				\$ 13,317.13

Secretary / Assistant Secretary

Chairperson

**THE VILLAGE AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 291

9/19/2022

Item No.	Payee	Budget Item	Invoice Number	FY 2022 Amount
1	PFM Group Consulting, LLC			
	Billable Expense - Advertising	Legal Advertisement	121584	\$ 81.36
	DM Fees - Sep	Management Fee	DM-09-2022-044	\$ 2,500.00
	Aug postage	Postage	09E-EXP-09-2022-33	\$ 15.99
2	US Bank			
	Admin Fees FY22/23	Administration Fee	6638834	\$ 9,158.75
3	VGlobalTech			
	Monthly Website fee	Website Fee	4264	\$ 135.00
				\$ 11,891.10
TOTAL				\$ 11,891.10

Jane Gaarlandt
Secretary / Assistant Secretary

Paul R. [Signature]
Vice Chairperson

**THE VILLAGE AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 292

10/5/2022

Item No.	Payee	Budget Item	Invoice Number	FY 2022 Amount	FY 2023 Amount
1	Billing Cochran Lyles Legal fees	District counsel	176794	\$ 1,210.00	
2	Egis Insurance Renewal	Insurance	16710		\$ 17,318.00
3	PFM Group Consulting, LLC DM Fees - Oct Sep postage	Management Fee Postage	DM-10-2022-47 E-EXP-10-2022-24	\$ 2.28	\$ 2,708.33
				\$ 1,212.28	\$ 20,026.33
TOTAL				\$ 21,238.61	

Jane Gaarlandt
Secretary / Assistant Secretary

[Signature]
VICE - Chairperson

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Funding Requests
293 -- 294

**THE VILLAGE AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 293

10/30/2022

Item No.	Payee	Budget Item	Invoice Number	FY 2022 Amount	FY 2023 Amount
1	Billing Cochran Lyles Legal fees	District counsel	177278	\$ 550.00	
2	FL Department of Economic Opp DEO		87040		\$ 175.00
3	VGlobalTech Website Main - Oct Website Audit	Website ADA Website ADA	4381 4334	\$ 300.00	\$ 135.00
				\$ 850.00	\$ 310.00
TOTAL				\$ 1,160.00	

Secretary / Assistant Secretary

Chairperson

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87040			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Village at Gulfstream Park Community Development District, The
 Mr. Dennis Lyles
~~SunTrust Center, Sixth Floor~~ **LAS OLAS SQUARE, SUITE 600**
 515 East Las Olas Boulevard
 Fort Lauderdale, FL 33301

- 2. Telephone: (954) 764-7150
- 3. Fax: (954) 764-7279
- 4. Email: dlyles@bclmr.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: thevillageatgulfstreamparkcdd.com
- 8. County(ies): Broward
- 9. Function(s): Community Development
- 10. Boundary Map on File: 12/05/2007
- 11. Creation Document on File: 12/05/2007
- 12. Date Established: 05/02/2007
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Hallandale Beach
- 15. Creation Document(s): City Ordinance 2007-05
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/25/2021

I do hereby certify that the information above ~~changes noted if necessary~~ is accurate and complete as of this date.

Registered Agent's Signature: *Dennis E. Lyles* Date 10/21/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
ALINE O. MARCANTONIO
JOHN C. WEBBER

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FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

RECEIVED

By Verona Griffith at 11:23 am, Oct 20, 2022

September 30, 2022

Dr. Henry H. Fishkind
Village at Gulfstream Park CDD
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

**Re: Village at Gulfstream Park CDD
Our File No. 703.06632**

Dear Hank:

Enclosed please find our Interim Statement for legal services rendered in the above-referenced matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 SUNTRUST CENTER, SIXTH FLOOR
 515 EAST LAS OLAS BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301
 (954) 764-7150

VILLAGE AT GULFSTREAM PARK CDD
 PFM GROUP CONSULTING LLC
 3501 QUADRANGLE BLVD., SUITE 270
 ORLANDO FL 32817

Page: 1
 09/30/2022
 Account No: 703-066320
 Statement No: 177278

Attn: DR. HENRY H. FISHKIND

VILLAGE AT GULFSTREAM PARK CDD

Fees

		Hours	
09/08/2022	MJP CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.20	
09/14/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT	0.20	
	MJP CORRESPONDENCE TO JANE GAARLANDT	0.20	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR PATTERSON	0.10	
	MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM JANE GAARLANDT	0.10	
09/16/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT	0.10	
	MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM JANE GAARLANDT	0.20	
09/19/2022	MJP CORRESPONDENCE TO JANE GAARLANDT	0.20	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DON HASENBANK	0.10	
09/21/2022	MJP CORRESPONDENCE TO JANE GAARLANDT	0.20	
	MJP FURTHER CORRESPONDENCE TO JANE GAARLANDT	0.20	
09/26/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT WITH ATTACHMENT	0.20	
	For Current Services Rendered	2.00	550.00

VILLAGE AT GULFSTREAM PARK CDD

VILLAGE AT GULFSTREAM PARK CDD

Page: 2
09/30/2022
Account No: 703-066320
Statement No: 177278

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	2.00	\$275.00	\$550.00
	Previous Balance			\$1,210.00
	Total Current Work			550.00
	<u>Payments</u>			
10/17/2022	PAYMENT RECEIVED - THANK YOU			-1,210.00
	Balance Due			<u>\$550.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Village at Gulfstream Park CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 4381

DATE 10/01/2022

DATE 10/01/2022

ERMS Due on receipt

RECEIVED

By Verona Griffith at 11:33 am, Oct 27, 2022

DUE

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	135.00	135.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$135.00

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Village at Gulfstream Park CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

RECEIVED
By Verona Griffith at 11:30 am, Oct 27, 2022

INVOICE # 4334
DATE 09/30/2022
DUE DATE 09/30/2022
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

Invoice for Quarter 3 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

**THE VILLAGE AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 294

11/30/2022

Item No.	Payee	Budget Item	Invoice Number	FY 2023 Amount
1	Billing Cochran Lyles Legal fees	District counsel	177802	\$ 907.50
2	PFM Group Consulting LLC Billable Expenses District Management Nov. 2022 Postage October 2022	Advertising District Management Postage	122380 DM-11-2022-47 DE-EXP-11-2022-29	\$ 147.70 \$ 2,708.33 \$ 1.71
				\$ 3,765.24
TOTAL				\$ 3,765.24

Secretary / Assistant Secretary

Chairperson

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
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MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
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SHAWN B. MCKAMEY
ALINE O. MARCANTONIO
JOHN C. WEBBER

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(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
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STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

October 31, 2022

Dr. Henry H. Fishkind
Village at Gulfstream Park CDD
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

**Re: Village at Gulfstream Park CDD
Our File No. 703.06632**

Dear Hank:

Enclosed please find our Interim Statement for legal services rendered in the above-referenced matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

VILLAGE AT GULFSTREAM PARK CDD
PFM GROUP CONSULTING LLC
3501 QUADRANGLE BLVD., SUITE 270
ORLANDO FL 32817

Page: 1
10/31/2022
Account No: 703-066320
Statement No: 177802

Attn: DR. HENRY H. FISHKIND

VILLAGE AT GULFSTREAM PARK CDD

RECEIVED

By Verona Griffith at 8:57 am, Nov 23, 2022

Fees

		Hours
10/04/2022		
MJP	TELEPHONE CONFERENCE WITH ATTY. GANG	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT WITH MULTIPLE ATTACHMENTS	0.40
10/06/2022		
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM STATE DEPARTMENT OF ECONOMIC OPPORTUNITY WITH ENCLOSED SPECIAL DISTRICT FEE INVOICE AND INFORMATION REQUEST	0.30
10/17/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JAN GAARLANDT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR PATTERSON	0.10
MJP	CORRESPONDENCE TO JANE GAARLANDT	0.20
10/18/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT	0.10
10/19/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.10
10/21/2022		
DEL	PREPARATION OF DEPARTMENT OF ECONOMIC OPPORTUNITY UPDATE FORM AND CORRESPONDENCE TO DISTRICT MANAGER	0.40
10/26/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT	0.20

VILLAGE AT GULFSTREAM PARK CDD

Page: 2
10/31/2022
Account No: 703-066320
Statement No: 177802

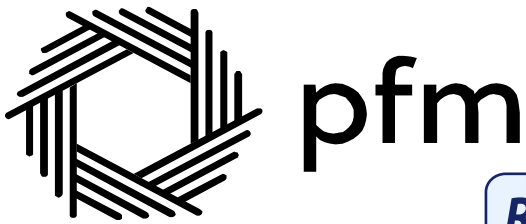
VILLAGE AT GULFSTREAM PARK CDD

		Hours	
10/27/2022			
MJP	CORRESPONDENCE TO JANE GAARLANDT	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR PATTERSON; RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT	0.20	
10/28/2022			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT AND REPLY THERETO	0.20	
MJP	CORRESPONDENCE TO JANE GAARLANDT WITH ATTACHMENT	0.20	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM JANE GAARLANDT	0.10	
MJP	CORRESPONDENCE TO FORMER SUPERVISOR ESPINOSA	0.20	
	For Current Services Rendered	3.30	907.50

		Recapitulation		
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.70	\$275.00	\$192.50
MICHAEL J. PAWELCZYK	PARTNERS	2.60	275.00	715.00

Previous Balance	\$550.00
Total Current Work	907.50
Balance Due	<u>\$1,457.50</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046



Date	Invoice Number
November 7, 2022	122380
Payment Terms	Due Date
Upon Receipt	November 7, 2022

RECEIVED
By Verona Griffith at 10:53 am, Nov 29, 2022

Bill To:
The Village at Gulfstream Park CDD
c/o PFM Group Consulting District Accounting
Department
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

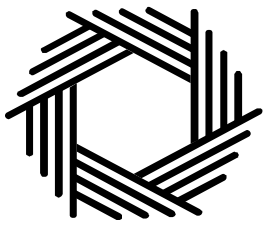
Company Address:
1735 Market Street
42nd Floor
Philadelphia, PA 19103
+1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Billable expenses

Expenses	\$147.70
Total Amount Due	\$147.70



pfm

Date	Invoice Number
November 7, 2022	122380
Payment Terms	Due Date
Upon Receipt	November 7, 2022

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Advertising	Jennifer Walden	10/07/22	\$147.70
			Advertising <u>\$147.70</u>
			Total Expenses: \$147.70



Sales Receipt

Date: 10/17/2022 2:29:00 PM

Adit Order # 7304639

Description: SSC Other Legal Notices
Card Holder Name: PFM Group Consulting LLC walden
Billed To: PFM Group Consulting LLC
Card Type: Visa
Card Number: XXXXXXXXXXXX9887
Authorization Number: 064981

Products:

Name	Run Date
Sun Sentinel	Sunday, October 09, 2022
Affidavit	Sunday, October 09, 2022
Floridapublicnotices.com	Sunday, October 09, 2022
Classified.ss.com_Legal	Sunday, October 09, 2022

Transactions:

Date	Amount
Friday, October 7, 2022	0.00
Friday, October 7, 2022	147.70
Total:	147.70

Thank you for your business!

Order ID: 7304639

* Agency Commission not included

GROSS PRICE * : \$147.70

PACKAGE NAME: SSC Other Legal Notices

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 1 Column

Run Date(s): Saturday, October 8, 2022

Zone: Full Run

Color Spec. B/W

Preview

**NOTICE OF BOARD OF SUPERVISORS
MEETING DATES
VILLAGE AT GULFSTREAM COMMUNITY
DEVELOPMENT DISTRICT**

The regular meetings of the Board of Supervisors of the Village at Gulfstream Park Community Development District for the Fiscal Year 2022-2023 shall be held at 901 South Federal Highway, 4th Floor, Hallandale Beach, FL 33009, at 11:00 a.m. unless otherwise indicated; as follows:

October 28, 2022
November 11, 2022
December 16, 2022
January 27, 2023
February 24, 2023
March 24, 2023
April 28, 2023
May 26, 2023
June 23, 2023
July 28, 2023
August 25, 2023
September 22, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8771 (TTY) / 1-800-

Order ID: 7304639

* Agency Commission not included

GROSS PRICE * : \$147.70

PACKAGE NAME: SSC Other Legal Notices

955-8770 (Voice), for aid in contacting the District Office.

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

10/8/2022 7304639



Date	Invoice Number
November 7, 2022	DM-11-2022-47
Payment Terms	Due Date
Upon Receipt	November 7, 2022

Bill To:
The Village at Gulfstream Park CDD
c/o PFM Group Consulting District Accounting
Department
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:
1735 Market Street
42nd Floor
Philadelphia, PA 19103
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: District Management Fee: November 2022

Professional Fees	\$2,708.33
Total Amount Due	\$2,708.33



Date	Invoice Number
November 21, 2022	OE-EXP-11-2022-29
Payment Terms	Due Date
Upon Receipt	November 21, 2022

Bill To:
The Village at Gulfstream Park CDD
c/o PFM Group Consulting District Accounting
Department
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:
1735 Market Street
42nd Floor
Philadelphia, PA 19103
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: October 2022 Postage \$1.71

Expenses	\$1.71
Total Amount Due	\$1.71

**VILLAGES AT GULFSTREAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Position

The Village at Gulfstream Park CDD

Statement of Financial Position

As of 11/30/2022

	General Fund	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 8,523.08				\$ 8,523.08
Accounts Receivable - Due from Developer	4,925.24				4,925.24
Debt Service Reserve Bond		\$2,330,030.68			2,330,030.68
Revenue Bond		17,659.85			17,659.85
Prepayment Bond		47,494.10			47,494.10
User Fee Bond		446,845.05			446,845.05
Custody Bond		1,039.92			1,039.92
Total Current Assets	<u>\$ 13,448.32</u>	<u>\$2,843,069.60</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,856,517.92</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,843,069.60	\$ 2,843,069.60
Amount To Be Provided				43,761,930.40	43,761,930.40
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$46,605,000.00</u>	<u>\$46,605,000.00</u>
Total Assets	<u><u>\$ 13,448.32</u></u>	<u><u>\$2,843,069.60</u></u>	<u><u>\$ -</u></u>	<u><u>\$46,605,000.00</u></u>	<u><u>\$49,461,517.92</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 3,765.24				\$ 3,765.24
Deferred Revenue	4,925.24				4,925.24
Total Current Liabilities	<u>\$ 8,690.48</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,690.48</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$46,605,000.00	\$46,605,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$46,605,000.00</u>	<u>\$46,605,000.00</u>
Total Liabilities	<u><u>\$ 8,690.48</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$46,605,000.00</u></u>	<u><u>\$46,613,690.48</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 839.39				\$ 839.39
Net Assets - General Government	17,009.31				17,009.31
Current Year Net Assets - General Government	(13,090.86)				(13,090.86)
Net Assets, Unrestricted		\$2,828,474.23			2,828,474.23
Current Year Net Assets, Unrestricted		14,595.37			14,595.37
Net Assets, Unrestricted			\$ (173,579.87)		(173,579.87)
Net Assets, Unrestricted			173,579.87		173,579.87
Total Net Assets	<u><u>\$ 4,757.84</u></u>	<u><u>\$2,843,069.60</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,847,827.44</u></u>
Total Liabilities and Net Assets	<u><u>\$ 13,448.32</u></u>	<u><u>\$2,843,069.60</u></u>	<u><u>\$ -</u></u>	<u><u>\$46,605,000.00</u></u>	<u><u>\$49,461,517.92</u></u>

The Village at Gulfstream Park CDD
Statement of Activities
As of 11/30/2022

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
Developer Contributions	\$ 20,026.33				\$ 20,026.33
Other Assessments		\$1,516,502.43			1,516,502.43
User Fee Revenue		86,184.02			86,184.02
Tenant Fees		2,241.43			2,241.43
Total Revenues	\$ 20,026.33	\$1,604,927.88	\$ -	\$ -	\$ 1,624,954.21
<u>Expenses</u>					
Public Officials' Liability Insurance	\$ 4,702.00				\$ 4,702.00
Trustee Services	8,465.62				8,465.62
Management	5,416.66				5,416.66
District Counsel	1,457.50				1,457.50
Postage & Shipping	1.71				1.71
Legal Advertising	147.70				147.70
Web Site Maintenance	135.00				135.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	5,031.00				5,031.00
Property & Casualty	7,585.00				7,585.00
Interest Payments		\$1,602,046.88			1,602,046.88
Total Expenses	\$ 33,117.19	\$1,602,046.88	\$ -	\$ -	\$ 1,635,164.07
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$ 1,157.27			\$ 1,157.27
Dividend Income		10,557.10			10,557.10
Total Other Revenues (Expenses) & Gains (Losses)	\$ -	\$ 11,714.37	\$ -	\$ -	\$ 11,714.37
Change In Net Assets	\$ (13,090.86)	\$ 14,595.37	\$ -	\$ -	\$ 1,504.51
Net Assets At Beginning Of Year	\$ 17,848.70	\$2,828,474.23	\$ -	\$ -	\$ 2,846,322.93
Net Assets At End Of Year	\$ 4,757.84	\$2,843,069.60	\$ -	\$ -	\$ 2,847,827.44

The Village at Gulfstream Park CDD
 Budget to Actual
 For the Month Ending 11/30/2022

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$ 20,026.33	\$21,283.76	\$ (1,257.43)	\$127,702.50
Net Revenues	\$ 20,026.33	\$21,283.76	\$ (1,257.43)	\$127,702.50
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ -	\$ 66.66	\$ (66.66)	\$ 400.00
Public Officials' Liability Insurance	4,702.00	891.26	3,810.74	5,347.50
Trustee Services	8,465.62	1,666.66	6,798.96	10,000.00
Management	5,416.66	5,416.66	-	32,500.00
Engineering	-	1,666.66	(1,666.66)	10,000.00
Dissemination Agent	-	166.66	(166.66)	1,000.00
Property Appraiser	-	250.00	(250.00)	1,500.00
District Counsel	1,457.50	5,000.00	(3,542.50)	30,000.00
Assessment Administration	-	1,250.00	(1,250.00)	7,500.00
Reamortization Schedules	-	83.34	(83.34)	500.00
Audit	-	916.66	(916.66)	5,500.00
Arbitrage Calculation	-	250.00	(250.00)	1,500.00
Travel and Per Diem	-	66.66	(66.66)	400.00
Telephone	-	16.66	(16.66)	100.00
Postage & Shipping	1.71	16.66	(14.95)	100.00
Copies	-	16.66	(16.66)	100.00
Legal Advertising	147.70	500.00	(352.30)	3,000.00
Miscellaneous	-	166.72	(166.72)	1,000.00
Web Site Maintenance	135.00	470.00	(335.00)	2,820.00
Dues, Licenses, and Fees	175.00	29.16	145.84	175.00
General Insurance	5,031.00	958.34	4,072.66	5,750.00
Property & Casualty	7,585.00	1,418.34	6,166.66	8,510.00
Total General & Administrative Expenses	\$ 33,117.19	\$21,283.76	\$ 11,833.43	\$127,702.50
Total Expenses	\$ 33,117.19	\$21,283.76	\$ 11,833.43	\$127,702.50
Net Income (Loss)	\$(13,090.86)	\$ -	\$(13,090.86)	\$ -