

MINUTES
Pembroke Harbor Community
Development District

Rescheduled Budget and Regular
Meeting
September 20, 2024
6:30 p.m.

Pool Area of Pembroke Cay
807 SW 143rd Terrace
Pembroke Pines, Florida

**Pembroke Harbor Community Development District
Budget and Regular Meeting
September 20, 2024
6:30 p.m.
Pool Area of Pembroke Cay
807 SW 143rd Terrace, Pembroke Pines, Florida**

AGENDA

1. Call To Order
2. Roll Call
3. **Public Hearings.**
 - a. **Resolution 2024-2.** A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENTDISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2024-2025
 - b. **Resolution 2024-3.** A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2024-2025
4. **New Business**
 - a. **November Election discussion**
5. **Staff Reports**
6. **Audience Comments.**
7. **Supervisor’s Comments**
8. **Other Business.**
9. **Adjournment.**

Resolution 2024-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE BUDGET FOR FISCAL YEAR 2024-2025**

WHEREAS, Pembroke Harbor Community Development District tentatively adopted a proposed budget on April 18, 2024; and

WHEREAS, the Board of Supervisors has considered the proposed FY2024-2025 operating budget; and

WHEREAS, the Board of Supervisors has considered the proposed Fiscal Year 2024-2025 operating budget.

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

Section 1. The Fiscal Year 2024-2025 budget (Exhibit "A") is hereby adopted.

Section 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 20th DAY OF SEPTEMBER 2024.

Attest:

Chair Karena Bland

Secretary Christopher Wallace

Exhibit A

	FY2024 Adopted	FY2025 ADOPTED
Revenues:		
Assessments	231,589	216,224
Discounts Allowed	(9,264)	(8,649)
Total Revenues	222,325	207,575
Expenditures:		
Administrative		
Supervisor's Fees	6,000	6,000
Property Appraiser and Tax Collector Fees	6,600	5,500
Supervisor of Election Fees	-	1,500
Engineering	1,000	4,500
Legal	7,200	7,200
Audit	4,500	5,300
Trustee and Paying Agent Fees	4,000	4,000
Management Fees	20,000	20,000
Assessment Administration	-	-
Postage and Freight	100	250
Insurance	4,100	5,800
Printing and Binding	150	150
Advertising	600	800
Other Current Charges	500	500
Office Supplies	200	100
Dues, Licenses, and Subscriptions	175	175
Miscellaneous Expenses	500	500
Total Administrative	55,625	62,275
Debt Service		
Principal	50,000	55,000
Interest	97,650	90,300
One-time Loan Repayment/Contingency	20,900	-
Total Debt Service	166,700	145,300
Total Expenditures	222,325	207,575
Revenues Less Expenditures	-	-
Gross Assessments, 208 Units	1,113.41	1,039.54
Net Assessments, 208 Units	1,068.87	997.96

Resolution 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2024-2025

WHEREAS, Pembroke Harbor Community Development District has adopted a budget on September 20, 2024; and

WHEREAS, the adopted budget contemplates revenues derived from parcels benefiting from the improvements and services provided to those parcels; and

WHEREAS, the Board of Supervisors has previously established and confirms for Fiscal Year 2024-2025 that all parcels equally benefit from the improvements and services and each parcel should be assessed the same rate of assessment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board hereby levies an assessment of \$216,224 to fund the District's Fiscal Year 2024-2025 budget.

Section 2. Each parcel in the District is assessed \$1,039.54.

Section 3. The District Manager is hereby instructed to certify the final roll to the Broward County Property Appraiser and Broward County Tax Collector

Section 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 20TH DAY OF SEPTEMBER 2024.

Attest:

Chair Karena Bland

Secretary Christopher Wallace