

MURPHY'S LANDING

**COMMUNITY DEVELOPMENT
DISTRICT**

May 21, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Murphy's Landing 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

<https://murphyslandingcdd.net/>

May 14, 2026

Board of Supervisors
Murphy's Landing Community Development District

Dear Board Members:

The Board of Supervisors of the Murphy's Landing Community Development District will hold a Regular Meeting on May 21, 2026 at 11:00 a.m., at the Barron Library, 461 N Main Street, Labelle, Florida 33935. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of FY2027 Proposed Budget
 - A. Resolution 2026-40, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]
 - B. Resolution 2026-40, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
4. Consideration of Resolution 2026-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date
5. Consideration of Resolution 2026-41, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Consideration of Resolution 2026-22, Designating the Location of the Local District Records Office and Providing an Effective Date

ATTENDEES:

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

7. Acceptance of Unaudited Financial Statement as of March 31, 2026
8. Approval of January 23, 2026 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*
 - B. District Engineer: *JR Evans Engineering, P.A.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: TBD
 - QUORUM CHECK
10. Board Members' Comments/Requests
11. Public Comments

SEAT 1	JIM MCGOWAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ROBERT NELSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	BRUCE NOBLE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	GARRISON BURR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	MICHAEL BYRD	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,

Cindy Carbone
 Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 354-2519

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

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**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
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**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 81,619	\$ 4,117	\$ 62,200	\$ 66,317	\$ 100,058
Total revenues	<u>81,619</u>	<u>4,117</u>	<u>62,200</u>	<u>66,317</u>	<u>100,058</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	36,000	8,000	14,000	22,000	46,000
Legal	25,000	11,038	13,962	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	-	-	-	-	5,500
Dissemination agent*	1,167	-	-	-	1,833
Telephone	117	67	50	117	200
Postage	500	-	500	500	500
Printing & binding	500	167	333	500	500
Legal advertising	7,500	4,694	2,806	7,500	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,000
Contingencies/bank charges	1,200	104	1,096	1,200	1,750
Website hosting & maintenance	1,750	-	1,825	1,825	705
Website ADA compliance	210	-	-	-	145
Total expenditures	<u>81,619</u>	<u>24,070</u>	<u>42,247</u>	<u>66,317</u>	<u>100,058</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(19,953)	19,953	-	-
Fund balance - beginning (unaudited)	-	-	(19,953)	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (19,953)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording** \$ 46,000

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 25,000

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 5,000

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.

Engineering - stormwater reporting 5,000

Stormwater and public facilities reporting

Audit 5,500

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

Dissemination agent* 1,833

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.

Telephone 200

Postage 500

Telephone and fax machine.

Printing & binding 500

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

Legal advertising 1,750

Letterhead, envelopes, copies, agenda packages

Annual special district fee 175

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

EXPENDITURES (continued)

Insurance 6,000

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges 1,750

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

Website hosting & maintenance 705

Website ADA compliance 145

Total expenditures \$ 100,058

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2026-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MURPHY’S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 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, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Murphy’s Landing Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); 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 MURPHY’S LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 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: _____, 2026

HOUR: ____:____ a./p.m.

LOCATION: _____

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 Hendry County, Florida at least sixty (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 (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (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 21ST DAY OF MAY, 2026.

ATTEST:

**MURPHY'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2026-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("**Board**") of the Murphy's Landing Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the "**District's Office**," Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the

District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: ____:____ a./p.m.

LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Hendry County, Florida at least sixty (60) days prior to the hearing set above.

5. 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 (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Hendry County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2026.

ATTEST:

**MURPHY’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MURPHY’S LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS FOR THE BOARD OF SUPERVISORS OF THE DISTRICT FOR REMAINDER OF FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Murphy’s Landing 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 Hendry County, 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 annual meeting schedule for the remainder of the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2026”), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MURPHY’S LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 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 21st day of May, 2026.

ATTEST:

**MURPHY’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026 Annual Meeting Schedule

Exhibit A:

MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>TBD</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS FOR THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Murphy's Landing 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 Hendry County, 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 annual meeting schedule for the remainder of the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027"), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2027 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 21st day of May, 2026.

ATTEST:

**MURPHY'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A:

MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION <i>TBD</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2026	Regular Meeting	__:__ AM/PM
November __, 2026	Regular Meeting	__:__ AM/PM
December __, 2026	Regular Meeting	__:__ AM/PM
January __, 2027	Regular Meeting	__:__ AM/PM
February __, 2027	Regular Meeting	__:__ AM/PM
March __, 2027	Regular Meeting	__:__ AM/PM
April __, 2027	Regular Meeting	__:__ AM/PM
May __, 2027	Regular Meeting	__:__ AM/PM
June __, 2027	Regular Meeting	__:__ AM/PM
July __, 2027	Regular Meeting	__:__ AM/PM
August __, 2027	Regular Meeting	__:__ AM/PM
September __, 2027	Regular Meeting	__:__ AM/PM

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-22

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE MURPHY’S LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Murphy’s Landing Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Hendry County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MURPHY’S LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at:

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

**MURPHY’S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 13,195	\$ -	\$ -	\$ 13,195
Undeposited funds	23,046	-	-	23,046
Due from Landowner	4,659	-	-	4,659
Due from general fund	-	7,037	750	7,787
Total assets	<u>40,900</u>	<u>7,037</u>	<u>750</u>	<u>48,687</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 24,306	\$ 7,037	\$ 750	\$ 32,093
Due to Landowner	-	7,037	750	7,787
Due to debt service fund	7,037	-	-	7,037
Due to capital projects fund	750	-	-	750
Landowner advance	13,500	-	-	13,500
Total liabilities	<u>45,593</u>	<u>14,074</u>	<u>1,500</u>	<u>61,167</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,659	-	-	4,659
Total deferred inflows of resources	<u>4,659</u>	<u>-</u>	<u>-</u>	<u>4,659</u>
Fund balances:				
Restricted for:				
Debt service	-	(7,037)	-	(7,037)
Capital projects	-	-	(750)	(750)
Unassigned	(9,352)	-	-	(9,352)
Total fund balances	<u>(9,352)</u>	<u>(7,037)</u>	<u>(750)</u>	<u>(17,139)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 40,900</u>	<u>\$ 7,037</u>	<u>\$ 750</u>	<u>\$ 48,687</u>

**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 15,259	\$ 19,376	\$ 81,619	24%
Total revenues	<u>15,259</u>	<u>19,376</u>	<u>81,619</u>	24%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	10,000	36,000	28%
Legal	189	11,228	25,000	45%
Engineering	2,287	2,287	2,000	114%
Dissemination agent*	-	-	1,167	0%
Telephone	16	83	117	71%
Postage	20	20	500	4%
Printing & binding	42	208	500	42%
Legal advertising	-	4,694	7,500	63%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	104	208	1,200	17%
Website hosting & maintenance	-	-	1,750	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>4,658</u>	<u>28,728</u>	<u>81,619</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	10,601	(9,352)	-	
Fund balances - beginning	(19,953)	-	-	
Fund balances - ending	<u>\$ (9,352)</u>	<u>\$ (9,352)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>-</u>	<u>7,037</u>
Total expenditures	<u>-</u>	<u>7,037</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (7,037)
 Fund balances - beginning	 <u>(7,037)</u>	 <u>-</u>
Fund balances - ending	<u><u>\$(7,037)</u></u>	<u><u>\$(7,037)</u></u>

**MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>-</u>	<u>750</u>
Total expenditures	<u>-</u>	<u>750</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (750)
 Fund balances - beginning	 <u>(750)</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ (750)</u></u>	<u><u>\$ (750)</u></u>

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Murphy's Landing Community Development District held Public Hearings, a Regular Meeting and Audit Committee Meeting on January 23, 2026 at 11:00 a.m., at the Barron Library, 461 N Main Street, Labelle, Florida 33935.

Present:

James (Jim) McGowan	Chair
Bruce Noble	Vice Chair
Charles (Robert) Nelson	Assistant Secretary
Michael Byrd	Assistant Secretary

Also present:

Chris Conti	District Manager
Patrick Collins (via telephone)	District Counsel, Kilinski Van Wyk
Mitchell Zwang (via telephone)	District Counsel, Kilinski Van Wyk
John S. Vanni (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 11:04 a.m. The Oath of Office was administered to Michael Byrd before the meeting.

Supervisors McGowan, Nelson, Noble and Byrd were present. Supervisor Burr was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor Michael Byrd (the following will be provided under separate cover)

39 This item was addressed during the First Order of Business. The following items were
40 provided and explained to Mr. Byrd before the meeting:

- 41 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 42 **B. Membership, Obligations and Responsibilities**
- 43 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 44 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
- 45 **Public Officers**

46

47 **FOURTH ORDER OF BUSINESS** **Ratification of Resolution 2026-03, Electing**
 48 **the Officers of the District, and Providing**
 49 **for an Effective Date**
 50

51 Mr. Conti presented Resolution 2026-03.

52 The slate of officers was as follows:

53	Chair	James (Jim) McGowan
54	Vice Chair	Bruce Noble
55	Secretary	Craig Wrathell
56	Assistant Secretary	Robert Nelson
57	Assistant Secretary	Garrison Burr
58	Assistant Secretary	Michael Byrd
59	Assistant Secretary	Chris Conti
60	Assistant Secretary	Cindy Cerbone
61	Treasurer	Craig Wrathell
62	Assistant Treasurer	Jeffrey Pinder

63 No other nominations were made.

64 **On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor,**
 65 **Resolution 2026-03, Electing the Officers of the District, as nominated, and**
 66 **Providing for an Effective Date, was ratified.**

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69 **FIFTH ORDER OF BUSINESS** **Public Hearing Confirming the Intent of the**
 70 **District to Use the Uniform Method of**
 71 **Levy, Collection and Enforcement of Non-**

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Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2026-36, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Murphy's Landing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Conti presented Resolution 2026-36 and read the title.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, the Public Hearing was closed.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2026-36, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Murphy's Landing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

111

112 **A. Affidavit/Proof of Publication**

113 **B. Mailed Notice to Property Owner(s)**

114 These items were included for informational purposes.

115 **C. Master Engineer's Report (for informational purposes)**

116 Mr. Vanni presented the Master Engineer's Report. He noted the following:

117 ➤ The Report lays out the Capital Improvement Plan (CIP) and estimated costs of the CIP.

118 ➤ The District plans to design, permit, finance, acquire and/or construct, operate, and
119 maintain all or part of certain infrastructure necessary for community development within the
120 District.

121 Mr. Vanni stated that very minor modifications were made since the Report was last
122 presented, such as to off-site improvements; verifying/clarifying responsibilities in one section
123 between the Department of Transportation (DOT) and the City of Labelle; and modifying the
124 contingency from 20% to 30%, as requested at the last meeting to more accurately account for
125 inflationary costs.

126 Mr. **Zwang** posed and Mr. Vanni responded to the following questions:

127 **Mr. Zwang:** Based on your experience, are the cost estimates in your Engineer's Report
128 reasonable and proper?

129 **Mr. Vanni:** Yes, they are.

130 **Mr. Zwang:** Do you have any reason to believe the CIP cannot be carried out by the
131 District?

132 **Mr. Vanni:** No, I do not.

133 **Mr. Zwang** stated that there are two criteria that special assessments must meet to be
134 valid. The first is that the lands subject to the special assessment must receive a special benefit.
135 The second is that the special assessment must be reasonably apportioned among the lands
136 subject to that special assessment.

137 **D. Master Special Assessment Methodology Report (for informational purposes)**

138 Mr. Conti presented the Master Special Assessment Methodology Report. He noted the
139 following:

140 ➤ The Methodology Report is based upon the updated Master Engineer's Report.

- 141 ➤ The land within the District consists of approximately 187.65 +/- acres.
- 142 ➤ The Development Plan envisions a total of 629 single-family residential units of various
143 types and sizes.
- 144 ➤ The proposed financing plan for the District provides for the issuance of the Bonds in
145 the approximate principal amount of \$80,000,000 to finance approximately \$51,910,370 in CIP
146 costs.
- 147 Mr. Conti reviewed Appendix Tables 1 through 5, which detail the Development Plan,
148 Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, and Assessment
149 Apportionment.
- 150 Mr. **Zwang** posed and Mr. Conti responded to the following questions:
- 151 **Mr. Zwang:** In your professional opinion, do the lands subject to the assessments
152 receive special benefits from the District's CIP?
- 153 **Mr. Conti:** Yes.
- 154 **Mr. Zwang:** In your professional opinion, are the master assessments reasonably
155 apportioned among the lands subject to the special assessments?
- 156 **Mr. Conti:** Yes.
- 157 **Mr. Zwang:** In your professional opinion, is it reasonable, proper and just to assess the
158 costs of the CIP as a system of improvements and against the lands in the District in accordance
159 with your Methodology?
- 160 **Mr. Conti:** Yes.
- 161 **Mr. Zwang:** Is it your opinion that the special benefits the lands will receive as set forth
162 in the final assessment roll will equal to or in excess of the maximum master assessments
163 thereon when allocated as set forth in the Methodology?
- 164 **Mr. Conti:** Yes.
- 165 **Mr. Zwang:** Is it your opinion that it is in the best interest of the District that the master
166 assessments be paid and collected in accordance with the Methodology and the District's
167 assessment resolutions?
- 168 **Mr. Conti:** Yes.

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On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Public Hearing was opened.

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.

No affected property owners or members of the public spoke.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, the Public Hearing was closed.

- E. **Consideration of Resolution 2026-37, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Mr. Conti presented Resolution 2026-37 and read the title.

On MOTION by Mr. Byrd and seconded by Mr. Nelson, with all in favor, Resolution 2026-37, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

203 **F. Consideration of Notice of Master Special Assessments/Governmental Lien of Record**

204 Mr. Collins stated that this is the form of Master Notice of Lien that will be recorded at a
205 later date.

206 **On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, the**
207 **Notice of Master Special Assessments/Governmental Lien of Record, in**
208 **substantial form, was approved.**

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211 **SEVENTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules of Procedure and Amenity Rates and
Disciplinary Rules, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

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217 **A. Affidavits of Publication**

218 **B. Consideration of Resolution 2026-38, Adopting Rules of Procedure; Adopting Amenity**
219 **Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability Clause;**
220 **and Providing an Effective Date**

221 Mr. Conti presented Resolution 2026-38 and the Rules of Procedure, Amenity
222 Disciplinary Rules, and the Rates, Fees and Charges.

223 A Board Member asked how the Non-Resident Annual User Fee of \$2,500 to \$4,000 is
224 derived. Mr. Collins stated that generally aligns with projected annual assessment amounts, but
225 it is also a representation of the typical market rate for non-resident access to amenities.
226 Regarding the range, Mr. Collins stated that the exact fee is not being set at this time, rather
227 the range is being adopted. In response to the question of whether there is a capital recovery in
228 the fee structure, Mr. Collins replied no and stated it is a flat fee that a non-resident would pay.

229 **On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor,**
230 **the Public Hearing was opened.**

231
232 No affected property owners or members of the public spoke.

233 **On MOTION by Mr. Byrd seconded by Mr. Nelson, with all in favor, the Public**
234 **Hearing was closed.**

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236 **On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor,**
237 **Resolution 2026-38, Adopting Rules of Procedure; Adopting Amenity**

238 **Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability**
239 **Clause; and Providing an Effective Date, was adopted.**

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242 **EIGHTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
243 **2025/2026 Budget**

- 244
- 245 **A. Affidavit of Publication**
- 246 **B. Consideration of Resolution 2026-39, Relating to the Annual Appropriations and**
- 247 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**
- 248 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
- 249 **Date**

250 Mr. Conti presented Resolution 2026-39. He reviewed the proposed Fiscal Year 2026
251 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
252 budget, and explained the reasons for any changes. This is a Landowner-contribution budget,
253 with expenses being funded as they are incurred.

254 **On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the**
255 **Public Hearing was opened.**

256
257 No affected property owners or members of the public spoke.

258 **On MOTION by Mr. Noble and seconded by Mr. Byrd, with all in favor, the**
259 **Public Hearing was closed.**

260
261 **On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor,**
262 **Resolution 2026-39, Relating to the Annual Appropriations and Adopting the**
263 **Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**
264 **30, 2026; Authorizing Budget Amendments; and Providing an Effective Date,**
265 **was adopted.**

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268 **NINTH ORDER OF BUSINESS** **Recess Regular Meeting/Commencement**
269 **of Audit Selection Committee Meeting**

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271 **On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the**
272 **Regular Meeting recessed and the Audit Selection Committee Meeting**
273 **commenced.**

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TENTH ORDER OF BUSINESS

Review of Responses to Request for Proposals (RFP) for Annual Audit Services

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Conti discussed the qualifications and pricing for each of the following respondents.

Mr. Conti presented his Auditor Evaluation Matrix scores and ranking and explained his reasoning for the scores he awarded in each category.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$2,800 for Fiscal Year 2026, and \$3,500 for Fiscal Years 2027 and 2028, plus an additional \$1,400 with bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$2,950 for Fiscal Year 2026, \$3,050 for Fiscal Year 2027, \$3,150 for Fiscal Year 2028, \$3,250 for Fiscal Year 2029 and \$3,350 for Fiscal Year 2030, plus an additional fee increase not exceeding \$1,250 with bond issuance.

III. Grau & Associates

Bid: \$2,500 for Fiscal Year 2026, \$2,600 for Fiscal Year 2027 and \$32,700 for Fiscal Year 2028, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Having the option to score and rank the respondents individually, as a Committee or accept Mr. Conti's scores and ranking, the Board, sitting as the Audit Selection Committee, agreed with Mr. Conti's scores and ranking, as follows:

#1	Grau & Associates	100 Points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	99 Points
#3	Berger, Toombs, Elam, Gaines & Frank	89 Points

On MOTION by Mr. Noble and seconded by Mr. Nelson, with all in favor, accepting Mr. Conti's scores and ranking as the Audit Selection Committee's own scores and ranking, was approved.

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ELEVENTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

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TWELFTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

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• **Award of Contract**

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, accepting the Audit Selection Committee's scores, ranking and recommendation ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own scores and ranking, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.

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THIRTEENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

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A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent: JR Evans Engineering, P.A.

Mr. Conti stated that JR Evans Engineering, P.A., (JR Evans), the current Interim District Engineer, was the sole respondent to the RFQ for Engineering Services.

D. Competitive Selection Criteria/Ranking

Mr. Conti stated and Mr. Collins confirmed that, as there was only one respondent, the Board can deem JR Evans as the most responsive, responsible respondent and rank them as the #1 ranked respondent.

E. Award of Contract

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On MOTION by Mr. Noble and seconded by Mr. Byrd, with all in favor, ranking JR Evans Engineering, P.A., as the #1 ranked respondent to the RFQ for Engineering Services, awarding the Engineering Services Contract to JR Evans Engineering, P.A., authorizing District Counsel to negotiate and prepare the Engineering Services Contract with JR Evans Engineering, P.A., and authorizing the Chair to execute, subject to ratification at a future meeting, was approved.

FOURTEENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form [October 1, 2025 -
September 30, 2026]**

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Noble and seconded by Mr. Nelson, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-12,
Granting the Chairperson and Vice
Chairperson the Authority to Execute Real
and Personal Property Conveyance and
Dedication Documents, Plats and Other
Documents Related to the Development of
the District's Improvements; Approving the
Scope and Terms of Such Authorization;
Providing a Severability Clause; and
Providing an Effective Date**

Mr. Conti presented Resolution 2026-12 and read the title.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, Resolution 2026-12, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

383 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-22,**
 384 **Designating the Location of the Local**
 385 **District Records Office and Providing an**
 386 **Effective Date**

387
388 This item was deferred.

389
390 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-24,**
 391 **Designating Dates, Times and Locations for**
 392 **Regular Meetings of the Board of**
 393 **Supervisors of the District for Fiscal Year**
 394 **2025/2026 and Providing for an Effective**
 395 **Date**

396
397 This item was deferred.

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399 **EIGHTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 400 **Statements as of December 31, 2025**

401
402 **On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor,**
 403 **the Unaudited Financial Statements as of December 31, 2025, were accepted.**

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406 **NINETEENTH ORDER OF BUSINESS** **Approval of Minutes**

- 407
- 408 **A. November 17, 2025 Landowners' Meeting**
- 409 **B. November 17, 2025 Organizational Meeting**

410 **On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor,**
 411 **the November 17, 2025 Landowners' Meeting Minutes and the November 17,**
 412 **2025 Organizational Meeting Minutes, both as presented, were approved.**

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415 **TWENTIETH ORDER OF BUSINESS** **Staff Reports**

- 416
- 417 **A. District Counsel: Kilinski | Van Wyk PLLC**

418 Mr. Collins stated that the bond validation hearing will be on February 23, 2026.
 419 Assuming the validation is successful, work on the first bond issuance will likely be able to
 420 commence at the end of March 2026.

421 **B. District Engineer (Interim): J.R. Evans Engineering**

422 There was no report.

423 “(Interim)” will be removed from the above heading on future agendas.

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

425 • **NEXT MEETING DATE: TBD**

426 ○ **QUORUM CHECK**

427 Mr. Conti stated the date of the next meeting will be determined.

428

429 **TWENTY-FIRST ORDER OF BUSINESS** **Board Members’ Comments/Requests**

430

431 There were no Board Members’ comments or requests.

432

433 **TWENTY-SECOND ORDER OF BUSINESS** **Public Comments**

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435 No members of the public spoke.

436

437 **TWENTY-THIRD ORDER OF BUSINESS** **Adjournment**

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439 **On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the**
440 **meeting adjourned at 11:44 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

MURPHY'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

**Murphy's Landing Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No