



Rizzetta & Company

Summer Woods Community Development District

Board of Supervisors' Meeting May 6, 2021

**District Office:
9428 Camden Field Parkway
Riverview, FL 33578**

www.summerwoodscdd.org

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221

Board of Supervisors	Jim Harvey Greg Meath Troy Simpson Adam Painter Candice Smith	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Hopping Green & Sams, P.A.
District Engineer	Matt Morris	Morris Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578

www.SummerWoodsCDD.org

May 4, 2021

Board of Supervisors
**Summer Woods Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, May 6, 2021 at 10:15 a.m.** at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. ADMINISTER OATH OF OFFICE TO NEWLY ELECTED SUPERVISOR**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 4, 2021.....Tab 1
 - B. Consideration of the Minutes of the Special Meeting held on February 22, 2021Tab 2
 - C. Consideration of the Operation and Maintenance Expenditures for the Months of January, February, and March 2021Tab 3
- 5. BUSINESS ITEMS**
 - A. Select an Audit Committee and Setting the First Audit Committee Meeting
 - B. Presentation of Proposed Budget for Fiscal Year 2021/2022...Tab 4
 1. Consideration of Resolution 2021-07, Approving Proposed Budget & Setting Public HearingTab 5
 - C. Public Hearing on Amenity Rules
 1. Presentation of Amenity RulesTab 6
 2. Consideration of Resolution 2021-08, Adopting Amenity PoliciesTab 7
 - D. Ratification of CR 59-63Tab 8
 - E. Ratification of MOU for E-VerifyTab 9
 - F. Consideration of Landscape Additions ProposalTab 10
 - G. Ratification of Jon Hall AssignmentTab 11
 - H. Ratification of Cost Share AgreementTab 12
 - I. Ratification of Temporary Construction EasementTab 13
- 6. STAFF REPORTS**
 - A. District Counsel
 1. Update regarding Boundary Amendment and Bond Issuances
 - B. District Engineer

- C. District Manager
- 7. **SUPERVISOR REQUESTS AND COMMENTS**
- 8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Very truly yours,

Taylor Nielsen

Taylor Nielsen
District Manager

cc: Jere Earlywine, Hopping Green & Sams, P.A.

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Thursday, February 4, 2021 at 10:01 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Assistant Secretary
Adam Painter	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel: Hopping Green & Sams, P.A.
Matt Morris	District Engineer, Morris Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Nielsen opened the floor to public comment. The comments that were received from the public included: the construction entrance; construction workers are speeding through the neighborhood.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
November 5, 2020**

Mr. Nielsen presented the minutes of the Board of Supervisors' meeting held on November 5, 2020 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 5, 2020, for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Landowner Meeting held on November 5, 2020

Mr. Nielsen presented the minutes of the Landowner meeting held on November 5, 2020 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Approved the Minutes for the Landowner Meeting held on November 5, 2020, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of October, November & December 2020

Mr. Nielsen advised that the Operations and Maintenance Expenditures for the period of October 1-31, 2020 totaled \$26,871.48, November 1-30, 2020 totaled \$2,994.01 and the Operations and Maintenance Expenditures for the period of December 1-31, 2020 totaled \$46,701.67. He asked if there were any questions regarding any item of Expenditure. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of October 2020 (\$26,871.48), November 2020 (\$2,994.01) and December 2020 (\$46,701.67), for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

Discussion on Neighborhood Lighting

Mr. Nielsen opened the discussion on Neighborhood Lighting. Mr. Nielsen also advised that the bus stop had moved to the Clubhouse due to lighting and safety concerns from the residents. The Board also requested proposals for lighting additions at the gate call box, and the mailboxes.

SEVENTH ORDER OF BUSINESS

**Consideration of Mulching Proposal
for Common Areas on Phase 1 and
Mulch Map**

Mr. Nielsen presented the Mulch Proposal for Common Areas on Phase 1 to the Board. He asked if there were any comments. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board approved the Ramco Mulch Proposal for Common Areas on Phase 1, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Mowing Additions
Proposal & Map**

Mr. Nielsen presented the Mowing Additions Proposal to the Board. There were no comments or questions.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board approved the proposal in the amount of \$52,678.32, but not to exceed \$150,000 adding Phase 2, for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Waste Removal
Installation Stations Proposal**

Mr. Nielsen presented the Waste Removal Installation Stations Proposal with the Board. The Board decided to table this item.

TENTH ORDER OF BUSINESS

Ratification of CR 43-49, 50-54

Mr. Nielsen presented the Construction Requisitions 43-49 and 50-54 to the Board. He asked the Board if they had any comments. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board ratified CR 43-49 and 50-54, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04;
Designating District Office**

Mr. Nielsen presented the resolution to the Board. He asked the Board if they had any comments. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board adopted Resolution 2021-04; Designating District Office, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

Acquisition of Work Product and Improvements

Mr. Nielsen presented the Acquisition of Work Product and Improvements to the Board. He asked the Board if they have any questions. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board approved the Acquisition of Work Product and Improvements in substantial form, for the Summer Woods Community Development District.

THIRTEENTH ORDER OF BUSINESS

Special Warranty Deed

Mr. Nielsen presented the Special Warranty Deed to the Board. He asked the Board if they had any questions. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board approved the Special Warranty Deed, for the Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised about the special meeting coming up.
- B. District Engineer
Present and no report.
- C. District Manager
Mr. Nielsen advised the next regular scheduled meeting of the Board of Supervisors is scheduled for Thursday, May 6, 2021 at 10:00 am.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Nielsen opened the room to Supervisor Requests and Comments. There were none.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resignation of Seat
#4- David Truxton**

Mr. Nielsen presented the Resignation letter to the Board. There were no comments.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board approved the resignation letter for Seat #4- David Truxton, for the Summer Woods Community Development District.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board appointed Candice Smith to the Board of Supervisors, for the Summer Woods Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Truxton, seconded by Mr. Simpson, with all in favor, the Board, Adjourned the Meeting at 10:30 a.m., for the Summer Woods Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Monday, February 22, 2021 at 9:02 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Greg Meath	Board Supervisor, Vice Chairman
Troy Simpson	Board Supervisor, Assistant Secretary
Adam Painter	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Vice President of Operations, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel: Hopping Green & Sams, P.A.
Matt Morris	District Engineer, Morris Engineering
Stephen Sanford	Bond Counsel, Greenberg Traurig, P.A.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Nielsen opened the floor to public comment. There were no comments.

THIRD ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Supervisors**

Ms. Smith was not present during this meeting. The Board will revisit this item next meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Matters Pertaining to
Series 2021 Bond Issuance (2021
Project Area**

A. Consideration of Greenberg Traurig Engagement Letter

Mr. Sanford presented the Greenberg Traurig Engagement Letter to the Board. He asked if there were any questions or comments. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Approved the Greenberg Traurig Engagement Letter, for the Summer Woods Community Development District.

B. Review and Consideration of Third Supplemental Engineer's Report

Mr. Morris presented the Third Supplemental Engineer's Report to the Board. He asked if there were any questions or comments. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Painter, with all in favor, the Board Approved the Third Supplemental Engineer's Report, for the Summer Woods Community Development District.

C. Review and Consideration of Preliminary Special Assessment Allocation Report (2021 Project Area)

Mr. Brizendine presented the Preliminary Special Assessment Allocation Report to the Board. He asked if there were any questions or comments. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Approved the Preliminary Special Assessment Allocation Report, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-05, Bond Delegation**

Mr. Sanford presented Resolution 2021-05, Bond Delegation to the Board. He asked if there were any questions or comments. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Painter, with all in favor, the Board adopted the Resolution 2021-05, Bond Delegation, for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

Review of Amenity Rules

Mr. Earlywine presented the Amenity Rules to the Board. Mr. Earlywine stated he would make the appropriate modifications.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06,
Setting Public Hearing**

Mr. Earlywine presented Resolution 2021-06 to the Board. He inquired about a date for the Public Hearing. The Board decided to pick a date of May 6th, 2021.

On a Motion by Mr. Meath, seconded by Mr. Painter, with all in favor, the Board approved the Resolution 2021-06, Setting Public Hearing, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Present and no report.

B. District Engineer
Present and no report.

C. District Manager
Mr. Nielsen advised the next regular scheduled meeting of the Board of Supervisors is scheduled for Thursday, May 6, 2021 at 10:15 a.m.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Nielsen opened the room to Supervisor Requests and Comments. There were none.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Simpson, seconded by Mr. Painter, with all in favor, the Board, Adjourned the Meeting at 9:27 a.m., for the Summer Woods Community Development District.

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117 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT



DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FORT MYERS, FLORIDA 33912

Operation and Maintenance Expenditures January 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2021 through January 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$25,442.54**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT US Holdings, Inc dba ADT Security Services	000382	137753095	Security System 01/21	\$ 40.00
Bellmore Electric, Inc.	000390	7930	Pool Motor Repair 01/21	\$ 1,418.00
Campus Suite	000377	19153	Website & Compliance Services - Q2 FY20/21	\$ 384.38
Frontier Communications	000383	941-776-8134-060420 01/21	Internet Service 01/21	\$ 160.00
Manatee County Utilities Department	000384	313378-164670 12/20	11205 Daybreak Gln 12/20	\$ 233.93
Peace River Electric Cooperative	000385	170982003 12/20	Amenity Center 12/20	\$ 476.45
Pools by Lowell, Inc.	000386	222662	Extra Clean up for Pool 01/21	\$ 150.00
Pools by Lowell, Inc.	000386	222038	Pool Service 01/21	\$ 1,400.00
Rizzetta & Company, Inc.	000379	INV0000055429	District Management Fees 01/21	\$ 3,965.50
Rizzetta & Company, Inc.	000388	INV0000055571	Dissemination Services FY 20/21	\$ 6,000.00
Rizzetta Technology Services	000380	INV0000006667	Website Hosting & Development 01/21	\$ 100.00
Solitude Lake Management, LLC	000391	PI-A00519197CREDIT	Credit Due to Contract Amendment	\$ (47.07)
Solitude Lake Management, LLC	000391	PI-A00519198CREDIT	Credit Due to Contract Amendment	\$ (54.27)
Solitude Lake Management, LLC	000391	PI-A00534704	Pond Management - Wetland 01/21	\$ 867.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	000391	PI-A00534705	Lake Management - Aquatic 01/21	\$ 748.00
Sun State Landscape Management, Inc.	000381	34030	Mowing PH 1 12/20	\$ 1,380.00
Sun State Landscape Management, Inc.	000389	34239	Turf Management, Fertilization and Irrigation 01/21	\$ 7,125.62
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000378	64254	Janitorial Service 01/21	<u>\$ 1,095.00</u>
Report Total				<u>\$ 25,442.54</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FORT MYERS, FLORIDA 33912

Operation and Maintenance Expenditures February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$25,017.16**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT US Holdings, Inc dba ADT Security Services	00396	138257258	Security System 02/21	\$ 40.00
Bradenton Herald, Inc.	00397	0001970376	Acct# 663601 Legal Advertising 01/21	\$ 73.71
Frontier Communications	00400	941-776-8134-060420 02/21	Internet Service 02/21	\$ 160.00
Hopping Green & Sams, P.A.	00392	119895	Legal Services 12/20	\$ 1,823.34
Hopping Green & Sams, P.A.	00401	119896	Legal Services 12/20	\$ 417.50
Hopping Green & Sams, P.A.	00407	120273	Legal Services 01/21	\$ 713.53
Hopping Green & Sams, P.A.	00407	120274	Legal Services 01/21	\$ 1,007.50
Manatee County Utilities Department	00398	313378-164670 01/21	11205 Daybreak Gln 01/21	\$ 241.24
Peace River Electric Cooperative	00399	170982001 01/21	Entry Sign Lighting 01/21	\$ 40.70
Peace River Electric Cooperative	00403	170982003 01/21	Amenity Center 01/21	\$ 1,345.49
Pools by Lowell, Inc.	00404	223342	Pool Service 02/21	\$ 1,400.00
Regions Corporate Trust Operations	00405	92080	Trustee Fees Series 2020 FY20-21	\$ 3,500.00
Rizzetta & Company, Inc.	00394	INV0000055967	District Management Fees 02/21	\$ 3,965.50

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services	00395	INV0000006766	Website Hosting & Development 02/21	\$ 100.00
Solitude Lake Management, LLC	00409	PI-A00547950	Lake Management - Aquatic 02/21	\$ 867.00
Solitude Lake Management, LLC	00409	PI-A00547951	Lake Management - Aquatic 02/21	\$ 748.00
Sun State Landscape Management, Inc.	00406	34708	Turf Management, Fertilization and Irrigation 02/21	\$ 7,125.62
Sun State Landscape Management, Inc.	00406	34724	Irrigation Repair 02/21	\$ 206.98
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	00402	64717	Janitorial Service 02/21	\$ 1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	00393	738	Janitorial Supplies	<u>\$ 146.05</u>
Report Total				<u>\$ 25,017.16</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FORT MYERS, FLORIDA 33912

Operation and Maintenance Expenditures March 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,313.24**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT US Holdings, Inc dba ADT Security Services	00410	138750866	Security System 03/21	40.00
Bradenton Herald, Inc.	00411	0004872970	Acct# 663601 Legal Advertising 02/21	71.37
Frontier Communications	00419	941-776-8134-060420 03/21	Internet Service 03/21	160.00
Manatee County Utilities Department	00412	313378-164670 02/21	11205 Daybreak Gln 02/21	305.58
Peace River Electric Cooperative	00413	170982001 02/21	Entry Sign Lighting 02/21	39.64
Peace River Electric Cooperative	00417	170982003 02/21	Amenity Center 02/21	1,445.67
Ramco Mulch Solutions	00421	4754	Install Mulch 02/21	13,206.00
Rizzetta & Company, Inc.	00414	INV0000056935	District Management Fees 03/21	3,965.50
Rizzetta Technology Services	00415	INV0000006865	Website Hosting & Development 03/21	100.00
Solitude Lake Management, LLC	00418	PI-A00561699	Pond Management - Wetland 03/21	867.00
Solitude Lake Management, LLC	00418	PI-A00561700	Lake Management - Aquatic 03/21	748.00
Sun State Landscape Management, Inc.	00420	35175	Turf Management, Fertilization and Irrigation 03/21	11,515.48
Sun State Landscape Management, Inc.	00420	35389	Remove & Install of Sabal Palm/Dwarf Allamanda 03/21	1,754.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	00416	65157	Janitorial Service 03/21	<u>1,095.00</u>

Report Total

\$ 35,313.24



Rizzetta & Company

Summer Woods Community Development District

www.SummerWoodsCDD.org

Proposed Budget for Fiscal Year 2021-2022

Presented by: Rizzetta & Company, Inc.

12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813-994-1001

rizzetta.com

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GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Proposed Budget
Summer Woods Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 02/28/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 273,335	\$ 273,335	\$ 272,666	\$ 669	\$ 672,587	\$ 399,921	
6	Off Roll*	\$ 76,605	\$ 76,605	\$ 76,605	\$ -	\$ 76,605	\$ -	
7								
8	TOTAL REVENUES	\$ 349,940	\$ 349,940	\$ 349,271	\$ 669	\$ 749,192	\$ 399,921	
9								
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 349,940	\$ 349,940	\$ 349,271	\$ 669	\$ 749,192	\$ 399,921	
11	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
12	EXPENDITURES - ADMINISTRATIVE							
13								
14	Financial & Administrative							
15	Administrative Services	\$ 1,931	\$ 4,635	\$ 4,635	\$ -	\$ 4,728	\$ 93	2% increase
16	District Management	\$ 8,626	\$ 20,703	\$ 20,703	\$ -	\$ 21,117	\$ 414	2% increase
17	Accounting Services	\$ 7,725	\$ 18,540	\$ 18,540	\$ -	\$ 18,911	\$ 371	2% increase
18	Auditing Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	need audit proposal for this year
19	District Engineer	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
20	Disclosure Report	\$ 6,000	\$ 6,000	\$ 7,000	\$ 1,000	\$ 7,000	\$ -	
21	Trustees Fees	\$ 8,167	\$ 8,167	\$ 7,000	\$ (1,167)	\$ 8,200	\$ 1,200	
22	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,253	\$ 103	2% increase
23	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 500	\$ 50	\$ 900	\$ 400	2018 and 2020 series
24	Financial and Revenue Collections	\$ 1,545	\$ 3,708	\$ 3,708	\$ -	\$ 3,782	\$ 74	2% increase
25	Public Officials Liability Insurance	\$ 2,495	\$ 2,495	\$ 2,537	\$ 42	\$ 2,663	\$ 126	EGIS proposed FY 21-22
26	Legal Advertising	\$ 409	\$ 982	\$ 4,000	\$ 3,018	\$ 3,000	\$ (1,000)	
27	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
28	Website Hosting, Maintenance, Backup (and Email)	\$ 1,269	\$ 2,753	\$ 2,753	\$ -	\$ 2,753	\$ -	RTS + Innersync
29	Legal Counsel							
30	District Counsel	\$ 6,818	\$ 16,363	\$ 20,000	\$ 3,637	\$ 20,000	\$ -	
31								
32	Administrative Subtotal	\$ 50,760	\$ 99,121	\$ 105,701	\$ 6,580	\$ 107,482	\$ 1,781	
33								
34	EXPENDITURES - FIELD OPERATIONS							
35								
36	Electric Utility Services							
37	Utility Services - Amenity Center	\$ 5,855	\$ 14,052	\$ 12,000	\$ (2,052)	\$ 14,000	\$ 2,000	
38	Utility Services - Street Lights	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 10,000	\$ 7,000	
39	Water-Sewer Combination Services							
40	Utility - Irrigation	\$ 1,368	\$ 3,283	\$ 14,400	\$ 11,117	\$ 12,000	\$ (2,400)	
41	Utility - Amenity Center Trash Removal	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
42	Stormwater Control							
43	Aquatic Maintenance	\$ 3,450	\$ 8,280	\$ 8,652	\$ 372	\$ 40,000	\$ 31,348	Solitude current contract \$8,976
44	Wetland Maintenance/Exotic Nuisance Removal	\$ 3,647	\$ 8,753	\$ 10,584	\$ 1,831	\$ 35,000	\$ 24,416	Solitude current contract \$10,404
45	Other Physical Environment							
46	Landscape Maintenance	\$ 42,286	\$ 101,486	\$ 118,120	\$ -	\$ 391,513	\$ 273,393	RFP being conducted
47	Irrigation Maintenance	\$ 1,059	\$ 2,542	\$ 14,000	\$ 11,458	\$ 14,000	\$ -	
48	Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
49	General Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,101	\$ 141	\$ 3,256	\$ 155	EGIS proposed FY 21-22
50	Property Insurance	\$ 8,127	\$ 8,127	\$ 6,213	\$ (1,914)	\$ 9,021	\$ 2,808	EGIS proposed FY 21-22
51	Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	new line item
52	Parks and Recreation							new line
53	Pool Maintenance	\$ 8,768	\$ 21,043	\$ 16,800	\$ (4,243)	\$ 21,000	\$ 4,200	Pools by Lowell contract \$16,800
54	Amenity Center Maintenance	\$ 10,862	\$ 26,069	\$ 18,200	\$ (7,869)	\$ 22,000	\$ 3,800	Jan Pro Contract \$13,140
55	Internet Service	\$ -	\$ -	\$ -	\$ -	\$ 1,920	\$ 1,920	new line - 120/mo.
56	Playground Mulch	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	new line item
57	Playground Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	new line item
58	Access Control	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	new line item
59	Contingency							
60	Miscellaneous Contingency	\$ 96	\$ 230	\$ 10,000	\$ 9,770	\$ 50,000	\$ 40,000	
61								
62	Field Operations Subtotal	\$ 88,478	\$ 196,825	\$ 243,570	\$ 30,111	\$ 641,710	\$ 398,140	
63								
64	TOTAL EXPENDITURES	\$ 139,238	\$ 295,946	\$ 349,271	\$ 36,691	\$ 749,192	\$ 399,921	
65								
66	EXCESS OF REVENUES OVER EXPENDITURES	\$ 210,702	\$ 53,994	\$ -	\$ (36,022)	\$ -	\$ -	
67								
68								
69								

Budget Template
Summer Woods Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2018A-1 (AA1)	Series 2018A-2 (AA1)	Series 2020 (AA2)	Budget for 2021/2022
REVENUES				
Special Assessments				
Net Special Assessments	\$242,399.63	\$41,520.82	\$381,304.56	\$665,225.01
TOTAL REVENUES	\$242,399.63	\$41,520.82	\$381,304.56	\$665,225.01
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$242,399.63	\$41,520.82	\$381,304.56	\$665,225.01
Administrative Subtotal	\$242,399.63	\$41,520.82	\$381,304.56	\$665,225.01
TOTAL EXPENDITURES	\$242,399.63	\$41,520.82	\$381,304.56	\$665,225.01
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

Manatee County Collecction Costs (3%) and Early Payment Discounts (4%):

7.0%

Gross assessments

\$711,306.25

Notes:

1. Tax Roll Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$749,192.00
Collection Cost @	3%	\$24,167.48
Early Payment Discount @	4%	\$32,223.31
2021/2022 Total:		<u>\$805,582.80</u>

2020/2021 O&M Budget	\$349,271.00
2021/2022 O&M Budget	\$749,192.00

Total Difference:	<u><u>\$399,921.00</u></u>
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	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2020/2021</u>	<u>2021/2022</u>	<u>\$</u>	<u>%</u>
Series 2018A-1 Debt Service - SF 40' (AA1)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$924.17	\$924.17	\$0.00	0.00%
Total	\$1,998.05	\$1,998.05	\$0.00	0.00%
Series 2018A-1 Debt Service - SF 40' gated (AA1)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 40' gated	\$924.17	\$924.17	\$0.00	0.00%
Total	\$2,105.44	\$2,105.44	\$0.00	0.00%
Series 2018A-1 Debt Service - SF 50' (AA1)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,155.21	\$1,155.21	\$0.00	0.00%
Total	\$2,336.48	\$2,336.48	\$0.00	0.00%
Series 2020 Debt Service - SF 40' (AA2)	\$1,181.00	\$1,181.00	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$924.17	\$924.17	\$0.00	0.00%
Total	\$2,105.17	\$2,105.17	\$0.00	0.00%
Series 2020 Debt Service - SF 50' (AA2)	\$1,289.00	\$1,289.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,155.21	\$1,155.21	\$0.00	0.00%
Total	\$2,444.21	\$2,444.21	\$0.00	0.00%
Series 2020 Debt Service - SF 40' Partial (AA2)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40' Partial	\$924.17	\$924.17	\$0.00	0.00%
Total	\$1,998.05	\$1,998.05	\$0.00	0.00%
Series 2020 Debt Service - SF 50' Partial (AA2)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 50' Partial	\$155.21	\$1,155.21	\$1,000.00	644.29%
Total	\$1,336.48	\$2,336.48	\$1,000.00	74.82%
Debt Service - SF 40' (Future Assessment Areas)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 40' (Future Assessment Areas)	\$103.80	\$924.17	\$820.37	790.34%
Total	\$103.80	\$924.17	\$820.37	790.34%
Debt Service - SF 50' (Future Assessment Areas)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (Future Assessment Areas)	\$129.75	\$1,155.21	\$1,025.46	790.34%
Total	\$129.75	\$1,155.21	\$1,025.46	790.34%
Debt Service - SF 50' Gated (Future Assessment Areas) -	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 50' Gated (Future Assessment Areas)	\$129.75	\$1,155.21	\$1,025.46	790.34%
Total	\$129.75	\$1,155.21	\$1,025.46	790.34%
Debt Service - SF 40' (Future Assessment Areas) - UNPLATTED	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 40' (Future Assessment Areas)	\$103.80	\$112.15	\$8.35	8.04%
Total	\$103.80	\$112.15	\$8.35	8.04%

Debt Service - SF 50' (Future Assessment Areas) - UNPLATTED	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (Future Assessment Areas)	\$129.75	\$140.19	\$10.44	8.05%
Total	\$129.75	\$140.19	\$10.44	8.05%
Debt Service - SF 50' Gated (Future Assessment Areas) - UNPLATTED	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 50' Gated (Future Assessment Areas)	\$129.75	\$140.19	\$10.44	8.05%
Total	\$129.75	\$140.19	\$10.44	8.05%

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021-2022 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

UNITS ASSESSED										ALLOCATION OF O&M ASSESSMENT										PER UNIT ASSESSMENTS				
										TOTAL ADMIN BUDGET				TOTAL FIELD BUDGET				COLLECTION COSTS & EPD @ 3.0%						
						EARLY PAYMENT DISCOUNT @ 4.0%				EARLY PAYMENT DISCOUNT @ 4.0%														
						TOTAL ADMIN O&M ASSESSMENT				TOTAL FIELD O&M ASSESSMENT														

RESOLUTION 2021-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Summer Woods Community Development District ("**District**") prior to June 15, 2021, a proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); 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 SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 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: _____, 2021

HOUR: _____

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 Manatee County at least 60 days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2021.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

RESOLUTION 2021-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITIES RULES AND POLICIES, AMENITY RATES AND A DISCIPLINARY AND ENFORCEMENT RULE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule (together, "Amenities Rules"), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Amenities Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenities Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2021.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairperson

Exhibit A: Amenities Rules