



Rizzetta & Company

Summer Woods Community Development District

**Board of Supervisors' Meeting
August 5, 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 Troy Simpson Greg Meath 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
MAILING ADDRESS • 3434 COLWELL AVE, STE 200 • TAMPA, FLORIDA 33614
www.SummerWoodsCDD.org

July 29, 2021

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, August 5, 2021 at 10:15 a.m.** at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 6, 2021 Tab 1
 - B. Consideration of the Minutes of the Special Meeting held on May 26, 2021 Tab 2
 - C. Consideration of the Operation and Maintenance Expenditures for the Months of April and May 2021 Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Pool Cleaning Service Proposals.....Tab 4
 - B. Consideration of FY 2022 Deficit Funding Agreement.....Tab 5
 - C. Consideration of Environmental Service AgreementTab 6/USC
 - D. Consideration of KE Law Group Fee AgreementTab 7
 - E. Consideration of Rizzetta's FY 2022 Fee Amendment.....Tab 8
 - F. Consideration of RFP for Street Lighting Installation.....USC
 - G. Review of Landscape RFP ProposalsTab 9
 - H. Public Hearing on Fiscal Year 2021/2022 Budget
 1. Consideration of Resolution 2021-10, Adopting Fiscal Year 2021/2022 Final BudgetTab 10
 - I. Public Hearing to on Fiscal Year 2021/2022 Special Assessments
 1. Consideration of Resolution 2021-11, Imposing Special Assessments and Certifying an Assessment RollTab 11
 - J. Consideration of Resolution 2021-12, Setting the Meeting Schedule for Fiscal Year 2021/2022.....Tab 12
 - K. Discussion of Assessment Area Three Project and Bond Issuance
 - L. Presentation of Fourth Supplemental Engineer's Report (Assessment Area Three Project)USC
 - M. Presentation of Supplemental Assessment Report (Assessment Area Project Three)USC

- N. Resolution 2021-13, Declaring Special Assessments for
Assessment Area ThreeTab 13
- O. Acceptance of FY 19-20 AuditTab 14
- P. Approval of Contract for Professional District ServicesUSC
- Q. Consideration of Construction Approvals for Assessment Area Three
 - 1. Construction Easement
 - 2. Acquisition Agreement
 - 3. Other Approvals
- R. Discussion regarding O&M Assessments for Assessment Area Three
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. 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, KE Law Group

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, May 6, 2021 at 10:33 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Troy Simpson	Board Supervisor, Assistant Secretary
Candice Smith	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. (by phone)
Matt Morris	District Engineer, Morris Engineering

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 public comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
February 4, 2021**

Mr. Nielsen presented the minutes of the Board of Supervisor's Meeting held on February 4, 2021 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Simpson, seconded by Ms. Smith, with all in favor, the Board Approved the Minutes of the Board of Supervisors' held on February 4, 2021, for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Special Meeting held on February 22,
2021**

Mr. Nielsen presented the minutes of the Special Meeting held on February 22, 2021 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Painter, with all in favor, the Board Approved the Minutes of the Board of Supervisors' held on February 22, 2021, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of January, February & March
2021**

Mr. Nielsen advised that the Operations and Maintenance Expenditures for the period of January 1-31, 2021 totaled \$25,442.54, February 1-28, 2021 totaled \$25,017.16 and the Operations and Maintenance Expenditures for the period of March 1-31, 2021 totaled \$35,313.24. He asked if there were any questions regarding any item of Expenditure. There were none.

On a Motion by Ms. Smith, seconded by Mr. Painter, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of January 2021 (\$25,442.54), February 2021 (\$25,017.16) and March 2021 (\$35,313.24), for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

**Select an Audit Committee and
Setting the First Audit Committee
Meeting**

Mr. Nielsen opened a discussion with the Board regarding selecting an Audit Committee and Setting the First Audit Committee Meeting. The Board selected Jim Harvey, Troy Simpson, Candice Smith, Greg Meath and Adam Painter to serve as the Audit Committee, and set the first Audit Committee meeting for August 5, 2021.

On a Motion by Ms. Smith, seconded by Mr. Painter, with all in favor, the Board Approved the selection of the Audit Committee, along with the first Audit Committee meeting for August 5, 2021, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS**Presentation of Proposed Budget for
Fiscal Year 2021/2022**

Mr. Nielsen presented the Proposed Budget for Fiscal Year 2021/2022 to the Board. There were no questions or comments from the Board.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2021-07,
Approving Proposed Budget & Setting
Public Hearing**

Mr. Nielsen presented Resolution 2021-07, Approving Proposed Budget and Setting Public Hearing to the Board.

On a Motion by Ms. Smith, seconded by Mr. Painter, with all in favor, the Board adopted Resolution 2021-07, Approving Proposed Budget & Setting the Public Hearing, for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS**Public Hearing on Amenity Rules**

On a Motion by Mr. Painter, seconded by Ms. Smith, with all in favor, the Board opened the Public Hearing on Amenity Rules, for the Summer Woods Community Development District.

Mr. Nielsen presented the Amenity Rules with the Board. There were no comments or questions from the Board.

On a Motion by Mr. Painter, seconded by Ms. Smith, with all in favor, the Board closed the Public Hearing on Amenity Rules, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2021-08,
Adopting Amenity Policies**

Mr. Nielsen presented Resolution 2021-08, Adopting Amenity Policies.

On a Motion by Ms. Smith, seconded by Mr. Painter, with all in favor, the Board adopted Resolution 2021-08, Adopting Amenity Policies, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of CR 59-63

Mr. Nielsen presented Construction Requisitions 59-63 to the Board. There were no questions or comments from the Board.

On a Motion by Mr. Painter, seconded by Ms. Smith, with all in favor, the Board ratified CR 59-63, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of MOU for E-Verify

Mr. Nielsen presented MOU for E-Verify for to the Board. There were no questions or comments from the Board.

On a Motion by Mr. Simpson, seconded by Ms. Smith, with all in favor, the Board approved the MOU for E-Verify, for the Summer Woods Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Landscape Additions Proposal

Mr. Nielsen presented the Landscape Additions Proposals to the Board.

On a Motion by Mr. Simpson, seconded by Mr. Painter, with all in favor, the Board approved the Landscape Additions Proposal with the addition to include all of Phase 2 pond banks, for the Summer Woods Community Development District.

The Board asked Jere to set up a funding agreement for the developer to fund new landscaping.

On a Motion by Mr. Simpson, seconded by Mr. Painter, with all in favor, the Board approved for District Counsel to set up a funding agreement for the developer to fund new landscaping, for the Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Ratification of Jon Hall Assignment,
Cost Share Assignment and
Temporary Construction Easement**

Mr. Earlywine presented the Jon Hall Assignment, Cost Share Assignment and Temporary Construction Easement to the Board.

On a Motion by Ms. Smith, seconded by Mr. Painter, with all in favor, the Board ratified the Jon Hall Assignment, Cost Share Assignment and Temporary Construction Easement, for the Summer Woods Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine updated the Board regarding the Boundary Amendment and Bond Issuances.
- 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, August 5, 2021 at 10:15 am.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Nielsen opened the room to Supervisor Requests and Comments.

EIGHTEENTH 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 11:19 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 **Wednesday, May 26, 2021 at 9:02 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, Vice Chairman
Candice Smith	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.
Bill Johnson	District Financial Manager, Rizzetta & Company, Inc. (by phone)

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 public comments.

THIRD ORDER OF BUSINESS

**Presentation of Third Supplemental
Engineer's Report (2021 Project)**

Mr. Nielsen presented the Third Supplemental Engineer's Report (2021 Project) to the Board. There were no changes to the report.

FOURTH ORDER OF BUSINESS**Presentation of Supplemental Special Assessment Allocation Report (Series 2021)**

Mr. Johnson presented Supplemental Special Assessment Allocation Report (Series 2021) to the Board. There were no comments or questions from the Board.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-09, Special Assessment Bonds (Series 2021)**

Mr. Earlywine presented Resolution 2021-09, Special Assessment Bonds (Series 2021) to the Board. There were no comments or questions from the Board.

On a Motion by Mr. Harvey, seconded by Mr. Painter, with all in favor, the Board adopted Resolution 2021-09, Special Assessment Bonds (Series 2021), for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Construction Requisition for Amenity Center**

Mr. Earlywine presented Construction Requisition for Amenity Center to the Board. There were no questions or comments from the Board.

On a Motion by Ms. Smith, seconded by Mr. Painter, with all in favor, the Board Approved the Construction Requisition for Amenity Center, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS**Consideration of Dissemination Agreement**

Mr. Nielsen presented the Dissemination Agreement to the Board. There were no comments or questions from the Board.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Approved the Dissemination Agreement, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Mr. Earlywine presented the Acquisition Agreement, Collateral Assignment Agreement, Completion Agreement, True-Up Agreement, Declaration of Consent, Supplemental Disclosure to Public Financing and Notice of Special Assessment to the Board.

On a Motion by Mr. Meath, seconded by Mr. Painter, with all in favor, the Board approved the Acquisition Agreement, Collateral Assignment Agreement, Completion Agreement, True-Up Agreement, Declaration of Consent, Supplemental Disclosure to Public Financing and Notice of Special Assessment, for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine stated he had no report.
- B. District Engineer
Not present and no report.
- C. District Manager
Mr. Nielsen advised the next regular scheduled meeting of the Board of Supervisors is scheduled for Thursday, August 5, 2021 at 10:15 am.

On a Motion by Mr. Meath, seconded by Mr. Painter, with all in favor, the Board approved the Acquisition Agreement, Collateral Assignment Agreement, Completion Agreement, True-Up Agreement, Declaration of Consent, Supplemental Disclosure to Public Financing and Notice of Special Assessment, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Nielsen opened the room to Supervisor Requests and Comments.

ELEVENTH 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. Meath, seconded by Ms. Smith, with all in favor, the Board, Adjourned the Meeting at 9:21 a.m., for the Summer Woods Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · FORT MYERS, FLORIDA 33912

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.SUMMERWOODSCDD.ORG

Operation and Maintenance Expenditures April 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,608.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 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	00425	139248026	Security System 04/21	\$ 40.00
ADT US Holdings, Inc dba ADT Security Services	00439	139685365	Security System 05/21	\$ 40.00
Affordable Backflow Testing & Irrigation LLC	00434	17262	Backflow Testing 04/21	\$ 50.00
Bellmore Electric, Inc.	00431	7951	Pool Pump Motor Repair 04/21	\$ 615.00
Campus Suite	00427	19367	Website & Compliance Services - Q3 FY20/21	\$ 384.38
Frontier Communications	00435	941-776-8134-060420 04/21	Internet Service 04/21	\$ 160.00
Hopping Green & Sams, P.A.	00426	121161	Legal Services 02/21	\$ 2,185.78
Hopping Green & Sams, P.A.	00426	121162	Legal Services 02/21	\$ 500.00
Manatee County Utilities Department	00429	313378-164670 03/21	11205 Daybreak Gln 03/21	\$ 396.22
Peace River Electric Cooperative	00430	170982001 03/21	Entry Sign Lighting 03/21	\$ 38.47
Peace River Electric Cooperative	00432	170982003 03/21	Amenity Center 03/21	\$ 1,319.15
Peace River Electric Cooperative	00430	185639001 03/21	10904 High Noon Trl Irrigation 03/21	\$ 64.38
Peace River Electric Cooperative	00432	185639002 04/21	Deposit Acct #185639002 11424	\$ 100.00
Pools by Lowell, Inc.	00436	224836	Daybreak Glen Pool Service 03/21	\$ 1,400.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pools by Lowell, Inc.	00433	225537	Pool Service 04/21	\$ 1,400.00
Rizzetta & Company, Inc.	00423	INV0000057555	District Management Fees 04/21	\$ 3,965.50
Rizzetta Technology Services	00424	INV0000007351	Website Hosting & Development 04/21	\$ 100.00
Solitude Lake Management, LLC	00437	PI-A00578154	Pond Management - Wetland 04/21	\$ 867.00
Solitude Lake Management, LLC	00437	PI-A00578155	Lake Management - Aquatic 04/21	\$ 748.00
Sun State Landscape Management, Inc.	00438	35859	Turf Management, Fertilization and Irrigation 04/21	\$ 11,515.48
Sun State Landscape Management, Inc.	00438	35955	Remove/Install Sabal Palm 04/21	\$ 380.00
Sun State Landscape Management, Inc.	00438	36083	Quarterly Irrigation Inspection 04/21	\$ 244.44
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	00428	65610	Janitorial Service 04/21	<u>\$ 1,095.00</u>
Report Total				<u>\$ 27,608.80</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · FORT MYERS, FLORIDA 33912

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

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Operation and Maintenance Expenditures May 2021 For Board Approval

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

The total items being presented: **\$31,045.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Municipal Tax-Exempt Compliance Corp	00440	6477-04-21	Arbitrage Rebate Calculation S2020 A2	\$ 450.00
Bellmore Electric, Inc.	00441	7958	Replaced Breaker & Installed Bulbs 04/21	\$ 218.00
Candice Smith	00453	CS050621	Board of Supervisors Meeting 05/06/21	\$ 200.00
Disclosure Services LLC	00448	1	Amortization Schedule S2018A 5/21	\$ 500.00
Frontier Communications	00454	941-776-8134-060420 05/21	Internet Service 05/21	\$ 160.00
Gate Pros Inc.	00449	5199	Pool Gate Repair 04/21	\$ 375.00
Grau & Associates	00458	20839	Auditing Services FY Ending 09/30/20	\$ 2,500.00
Grau & Associates	00458	21018	Auditing Services FY Ending 09/30/20	\$ 3,000.00
Hopping Green & Sams, P.A.	00442	121614	Legal Services 03/21	\$ 1,327.83
Hopping Green & Sams, P.A.	00442	121615	Boundary Amendment 03/21	\$ 727.50
Manatee County Utilities Department	00443	313378-164670 04/21	11205 Daybreak Gln 04/21	\$ 487.60
Peace River Electric Cooperative	00444	170982001 04/21	Entry Sign Lighting 04/21	\$ 39.10
Peace River Electric Cooperative	00456	170982003 04/21	Amenity Center 04/21	\$ 998.81
Peace River Electric Cooperative	00444	185639001 04/21	10904 High Noon Trl Irrigation 04/21	\$ 30.10
Pools by Lowell, Inc.	00445	226640	Hose Bib Vacuum Breaker 04/21	\$ 16.06

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pools by Lowell, Inc.	00451	226865	Pool Service 05/21	\$ 1,400.00
Rizzetta & Company, Inc.	00446	INV0000058122	District Management Fees 05/21	\$ 3,965.50
Rizzetta Technology Services	00447	INV0000007447	Website Hosting & Development 05/21	\$ 100.00
SIJ Holdings, LLC dba The McClatchy Company, LLC	00455	16853	Acct #24733 Legal Advertising 04/21	\$ 259.74
SIJ Holdings, LLC dba The McClatchy Company, LLC	00459	65728	Acct #24733 Legal Advertising 05/21	\$ 64.35
Solitude Lake Management, LLC	00457	PI-A00596130	Pond Management - Wetland 05/21	\$ 867.00
Solitude Lake Management, LLC	00457	PI-A00596131	Lake Management - Aquatic 05/21	\$ 748.00
Sun State Landscape Management, Inc.	00452	36467	Turf Management, Fertilization and Irrigation 05/21	\$ 11,515.48
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	00450	66057	Janitorial Service 05/21	<u>\$ 1,095.00</u>
Report Total				<u>\$ 31,045.07</u>

RESOLUTION 2021-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Summer Woods Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Summer Woods Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the amounts identified below to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	See Exhibit A
DEBT SERVICE FUND – 2018A-1	Annual Debt Service Amount
DEBT SERVICE FUND – 2018A-2	Annual Debt Service Amount
DEBT SERVICE FUND – 2020	Annual Debt Service Amount
DEBT SERVICE FUND – 2021	Annual Debt Service Amount

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2021.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

EXHIBIT A: Adopted Budget



Rizzetta & Company

Summer Woods Community Development District

www.SummerWoodsCDD.org

**Approved 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**

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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 today 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.

Approved 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	\$ 582,584	\$ 309,918	
6	Developer Deficit Funding*	\$ 76,605	\$ 76,605	\$ 76,605	\$ -	\$ 291,608	\$ 215,003	
7								
8	TOTAL REVENUES	\$ 349,940	\$ 349,940	\$ 349,271	\$ 669	\$ 874,192	\$ 524,921	
9								
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 349,940	\$ 349,940	\$ 349,271	\$ 669	\$ 874,192	\$ 524,921	
11								
12	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
13								
14	EXPENDITURES - ADMINISTRATIVE							
15								
16	Financial & Administrative							
17	Administrative Services	\$ 1,931	\$ 4,635	\$ 4,635	\$ -	\$ 4,728	\$ 93	2% increase
18	District Management	\$ 8,626	\$ 20,703	\$ 20,703	\$ -	\$ 21,117	\$ 414	2% increase
19	Accounting Services	\$ 7,725	\$ 18,540	\$ 18,540	\$ -	\$ 18,911	\$ 371	2% increase
20	Auditing Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	need audit proposal for this year
21	District Engineer	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
22	Disclosure Report	\$ 6,000	\$ 6,000	\$ 7,000	\$ 1,000	\$ 7,000	\$ -	
23	Trustees Fees	\$ 8,167	\$ 8,167	\$ 7,000	\$ (1,167)	\$ 8,200	\$ 1,200	
24	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,253	\$ 103	2% increase
25	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 500	\$ 50	\$ 900	\$ 400	2018 and 2020 series
26	Financial and Revenue Collections	\$ 1,545	\$ 3,708	\$ 3,708	\$ -	\$ 3,782	\$ 74	2% increase
27	Public Officials Liability Insurance	\$ 2,495	\$ 2,495	\$ 2,537	\$ 42	\$ 2,663	\$ 126	EGIS proposed FY 21-22
28	Legal Advertising	\$ 409	\$ 982	\$ 4,000	\$ 3,018	\$ 3,000	\$ (1,000)	
29	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
30	Website Hosting, Maintenance, Backup (and Email)	\$ 1,269	\$ 2,753	\$ 2,753	\$ -	\$ 2,753	\$ -	RTS + Innersync
31	Legal Counsel							
32	District Counsel	\$ 6,818	\$ 16,363	\$ 20,000	\$ 3,637	\$ 20,000	\$ -	
33								
34	Administrative Subtotal	\$ 50,760	\$ 99,121	\$ 105,701	\$ 6,580	\$ 107,482	\$ 1,781	
35								
36	EXPENDITURES - FIELD OPERATIONS							
37								
38	Electric Utility Services							
39	Utility Services - Amenity Center	\$ 5,855	\$ 14,052	\$ 12,000	\$ (2,052)	\$ 14,000	\$ 2,000	
40	Utility Services - Street Lights	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 85,000	\$ 82,000	
41	Water-Sewer Combination Services							
42	Utility - Irrigation	\$ 1,368	\$ 3,283	\$ 14,400	\$ 11,117	\$ 12,000	\$ (2,400)	
43	Utility - Amenity Center Trash Removal	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
44	Stormwater Control							
45	Aquatic Maintenance	\$ 3,450	\$ 8,280	\$ 8,652	\$ 372	\$ 20,000	\$ 11,348	Solitude current contract \$8,976
46	Wetland Maintenance/Exotic Nuisance Removal	\$ 3,647	\$ 8,753	\$ 10,584	\$ 1,831	\$ 65,000	\$ 54,416	Solitude current contract \$10,404
47	Wetland Initial Cleanup	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	Ecotiere
48	Other Physical Environment							
49	Landscape Maintenance	\$ 42,286	\$ 101,486	\$ 118,120	\$ 16,634	\$ 391,513	\$ 273,393	RFP being conducted
50	Irrigation Maintenance	\$ 1,059	\$ 2,542	\$ 14,000	\$ 11,458	\$ 14,000	\$ -	
51	Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
52	General Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,101	\$ 141	\$ 3,256	\$ 155	EGIS proposed FY 21-22
53	Property Insurance	\$ 8,127	\$ 8,127	\$ 6,213	\$ (1,914)	\$ 9,021	\$ 2,808	EGIS proposed FY 21-22
54	Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	new line item
55	Parks and Recreation							new line
56	Pool Maintenance	\$ 8,768	\$ 21,043	\$ 16,800	\$ (4,243)	\$ 21,000	\$ 4,200	Pools by Lowell contract \$16,800
57	Amenity Center Maintenance	\$ 10,862	\$ 26,069	\$ 18,200	\$ (7,869)	\$ 22,000	\$ 3,800	Jan Pro Contract \$13,140
58	Internet Service	\$ -	\$ -	\$ -	\$ -	\$ 1,920	\$ 1,920	new line - 120/mo.
59	Playground Mulch	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	new line item
60	Playground Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	new line item
61	Access Control	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	new line item
62	Contingency							
63	Miscellaneous Contingency	\$ 96	\$ 230	\$ 10,000	\$ 9,770	\$ 50,000	\$ 40,000	
64								
65	Field Operations Subtotal	\$ 88,478	\$ 196,825	\$ 243,570	\$ 30,111	\$ 766,710	\$ 523,140	
66								
67	TOTAL EXPENDITURES	\$ 139,238	\$ 295,946	\$ 349,271	\$ 36,691	\$ 874,192	\$ 524,921	
68								
69	EXCESS OF REVENUES OVER EXPENDITURES	\$ 210,702	\$ 53,994	\$ -	\$ (36,022)	\$ -	\$ -	
70								
71								
72								

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	\$377,503.83	\$661,424.28
TOTAL REVENUES	\$242,399.63	\$41,520.82	\$377,503.83	\$661,424.28
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$242,399.63	\$41,520.82	\$377,503.83	\$661,424.28
Administrative Subtotal	\$242,399.63	\$41,520.82	\$377,503.83	\$661,424.28
TOTAL EXPENDITURES	\$242,399.63	\$41,520.82	\$377,503.83	\$661,424.28
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

\$707,224.71

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		\$582,584.00
Collection Cost @	3%	\$18,793.03
Early Payment Discount @	4%	\$25,057.38
2021/2022 Total:		\$626,434.41

2020/2021 O&M Budget	\$349,271.00
2021/2022 O&M Budget	\$582,584.00

Total Difference:	\$233,313.00
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	PER UNIT ANNUAL ASSESSMENT (1)		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2018A-1 Debt Service - SF 40' (AA1)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$924.17	\$1,207.00	\$282.83	30.60%
Total	\$1,998.05	\$2,280.88	\$282.83	14.16%
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	\$1,207.00	\$282.83	30.60%
Total	\$2,105.44	\$2,388.27	\$282.83	13.43%
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	\$1,508.75	\$353.54	30.60%
Total	\$2,336.48	\$2,690.02	\$353.54	15.13%
Series 2020 Debt Service - SF 40' (AA2)	\$1,181.00	\$1,181.00	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$924.17	\$1,207.00	\$282.83	30.60%
Total	\$2,105.17	\$2,388.00	\$282.83	13.44%
Series 2020 Debt Service - SF 50' (AA2)	\$1,289.00	\$1,289.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,155.21	\$1,508.75	\$353.54	30.60%
Total	\$2,444.21	\$2,797.75	\$353.54	14.46%
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	\$1,207.00	\$282.83	30.60%
Total	\$1,998.05	\$2,280.88	\$282.83	14.16%
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	\$1,508.75	\$1,353.54	872.07%
Total	\$1,336.48	\$2,690.02	\$1,353.54	101.28%
Series 2018A-1 Debt Service - SF 40' (AA1) - UNPLATTED	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$924.17	\$0.00	-\$924.17	-100.00%
Total	\$1,998.05	\$1,073.88	-\$924.17	-46.25%
Series 2020 Debt Service - SF 50' (AA2) - UNPLATTED	\$1,289.00	\$1,289.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$129.75	\$0.00	-\$129.75	-100.00%
Total	\$1,418.75	\$1,289.00	-\$129.75	-9.15%
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	\$0.00	-\$103.80	-100.00%
Total	\$103.80	\$0.00	-\$103.80	-100.00%
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	\$0.00	-\$129.75	-100.00%
Total	\$129.75	\$0.00	-\$129.75	-100.00%

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	\$0.00	-\$129.75	¹³ -100.00%
Total	\$129.75	\$0.00	-\$129.75	-100.00%

(1) Sold lots are allocated a share of the O&M Assessments on an ERU basis as above. Unsold lots and lands do not yet receive a benefit from the services set forth in the Proposed Budget, and, accordingly, any costs above and beyond the O&M Assessments levied on sold lots will be funded by a separate funding agreement with the developer. If a lot is sold during the fiscal year, an O&M assessment will attach to that lot, as evidenced by an estoppel letter to be provided by the District Manager at the time of sale.

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 BUDGET			\$582,584.00	SERIES 2018A-1 (AA1) 2018A-2 DEBT (AA1) SERIES 2020				
LOT SIZE	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE	DEBT SERVICE ⁽¹⁾	EAU	COLLECTION COSTS & EPD @ 3.0%			\$18,793.03	O&M ⁽²⁾	DEBT SERVICE ⁽³⁾	DEBT SERVICE ⁽⁴⁾	DEBT SERVICE ⁽⁵⁾	TOTAL ⁽⁵⁾
EARLY PAYMENT DISCOUNT @ 4.0%									\$25,057.38					
TOTAL O&M ASSESSMENT									\$626,434.41					
Platted Parcels						TOTAL EAU	% TOTAL EAU	ADMIN PER PARCEL	ADMIN PER LOT					
Assessment Area One														
Single Family 40'	38	38	0	0	1.00	38.00	7.32%	\$45,866.10	\$1,207.00	\$1,207.00	\$1,073.88	\$582.07	\$0.00	\$2,862.95
Single Family 40' gated	143	143	70	0	1.00	143.00	27.55%	\$172,601.39	\$1,207.00	\$1,207.00	\$1,181.27	\$554.35	\$0.00	\$2,942.62
Single Family 50'	41	41	2	0	1.25	51.25	9.87%	\$61,858.89	\$1,508.75	\$1,508.75	\$1,181.27	\$776.09	\$0.00	\$3,466.11
Assessment Area Two (2020)														
Single Family 40'	118	0	0	118	1.00	118.00	22.74%	\$142,426.32	\$1,207.00	\$1,207.00	\$0.00	\$0.00	\$1,181.00	\$2,388.00
Single Family 50'	32	0	0	32	1.25	40.00	7.71%	\$48,280.11	\$1,508.75	\$1,508.75	\$0.00	\$0.00	\$1,289.00	\$2,797.75
Single Family 40' (Partial)	50	0	0	50	1.00	50.00	9.63%	\$60,350.14	\$1,207.00	\$1,207.00	\$0.00	\$0.00	\$1,073.88	\$2,280.88
Single Family 50' (Partial)	63	0	0	63	1.25	78.75	15.17%	\$95,051.46	\$1,508.75	\$1,508.75	\$0.00	\$0.00	\$1,181.27	\$2,690.02
Total Platted	485	222	72	263		519.00	100.00%	\$626,434.41						
Unplatted Parcels														
Assessment Area One														
Single Family 40'	2	2	2	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$1,073.88	\$582.07	\$0.00	\$1,655.95
Assessment Area Two (2020)														
Single Family 50'	75	0	0	75		0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,289.00	\$1,289.00
Future Assessment Areas														
Single Family 40'	142	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 50'	173	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 50' Gated	111	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Unplatted	503	2	2	75		0.00	0.00%	\$0.00						
Total Planned	988	224	74	338		519.00	100.00%	\$626,434.41						

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

(\$43,850.41)

Net Revenue to be Collected

\$582,584.00

⁽¹⁾ Reflects the number of total lots with Series 2018A-1 (AA1) and 2020 (AA2) debt outstanding.⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018A-1 (AA1) and Series 2020 (AA2) bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.⁽³⁾ The annual debt service assessment per lot adopted in connection with the Series 2018A-2 (AA1) bond issue are expected to be directly collected by the District; therefore, these amounts do not include Pasco County collection costs or early payment discounts.⁽⁴⁾ Annual assessment that will appear on November 2021 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.⁽⁵⁾ O&M Assessments will only be imposed on platted lots that have been sold to builders and/or end-users. A developer funding agreement will be in place for any budget deficit.

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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 established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related

to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

The Board finds and determines that operations and maintenance assessments shall immediately attach to all platted and sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach to any lots sold during Fiscal Year 2021/2022 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2021/2022. Instead, any unfunded portion of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attach to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Debt Service Assessments.** The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."**

- a. Debt service special assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: (i) April 1, 2022 - debt service special assessments for the District's May 1, 2022 debt service payments; and (ii) October 1, 2022 - debt service special assessments for the District's November 1, 2022 debt service payments, in each case in amounts identified by the District's Manager in applicable invoice(s).

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this _____ day of _____, 2021.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

RESOLUTION 2021-13

[DECLARING RESOLUTION – ASSESSMENT AREA THREE]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion (“**Assessment Area Three Project**”) of the District’s capital improvement plan for what is known as “**Assessment Area Three**,” as described in the *Fourth Supplemental Engineer’s Report (Assessment Area Three Project)*, dated August 5, 2021, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Assessment Area Three Project by the levy of special assessments (“**Assessments**”) on Assessment Area Three, using the methodology set forth in that _____ *Special Assessment Methodology Report*, dated August 5, 2021, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Rizzetta & Company, Inc., 3434 Cowell Ave., Unit 200, Tampa, Florida 33614 (“**District Records Office**”);

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Assessment Area Three Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Assessment Area Three Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated cost of the Assessment Area Three Project is **\$11,781,000** ("**Estimated Cost**").
- B. The Assessments will defray approximately \$_____, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$_____ per year, again as set forth in **Exhibit B**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Assessment Area Three Project shall be levied on Assessment Area Three, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., Assessment Area Three), with certain plans and specifications describing the Assessment Area Three Project and the

estimated cost of the Assessment Area Three Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:

TIME:

LOCATION:

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 5th day of August, 2021.

ATTEST:

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chairman

Exhibit A: *Fourth Supplemental Engineer's Report (Assessment Area Three Project), dated August 5, 2021*

Exhibit B: _____ *Special Assessment Methodology Report, dated August 5, 2021*