



Rizzetta & Company

Summer Woods Community Development District

**Board of Supervisors' Meeting
August 4, 2022**

**District Office:
2700 S. Falkenburg Road, Suite 2745
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 Candice Smith Troy Simpson Roger Aman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	KE Law Group
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 • 2700 S. FALKENBURG RD. SUITE 2745, RIVERVIEW, FLORIDA 33578

www.SummerWoodsCDD.org

July 28, 2022

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 4, 2022 at 10:15 a.m.** at the Trevesta Clubhouse, 6120 Trevesta Place, Palmetto, Florida 34221. The following is the tentative 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 4, 2022 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Months of April 2022..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2022-2023 Budget
 1. Consideration of Resolution 2022-11, Adopting Fiscal Year 2022-2023 Final Budget Tab 3
 2. Consideration of Resolution 2022-12, Imposing Special Assessments and Certifying an Assessment Roll Tab 4
 - B. Consideration of Resolution 2022-13, Setting the Meeting Schedule for Fiscal Year 2022-2023 Tab 5
 - C. Consideration of Fiscal Year 2023 Deficit Funding Agreement Tab 6
 - D. Consideration of Aeration Installation Proposal Tab 7
 - E. Consideration of Solitude Addendum for Phase 3 & Phase 4..Tab 8
 - F. Ratification of Fiscal Year 2021 Audit Tab 9
 - G. Ratification of Change Order #13-15..... Tab 10
 - H. Consideration of Fiscal Year 22-23 Addendum to the Rizzetta Agreement Tab 11
- I. STAFF REPORTS**
 - A. Landscape Inspection Report & Responses.....Tab 12
 - B. Brightview Landscape ReportUSC
 1. Consideration of Landscape Proposals.....Tab 13
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Review of District Manager ReportTab 14

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 5, 2022 at 10:15 a.m.** at the Trevesta Clubhouse located at 6120 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Greg Meath	Board Supervisor, Vice Chairman
Candice Smith	Board Supervisor, Assistant Secretary
Roger Aman	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel: KE Law Group (by phone)
Meredith Hammock	Representative, KE Law Group
Jordan Meissner	Representative, Solitude

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 none.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on February 3, 2022

Mr. Nielsen presented the minutes of the Board of Supervisor's Meeting held on February 3, 2022 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Meath, seconded by Mr. Aman, with all in favor, the Board approved the Minutes of the Board of Supervisors' held on February 3, 2022, for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of January, February & March 2022

Mr. Nielsen presented the Operations and Maintenance Expenditures for January, February, and March 2022 to the Board. He asked if there were any questions regarding any item of Expenditure. There were none.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of January 2022 (\$46,161.51), February 2022 (\$35,811.41), and March 2022 (\$45,795.63), for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2022/2023

Mr. Nielsen presented the Proposed Budget for Fiscal Year 2022/2023 to the Board; a discussion ensued.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Approving Proposed Budget & Setting Public Hearing

Mr. Nielsen presented Resolution 2022-07, Approving Proposed Budget & Setting Public Hearing to the Board.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board adopted Resolution 2022-07, Approving Proposed Budget for Setting Public Hearing, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Uniform Method of Collection

On a Motion by Mr. Aman, seconded by Mr. Meath, with all in favor, the Board opened the Public Hearing on Uniform Method of Collection, for the Summer Woods Community Development District.

Mr. Nielsen presented Resolution 2022-08, Adopting Uniform Method of Collection to the Board.

On a Motion by Mr. Meath, seconded by Mr. Aman, with all in favor, the Board adopted Resolution 2022-08, Adopting Uniform Method of Collection, for the Summer Woods Community Development District.

On a Motion by Mr. Aman, seconded by Mr. Meath, with all in favor, the Board closed the Public Hearing on Uniform Method of Collection, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Instructing Supervisor of Elections to Conduct General Election

Mr. Nielsen presented Resolution 2022-09, Instructing Supervisor of Elections to Conduct General Election to the Board.

On a Motion by Mr. Aman, seconded by Mr. Meath, with all in favor, the Board adopted Resolution 2022-09, Instructing Supervisor of Elections to Conduct a General Election, for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-10, Designating Date, Time & Place of Landowners' Election

Mr. Nielsen presented Resolution 2022-10 Designating Date, Time & Place of Landowners' Election to the Board.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board adopted Resolution 2022-10, Designating Date, Time & Place of Landowners' Election, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Rep Services Inc. Trash Can Proposal

Mr. Nielsen presented the Rep Services Inc. Trash Can Proposal to the Board.

On a Motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board approved the Rep Services Inc. Trash Can Proposal for the playground, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Solitude Phase 2
Pond Maintenance Addendum**

Mr. Nielsen presented the Solitude Phase 2 Pond Maintenance Addendum to the Board.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board approved the Solitude Phase 2 Maintenance Addendum, with review of District Counsel, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Eco Logic Pond
Maintenance Proposals**

Mr. Nielsen presented the Eco Logic Pond Maintenance Proposals to the Board.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved the Eco Logic Pond Maintenance Proposals, for the Summer Woods Community Development District.

THIRTEENTH ORDER OF BUSINESS

Ratification of Change Order #10-12

Mr. Nielsen presented Change Order #10-12 for ratification to the Board.

On a Motion by Mr. Meath, seconded by Mr. Aman, with all in favor, the Board ratified Change Order #10-12, for the Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report & Responses

Mr. Nielsen presented the Landscape Inspection Report & Responses.

The Board requested proposals for playground mulch.

B. Brightview Landscape Report

Mr. Nielsen presented the Brightview Landscape Report.

1. Consideration of Brightview Landscape Proposal

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved Brightview Landscape Proposal for mulch, for the Summer Woods Community Development District.

C. District Counsel
No report.

D. District Engineer
Not present and no report.

E. District Manager
Mr. Nielsen advised the next regular scheduled meeting of the Board of Supervisors is scheduled for Thursday, August 4, 2022 at 10:15 am.

1. Review of District Manager Report

Mr. Nielsen presented the District Manager Report to the Board.

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

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 Ms. Smith, seconded by Mr. Meath, with all in favor, the Board, Adjourned the Meeting at 11:04 a.m., for the Summer Woods Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA 33912

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

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Operation and Maintenance Expenditures April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,876.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<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	000633	144662432	Security System 04/22	\$ 95.68
Affordable Backflow Testing & Irrigation LLC	000635	18215	Backflow Testing 03/22	\$ 50.00
American Municipal Tax-Exempt Compliance Corp	000652	6477-04-22	Arbitrage Rebate Calculation S2020 A2	\$ 450.00
BrightView Landscape Services, Inc	000641	7815683	Monthly Fertilization/Insect Treatment 03/22	\$ 4,118.75
BrightView Landscape Services, Inc	000646	7822711	Monthly Landscape Maintenance 04/22	\$ 9,372.83
Campus Suite	000636	20281	Website & Compliance Services - Q3 FY21/22	\$ 384.38
Connerty Pools, Inc dba Suncoast Pool Service	000650	8188	Monthly Pool Cleaning & Maintenance 04/22	\$ 1,300.00
David Karshick dba Doody Free	000653	18812	Dog Station Maintenance 04/22	\$ 194.00
Disclosure Services LLC	000647	4	Amortization Schedule S2020 04/22	\$ 250.00
Eco-Logic Service, LLC	000648	1837	Selective brushcutting/Cattail removal in Lakes 04/22	\$ 15,750.00
Frontier Communications	000642	941-776-8134-0604205 04/22	Internet Service 04/22	\$ 160.00
Homemade by Huseman, LLC	000643	1251	Exit Sign Replacement/Thermostat Box Repair 04/22	\$ 528.00
KE Law Group, PLLC	000637	1766	Legal Services 02/22	\$ 824.50

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	000638	MCUD Summary 03/22	MCUD Summary 03/22	\$ 623.92
Peace River Electric Cooperative	000645	170982003 03/22	Amenity Center 03/22	\$ 1,104.26
Peace River Electric Cooperative	000639	Electric Summary 03/22	Electric Summary 03/22	\$ 109.44
Rizzetta & Company, Inc.	000640	INV0000067023	District Management Fees 04/22	\$ 4,744.84
Solitude Lake Management, LLC	000649	PI-A00788232	Lake Management - Aquatic 04/22	\$ 655.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000644	70910	Janitorial Service 04/22	\$ 1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000654	905	Janitorial Supplies 04/22	<u>\$ 65.81</u>
Report Total				<u>\$ 41,876.41</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA 33912

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

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Operation and Maintenance Expenditures

May 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$54,106.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<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	000651	145186392	Security System 05/22	\$ 95.68
Bellmore Electric, Inc.	000660	8073	Electrical Services 05/22	\$ 415.00
BrightView Landscape Services, Inc	000661	7862602	Monthly Landscape Maintenance 05/22	\$ 9,372.83
BrightView Landscape Services, Inc	000668	7873814	Sod Replacement 04/22	\$ 1,147.12
BrightView Landscape Services, Inc	000668	7879122	Monthly Fertilization/Insect Treatment 04/22	\$ 3,305.00
Candice Smith	000666	CS050522	Board of Supervisors Meeting 05/05/2022	\$ 200.00
Connerty Pools, Inc dba Suncoast Pool Service	000667	8273	Monthly Pool Cleaning & Maintenance 05/22	\$ 1,300.00
David Karshick dba Doody Free	000670	19177	Dog Station Maintenance 05/22	\$ 194.00
Eco-Logic Service, LLC	000662	1889	Landscape Maintenance Phases 1 - 4 04/22	\$ 19,225.00
Egis Insurance Advisors, LLC	000671	15722	General/POL/Property Liability Insurance FY 21/22 - Dog Park	\$ 586.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications	000663	941-776-8134-0604205 05/22	Internet Service 05/22	\$ 160.00
KE Law Group, PLLC	000657	2086	Legal Services 03/22	\$ 633.75
KE Law Group, PLLC	000672	2290	Legal Services 04/22	\$ 395.65
Manatee County Utilities Department	000658	MCUD Summary 04/22	MCUD Summary 04/22	\$ 679.58
Manatee County Utilities Department	000676	MCUD Summary 05/22	MCUD Summary 05/22	\$ 915.66
McDirmitt Davis, LLC	000673	52205	Audit Services FY 20/21	\$ 4,000.00
Pavco Furniture, LLC dba Admiral Furniture, LLC	000656	146823	Remaining Balance Pool Lounge Chairs 04/22	\$ 585.00
Peace River Electric Cooperative	20220525	170982003 04/22	Amenity Center 04/22	\$ 1,184.00
Peace River Electric Cooperative	20222005	Electric Summary 04/22	Electric Summary 04/22	\$ 110.16
Rep Services Inc	000675	18323.06.98	40 Gallon Trash Receptacle 05/22	\$ 1,902.55

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	000678	051722	Meritage VK #3 Estoppel 05/22	\$ 122.85
Rizzetta & Company, Inc.	000659	INV0000067815	District Management Fees 05/22	\$ 4,744.84
SIJ Holdings, LLC dba The McClatchy Company, LLC	000665	112351	Acct #24733 Legal Advertising 04/22	\$ 353.04
Solitude Lake Management, LLC	000669	PI-A00807745	Lake Management - Aquatic 05/22	\$ 655.00
Solitude Lake Management, LLC	000669	PI-A00812116	Lake Management - Aquatic 05/22	\$ 728.91
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000664	71357	Janitorial Service 05/22	\$ 1,095.00
Report Total				<u>\$ 54,106.62</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA 33912

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Operation and Maintenance Expenditures June 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$63,335.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<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	000679	145625522	Security System 06/22	\$ 95.68
American Municipal Tax-Exempt Compliance Corp	000690	6835-06-22	Arbitrage Rebate Calculation S2021 06/22	\$ 450.00
BrightView Landscape Services, Inc	000681	7909186	Monthly Landscape Maintenance 06/22	\$ 9,372.83
BrightView Landscape Services, Inc	000691	7942495	Valve Controller B not operating 06/22	\$ 591.51
BrightView Landscape Services, Inc	000691	7942502	Valve Box Install 06/22	\$ 710.35
Connerty Pools, Inc dba Suncoast Pool Service	000695	8357	Monthly Pool Cleaning & Maintenance 06/22	\$ 1,300.00
David Karshick dba Doody Free	000686	19458	Dog Station Maintenance 6/22	\$ 388.00
Eco-Logic Service, LLC	000687	1970	Removal of Silt Fence in Pase 1 & 2 06/22	\$ 3,950.00
Florida Department of Health in Manatee County	000685	41-BID-5889251 06/22	Pool Permit 41-60-1989417	\$ 250.00
KE Law Group, PLLC	000692	2628	Legal Services 05/22	\$ 2,646.95
Manatee County Utilities Department	000683	313378-175556 05/22	10611 Daybreak Gln 05/22	\$ 25.00
Peace River Electric Cooperative	20220627-1	170982003 05/22	Amenity Center 05/22	\$ 1,285.81

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative	20220616-1	Electric Summary 05/22	Electric Summary 05/22	\$ 109.19
Regions Corporate Trust Operations	000680	101734	Trustee Fees Series 2018A-1 FY22/23	\$ 3,500.00
Schofield and Spencer, P.A.	000684	8670 060322 Schofield	Overpayment Regarding 16990-1 Starlight from VK Summerwood	\$ 24,000.16
Schofield and Spencer, P.A.	000684	8684 060322 Schofield	Overpayment of Lots 659,662,727-729	\$ 10,500.00
SIJ Holdings, LLC dba The McClatchy Company, LLC	000689	119579	Acct #24733 Legal Advertising 05/22	\$ 58.50
Solitude Lake Management, LLC	000694	PI-A00826488	Lake Management - Aquatic 06/22	\$ 1,383.91
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000688	71805	Janitorial Service 06/22	\$ 1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000688	943	Janitorial Service 06/22	\$ 122.68
Wickliff S. Lespinasse dba Pink Flamingo Power Wash LLC	000693	2270	Paint Spill Clean Up 06/22	<u>\$ 1,500.00</u>
Report Total				<u>\$ 63,335.57</u>

RESOLUTION 2022-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Summer Woods Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") 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, 2023."
- 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 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. 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.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2022.

ATTEST:

**SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2022/2023 Budget(s)



Rizzetta & Company

Summer Woods Community Development District

www.SummerWoodsCDD.org

**Approved Proposed
Budget for
Fiscal Year 2022-2023**

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

Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 585,023	\$ 585,023	\$ 582,584	\$ 2,439	\$ 822,813	\$ 240,229	
Developer Deficit Funding*	\$ 72,922	\$ 72,922	\$ 291,608	\$ (218,686)	\$ 250,000	\$ (41,608)	
Other Misc Revenue							
Misc Revenue	\$ 200	\$ 267	\$ -	\$ 267	\$ -	\$ -	
TOTAL REVENUES	\$ 658,145	\$ 658,212	\$ 874,192	\$ (215,980)	\$ 822,813	\$ 198,621	
TOTAL REVENUES AND BALANCE FORWARD	\$ 658,145	\$ 658,212	\$ 874,192	\$ (215,980)	\$ 1,072,813	\$ 198,621	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 800	\$ 1,067	\$ -	\$ (1,067)	\$ 2,400	\$ 2,400	
Financial & Administrative							
Administrative Services	\$ 3,546	\$ 4,728	\$ 4,728	\$ -	\$ 4,917	\$ 189	contract price
District Management	\$ 15,838	\$ 21,117	\$ 21,117	\$ -	\$ 21,962	\$ 845	contract price
Accounting Services	\$ 14,183	\$ 18,911	\$ 18,911	\$ -	\$ 19,667	\$ 756	contract price
Auditing Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	contract price
District Engineer	\$ 1,500	\$ 2,000	\$ 5,000	\$ 3,000	\$ 5,000	\$ -	
Disclosure Report	\$ 8,000	\$ 8,000	\$ 7,000	\$ (1,000)	\$ 8,000	\$ 1,000	contract price
Trustees Fees	\$ 9,333	\$ 9,333	\$ 8,200	\$ (1,133)	\$ 8,200	\$ -	\$9,042 spent last FY
Assessment Roll	\$ 5,253	\$ 5,253	\$ 5,253	\$ -	\$ 5,463	\$ 210	contract price
Arbitrage Rebate Calculation	\$ 1,350	\$ 1,800	\$ 900	\$ (900)	\$ 900	\$ -	contract price
Financial and Revenue Collections	\$ 2,837	\$ 3,782	\$ 3,782	\$ -	\$ 3,933	\$ 151	contract price
Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	EGIS 22/23 proposal
Legal Advertising	\$ 733	\$ 977	\$ 3,000	\$ 2,023	\$ 3,000	\$ -	\$5,618 spent last FY
Dues, Licenses & Fees	\$ 925	\$ 1,233	\$ 175	\$ (1,058)	\$ 1,500	\$ 1,325	\$925 spent last FY
Website Hosting, Maintenance, Backup (and Email)	\$ 2,053	\$ 2,753	\$ 2,753	\$ -	\$ 2,753	\$ -	contract price
Legal Counsel							
District Counsel	\$ 15,898	\$ 21,197	\$ 20,000	\$ (1,197)	\$ 25,000	\$ 5,000	\$29,437 spent last FY
Administrative Subtotal	\$ 88,791	\$ 108,694	\$ 107,482	\$ (1,212)	\$ 119,745	\$ 12,263	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility Services - Amenity Center	\$ 12,360	\$ 16,480	\$ 14,000	\$ (2,480)	\$ 20,000	\$ 6,000	\$16,158 spent last FY + new additions
Utility Services - Street Lights	\$ -	\$ -	\$ 85,000	\$ 85,000	\$ 170,000	\$ 85,000	RET financing
Water-Sewer Combination Services							
Utility - Irrigation	\$ 6,102	\$ 8,136	\$ 12,000	\$ 3,864	\$ 12,000	\$ -	\$5,129 spent last FY
Utility - Amenity Center Trash Removal	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	funds to add dumpster
Stormwater Control							
Aquatic Maintenance	\$ 7,353	\$ 9,804	\$ 20,000	\$ 10,196	\$ 32,400	\$ 12,400	price includes all 4 phases
Wetland Maintenance/Exotic Nuisance Removal	\$ -	\$ -	\$ 65,000	\$ 65,000	\$ 76,700	\$ 11,700	phases 1-4 ongoing maint.
Wetland Initial Cleanup	\$ 39,500	\$ 39,500	\$ 40,000	\$ 500	\$ -	\$ (40,000)	completed FY 21-22
Stormwater Inspection and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	
Other Physical Environment							
Landscape Maintenance	\$ 192,803	\$ 257,071	\$ 391,513	\$ 134,442	\$ 325,000	\$ (66,513)	Brightview proposed phases 1-4
Landscape Mulch	\$ -	\$ -	\$ -	\$ -	\$ 92,613	\$ 92,613	Brightview proposed phases 1-4
Irrigation Maintenance	\$ 4,537	\$ 6,049	\$ 14,000	\$ 7,951	\$ 10,000	\$ (4,000)	
Plant Replacement	\$ 5,960	\$ 7,947	\$ 5,000	\$ (2,947)	\$ 15,000	\$ 10,000	\$7,946 spent last FY
General Liability Insurance	\$ 3,108	\$ 3,108	\$ 3,256	\$ 148	\$ 3,730	\$ 474	EGIS 22/23 proposal
Property Insurance	\$ 9,195	\$ 9,195	\$ 9,021	\$ (174)	\$ 10,331	\$ 1,310	EGIS 22/23 proposal
Pressure Washing	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Perimeter Fence/Wall Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	
Field Services	\$ 5,400	\$ 7,200	\$ -	\$ (7,200)	\$ 9,000	\$ 9,000	increases to 750/mo after full build out
Parks and Recreation							
Dog Park/Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	anticipating 6 stations
Nature Trail Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
Pool Maintenance	\$ 13,000	\$ 17,333	\$ 21,000	\$ 3,667	\$ 20,000	\$ (1,000)	splashpad
Pool/Splashpad Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	splashpad under warranty
Pool Furniture Repair/Replacement	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	
Amenity Center Maintenance	\$ 16,652	\$ 22,203	\$ 22,000	\$ (203)	\$ 25,000	\$ 3,000	\$21,681 spent last FY
HVAC maintenance	\$ -	\$ -	\$ -	\$ -	\$ 374	\$ 374	
Internet Service	\$ 1,440	\$ 1,920	\$ 1,920	\$ -	\$ 1,920	\$ -	
Playground Mulch	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 5,000	\$ 2,000	
Playground Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 3,000	\$ 2,000	
Access Control	\$ -	\$ -	\$ 500	\$ 500	\$ 2,500	\$ 2,000	
Clubhouse Security	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	
Contingency							
Miscellaneous Contingency	\$ 10,867	\$ 14,489	\$ 50,000	\$ 35,511	\$ 30,000	\$ (20,000)	
Field Operations Subtotal	\$ 328,277	\$ 420,435	\$ 766,710	\$ 346,275	\$ 953,068	\$ 186,358	
TOTAL EXPENDITURES	\$ 417,068	\$ 529,129	\$ 874,192	\$ 345,063	\$ 1,072,813	\$ 198,621	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 241,077	\$ 129,083	\$ -	\$ (561,044)	\$ -	\$ -	

Summer Woods Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2018A-1 (AA1)	Series 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)	Budget for 2022/2023
REVENUES					
Special Assessments					
Net Special Assessments	\$242,399.63	\$366,896.64	\$176,800.00	\$400,752.50	\$1,186,848.77
TOTAL REVENUES	\$242,399.63	\$366,896.64	\$176,800.00	\$400,752.50	\$1,186,848.77
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$242,399.63	\$366,896.64	\$176,800.00	\$400,752.50	\$1,186,848.77
Administrative Subtotal	\$242,399.63	\$366,896.64	\$176,800.00	\$400,752.50	\$1,186,848.77
TOTAL EXPENDITURES	\$242,399.63	\$366,896.64	\$176,800.00	\$400,752.50	\$1,186,848.77
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

7.0%

Gross assessments

\$1,274,536.90

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 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$822,813.00
Collection Cost @	3%	\$26,542.35
Early Payment Discount @	4%	\$35,389.81
2022/2023 Total		<u>\$884,745.16</u>

2021/2022 O&M Budget	\$582,584.00
2022/2023 O&M Budget	\$822,813.00

Total Difference	<u>\$240,229.00</u>
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	PER UNIT ANNUAL ASSESSMENT ⁽¹⁾		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2018A-1 Debt Service - SF 40' (AA1)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,207.00	\$1,167.98	-\$39.02	-3.23%
Total	\$2,280.88	\$2,241.86	-\$39.02	-1.71%
Series 2018A-1 Debt Service - SF 40' gated (AA1)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 40' gated	\$1,207.00	\$1,167.98	-\$39.02	-3.23%
Total	\$2,388.27	\$2,349.25	-\$39.02	-1.63%
Series 2018A-1 Debt Service - SF 50' (AA1)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,508.75	\$1,459.98	-\$48.77	-3.23%
Total	\$2,690.02	\$2,641.25	-\$48.77	-1.81%
Series 2020 Debt Service - SF 40' (AA2)	\$1,181.00	\$1,181.00	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,207.00	\$1,167.98	-\$39.02	-3.23%
Total	\$2,388.00	\$2,348.98	-\$39.02	-1.63%
Series 2020 Debt Service - SF 50' (AA2)	\$1,289.00	\$1,289.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,508.75	\$1,459.98	-\$48.77	-3.23%
Total	\$2,797.75	\$2,748.98	-\$48.77	-1.74%
Series 2020 Debt Service - SF 40' Partial (AA2)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40' Partial	\$1,207.00	\$1,167.98	-\$39.02	-3.23%
Total	\$2,280.88	\$2,241.86	-\$39.02	-1.71%
Series 2020 Debt Service - SF 50' Partial (AA2)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 50' Partial	\$1,508.75	\$1,459.98	-\$48.77	-3.23%
Total	\$2,690.02	\$2,641.25	-\$48.77	-1.81%
Series 2021 Debt Service - SF 40' (AA2)	\$1,610.82	\$1,610.82	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$0.00	\$1,167.98	\$1,167.98	(1)
Total	\$1,610.82	\$2,778.80	\$1,167.98	(1)
Series 2021 Debt Service - SF 50' (AA2)	\$1,610.82	\$1,610.82	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$0.00	\$1,459.98	\$1,459.98	(1)
Total	\$1,610.82	\$3,070.80	\$1,459.98	(1)
Series 2021 Debt Service - SF 50' Partial (AA2)	\$1,315.51	\$1,315.51	\$0.00	0.00%
Operations/Maintenance - SF 50' Partial	\$0.00	\$1,459.98	\$1,459.98	(1)
Total	\$1,315.51	\$2,775.49	\$1,459.98	(1)
Series 2021 Debt Service - SF 40' (AA3)	\$1,420.33	\$1,420.33	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$0.00	\$0.00	\$0.00	0.00%

Total	\$1,420.33	\$1,420.33	\$0.00	0.00%
Series 2021 Debt Service - SF 50' (AA3)	\$1,420.33	\$1,420.33	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$0.00	\$0.00	\$0.00	0.00%
Total	\$1,420.33	\$1,420.33	\$0.00	0.00%

⁽¹⁾ FY 2022-2023 will be the first year of levied O&M assessments.

FISCAL YEAR 2022/2023 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL BUDGET		\$822,813.00
COLLECTION COSTS @	3.0%	\$26,542.35
EARLY PAYMENT DISCOUNT @	4.0%	\$35,389.81
TOTAL O&M ASSESSMENT		\$884,745.16

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT					
LOT SIZE	SERIES 2018A-1 (AA1)	SERIES 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)		TOTAL	% TOTAL	O&M	O&M		SERIES 2018A-1 (AA1)	SERIES 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)		
	<u>DEBT SERVICE</u> (1)	<u>DEBT SERVICE</u> (1)	<u>DEBT SERVICE</u> (1)	<u>DEBT SERVICE</u> (1)	<u>EAU</u>	<u>EAUs</u>	<u>EAUs</u>	<u>PER PARCEL</u>	<u>PER LOT</u>		<u>DEBT SERVICE</u> (2)	<u>DEBT SERVICE</u> (2)	<u>DEBT SERVICE</u> (2)	<u>DEBT SERVICE</u> (2)	<u>TOTAL</u> (3)	
Platted Parcels																
Assessment Area One (2018)																
Single Family 40'	40	40	0	0	1.00	40.00	5.28%	\$46,719.22	\$1,167.98	\$1,167.98	\$1,073.88	\$0.00	\$0.00	\$0.00	\$2,241.86	
Single Family 40' gated	143	143	0	0	1.00	143.00	18.88%	\$167,021.20	\$1,167.98	\$1,167.98	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,349.25	
Single Family 50'	41	41	0	0	1.25	51.25	6.77%	\$59,859.00	\$1,459.98	\$1,459.98	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,641.25	
Assessment Area Two (2020)																
Single Family 40'	83	0	83	0	1.00	83.00	10.96%	\$96,942.37	\$1,167.98	\$1,167.98	\$0.00	\$1,181.00	\$0.00	\$0.00	\$2,348.98	
Single Family 50'	57	0	57	0	1.25	71.25	9.41%	\$83,218.60	\$1,459.98	\$1,459.98	\$0.00	\$1,289.00	\$0.00	\$0.00	\$2,748.98	
Single Family 40' (Partial)	106	0	106	0	1.00	106.00	13.99%	\$123,805.92	\$1,167.98	\$1,167.98	\$0.00	\$1,073.88	\$0.00	\$0.00	\$2,241.86	
Single Family 50' (Partial)	92	0	92	0	1.25	115.00	15.18%	\$134,317.75	\$1,459.98	\$1,459.98	\$0.00	\$1,181.27	\$0.00	\$0.00	\$2,641.25	
Assessment Area Two (2021)																
Single Family 40'	23	0	0	23	1.00	23.00	3.04%	\$26,863.55	\$1,167.98	\$1,167.98	\$0.00	\$0.00	\$1,610.82	\$0.00	\$1,167.98	
Single Family 50'	72	0	0	72	1.25	90.00	11.88%	\$105,118.24	\$1,459.98	\$1,459.98	\$0.00	\$0.00	\$1,610.82	\$0.00	\$1,459.98	
Single Family 50' (Partial)	28	0	0	28	1.25	35.00	4.62%	\$40,879.31	\$1,459.98	\$1,459.98	\$0.00	\$0.00	\$1,315.51	\$0.00	\$1,459.98	
Unplatted Parcels																
Assessment Area Three (2021)																
Single Family 40'	119	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,420.33	\$0.00	
Single Family 50'	184	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,420.33	\$0.00	
Total Planned	988	224	338	123	303	757.50	100%	\$884,745.16								
LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):									(\$61,932.16)							
Net Revenue to be Collected									\$822,813.00							

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 Master 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.

RESOLUTION 2022-12

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 2022/2023; 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 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 has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit 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.
- b. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *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.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2022/2023 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 2022/2023. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- c. **Maximum Rate.** 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.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2022/2023 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any

such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- 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.

3. **ASSESSMENT ROLL; AMENDMENTS.** 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. 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.

4. **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.

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

PASSED AND ADOPTED this 4th day of August, 2022.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Manatee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2022.**

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A
SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING DATES
FOR FISCAL YEAR 2022/2023

November 3, 2022
February 2, 2023
May 4, 2023
August 3, 2023

All meetings will convene at 10:00 a.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: <https://www.summerwoodscdd.org>.