



Rizzetta & Company

Summit View Community Development District

**Board of Supervisors' Meeting
May 20, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the office of Rizzetta & Company, Inc., located at:
5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Doug Weiland Natalie Feldman Robert Tankel Pete Williams Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Jennifer Kilinski	KE Law Group
District Engineer	Ed Mazur	Florida Land Design & Permitting

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 (813) 933-5571. 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.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.summitviewcdd.org

May 12, 2022

Board of Supervisors Summit View Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Summit View Community Development District will be held on **Friday, May 20, 2022 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for the meeting:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS ON AGENDA ITEMS

3. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors' Meeting held on March 18, 2022.....Tab 1
- B. Consideration of Operation and Maintenance Expenditures for February and March 2022.....Tab 2
- C. Ratification of Construction Requisitions #CR15 – CR17.....Tab 3

4. BUSINESS ITEMS

- A. Presentation of Fiscal Year 2022/2023 Proposed Budget..... Tab 4
 - 1. Consideration of Resolution(s) 2022-03, Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget (Developer Funded or Declaring Assessments)..... Tab 5

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - 1. Announcement Regarding Registered Voter Count.... Tab 6

6. SUPERVISOR REQUESTS AND AUDIENCE 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) 933-5571.

Sincerely,
Matthew Huber
Matthew Huber
Regional District Manager

Tab 1

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.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Summit View Community Development District was held on **Friday, March 18, 2022, at 10:03 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Dr. Weiland	Board Supervisor, Chairman
Natalie Feldman	Board Supervisor, Vice Chairman
Pete Williams	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
Jennifer Goldyn	District Manager, Rizzetta & Company
Jennifer Kilinski	District Counsel, KE Law Group (via conf. call)
Lee Thompson	Candidate for Vacant Seat #1

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Huber advised for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on December 17, 2021

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 17, 2021 as presented for Summit View Community Development District.
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SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

March 18, 2022 - Minutes of Meeting

Page 2

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November and December 2021 and January 2022

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November (\$4,995.75) and December 2021 (\$10,256.00) and January 2022 (\$5,875.11) for Summit View Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of John Blakley's Resignation Letter

Mr. Huber presented John Blakley's resignation from the Board of Supervisors.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors accepted John Blakley's resignation from the Board of Supervisors (Seat #1) for Summit View Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of a Board Supervisor Replacement for Vacant Seat #1

Mr. Huber introduced Lee Thompson to the Board and stated that he was interested in filling the vacant seat on the Board.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors appointed Lee Thompson to Vacant Seat #1 for Summit View Community Development District.

SEVENTH ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Supervisor

Mr. Huber, a Notary Public in the State of Florida administered the Oath of Office to the newly appointed Supervisor, Lee Thompson.

EIGHTH ORDER OF BUSINESS

Review of Form 1 and Sunshine Amendment

Ms. Kilinski briefly reviewed the Form 1 and Sunshine Amendment for Mr. Thompson. Mr. Thompson chose to be compensated for meeting attendance and mileage.

NINTH ORDER OF BUSINESS

Consideration of AMTEC's Arbitrage Rebate Proposal

Mr. Huber presented AMTEC's proposal for Arbitrage Rebate for Special Assessment Bonds, Series 2021A and 2021B.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

March 18, 2022 - Minutes of Meeting

Page 3

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors approved AMTEC's Arbitrage Rebate proposal for Special Assessment Bonds, Series 2021A and 2021B for Summit View Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Tri-Party Agreement
with Developer, City, and Summit View
CDD**

Ms. Kilinski presented and reviewed the Tri-Party Agreement between the Developer, City, and Summit View CDD.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors ratified the approval of the Tri-Party Agreement between Summit View, LLC, City of Dade City, and Summit View CDD as presented for Summit View Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Agreement for
Professional Engineering Services**

Ms. Kilinski presented and reviewed the Agreement for Professional Engineering Services with Florida Land Design & Permitting. She stated that the District's Engineer, Paul Skidmore had passed away and Ed Mazur would be taking his place.

On a Motion by Mr. Williams, seconded by Ms. Feldman, with all in favor, the Board of Supervisors ratified the approval of the Agreement for Professional Engineering Services as presented for Summit View Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02,
Amending Collection Schedule**

Ms. Kilinski presented and reviewed Resolution 2022-02, Amending Collection Schedule. She stated that the resolution is to revise the schedule for the direct collection of debt service assessments.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors Resolution 2022-02, Amending Collection Schedule as presented for Summit View Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski reviewed the Legislative Session updates with the Board.

B. District Engineer

Not present.

C. District Manager

Mr. Huber reminded the Board that the next regular scheduled meeting is April 15, 2022 at 10:00 a.m.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience members present to comment.

Mr. Huber asked if there were any Supervisor requests. A brief discussion ensued regarding the first takedown of 40 lots in May 2022.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that if there was no further business to come before the Board, then a motion to adjourn would be in order.

On a Motion by Mr. Williams, seconded by Ms. Feldman, with all in favor, the Board of Supervisors adjourned the meeting at 10:16 a.m. for Summit View Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,110.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summit View Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
KE Law Group	001053	1227	General Legal Services 01/22	\$ 422.00
KE Law Group	001051	345	General Legal Services 09/21	\$ 4,688.75
Rizzetta & Company Inc	001052	INV0000064817	Annual Dissemination Agent Fee FY 21/22	\$ 5,000.00
Rizzetta & Company Inc	001052	INV0000065377	District Management Fees 02/22	<u>\$ 4,000.00</u>
Report Total				<u>\$ 14,110.75</u>

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SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures March 2022 For Board Approval

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

The total items being presented: **\$8,198.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summit View Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
F Pete Williams	001058	PW031822	Board Of Supervisors Meeting 03/18/22	\$ 200.00
KE Law Group	001055	1523	General Legal Services 02/22	\$ 3,588.00
Lee R Thompson	001057	LT031822	Board Of Supervisors Meeting 03/18/22	\$ 210.68
Natalie T Feldman	001056	NF031822	Board Of Supervisors Meeting 03/18/22	\$ 200.00
Rizzetta & Company Inc	001054	INV0000066293	District Management Fees 03/22	<u>\$ 4,000.00</u>
Report Total				<u><u>\$ 8,198.68</u></u>

Tab 3



Rizzetta & Company

Summit View Community Development District

www.summitviewcdd.org

Proposed Budget for Fiscal Year 2022/2023

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Proposed Budget
Summit View Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 03/31/22	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
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 1	\$ 2	\$ -	\$ 2	\$ -	\$ -	
6	Contributions & Donations from Private Sources							
7	Developer Contributions	\$ 62,298	\$ 124,596	\$ 250,000	\$ (125,404)	\$ 159,657	\$ (90,343)	
8								
9	TOTAL REVENUES	\$ 62,299	\$ 124,598	\$ 250,000	\$ (125,402)	\$ 159,657	\$ (90,343)	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 62,299	\$ 124,598	\$ 250,000	\$ (125,402)	\$ 159,657	\$ (90,343)	
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Legislative							
16	Supervisor Fees	\$ 1,211	\$ 2,422	\$ 12,000	\$ 9,578	\$ 2,000	\$ (10,000)	2 paid Supervisors @ 12 mtgs annually
17	Financial & Administrative							
18	District Management	\$ 10,500	\$ 21,000	\$ 21,000	\$ -	\$ 21,840	\$ 840	
19	Administrative Services	\$ 2,100	\$ 4,200	\$ 4,200	\$ -	\$ 4,368	\$ 168	
20	District Engineer	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 1,200	\$ (6,300)	
21	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
22	Trustees Fees	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
23	Assessment Roll	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,728	\$ 728	
24	Financial & Revenue Collections	\$ 1,800	\$ 3,600	\$ 3,600	\$ -	\$ 5,728	\$ 2,128	
25	Accounting Services	\$ 9,600	\$ 19,200	\$ 19,200	\$ -	\$ 19,968	\$ 768	
26	Auditing Services	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
27	Arbitrage Rebate Calculation	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	
28	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 3,500	\$ 1,250	\$ 3,500	\$ -	
29	Legal Advertising	\$ 255	\$ 510	\$ 5,000	\$ 4,490	\$ 500	\$ (4,500)	
30	Bank Fees	\$ 169	\$ 338	\$ -	\$ (338)	\$ 500	\$ 500	
31	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 175	\$ (175)	\$ 175	\$ -	DEO Fee
32	Miscellaneous Fees	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
33	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	Pasco Co. Fee
34	Website Hosting, Maintenance, Backup (and	\$ 769	\$ 1,538	\$ 5,000	\$ 3,462	\$ 2,000	\$ (3,000)	Campus Suites & RTS (w-emails)
35	Legal Counsel							
36	District Counsel	\$ 6,874	\$ 13,748	\$ 20,000	\$ 6,252	\$ 20,000	\$ -	
37								
38	Administrative Subtotal	\$ 40,703	\$ 74,156	\$ 122,325	\$ 48,169	\$ 104,157	\$ (18,168)	
39								
40	EXPENDITURES - FIELD OPERATIONS							
41								
42	Stormwater Control							
43	Stormwater Assessment	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	Pasco Co. Fee
44	Other Physical Environment							
45	General Liability Insurance	\$ 2,750	\$ 2,750	\$ 5,000	\$ 2,250	\$ 5,000	\$ -	
46	Property Insurance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
47	Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ 24,000	estimated @ \$2k per mont + DRA maint.
48	Landscape - Mulch	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	Center islands only
49	Parks & Recreation							
50	Trail/Bike Path Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
51	Dog Waste Station Supplies	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
52	Contingency							
53	Miscellaneous Fees	\$ -	\$ -	\$ 2,675	\$ 2,675	\$ -	\$ (2,675)	
54	Miscellaneous Contingency	\$ -	\$ -	\$ 115,000	\$ 115,000	\$ -	\$ (115,000)	
55	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
56								
57	Field Operations Subtotal	\$ 2,750	\$ 2,750	\$ 127,675	\$ 124,925	\$ 55,500	\$ (72,175)	
58								
59	TOTAL EXPENDITURES	\$ 43,452	\$ 76,906	\$ 250,000	\$ 173,094	\$ 159,657	\$ (90,343)	
60								
61	EXCESS OF REVENUES OVER EXPENDITURES	\$ 18,847	\$ 47,692	\$ -	\$ 47,692	\$ -	\$ -	
62								

Summit View Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2021A	Series 2021B	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$218,686.02	\$132,362.55	\$351,048.58
TOTAL REVENUES	\$218,686.02	\$132,362.55	\$351,048.58
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$218,686.02	\$132,362.55	\$351,048.58
Administrative Subtotal	\$218,686.02	\$132,362.55	\$351,048.58
TOTAL EXPENDITURES	\$218,686.02	\$132,362.55	\$351,048.58
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments:

\$367,205.79

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 O&M Budget		\$159,657.00
Collection Cost @	2%	\$3,396.96
Early Payment Discount @	4%	\$6,793.91
2022/2023 Total:		<u>\$171,674.19</u>

2021/2022 O&M Budget	\$0.00	(1)
2022/2023 O&M Budget	\$159,657.00	
Total Difference:	<u>\$159,657.00</u>	

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2021/2022</u>	<u>2022/2023</u>	<u>\$</u>	<u>%</u>
Series 2021A Debt Service - Single Family 40' Platted	\$0.00	\$1,063.83	\$1,063.83	0.00%
Operations/Maintenance - Single Family 40' Platted	\$0.00	\$491.06	\$491.06	0.00%
Total	\$0.00	\$1,554.89	\$1,554.89	0.00%
Series 2021A Debt Service - Single Family 50' Platted	\$0.00	\$1,329.79	\$1,329.79	0.00%
Operations/Maintenance - Single Family 50' Platted	\$0.00	\$491.06	\$491.06	0.00%
Total	\$0.00	\$1,820.85	\$1,820.85	0.00%
Series 2021A Debt Service - Single Family 60' Platted	\$0.00	\$1,595.74	\$1,595.74	0.00%
Operations/Maintenance - Single Family 60' Platted	\$0.00	\$491.06	\$491.06	0.00%
Total	\$0.00	\$2,086.80	\$2,086.80	0.00%

Unplatted Lots

Operations/Maintenance - Single Family 40' Unplatted	\$0.00	\$220.84	\$220.84	0.00%
Total	\$0.00	\$220.84	\$220.84	0.00%
Operations/Maintenance - Single Family 50' Unplatted	\$0.00	\$276.05	\$276.05	0.00%
Total	\$0.00	\$276.05	\$276.05	0.00%
Operations/Maintenance - Single Family 60' Unplatted	\$0.00	\$331.26	\$331.26	0.00%
Total	\$0.00	\$331.26	\$331.26	0.00%

(1) FY 2021-2022 O&M Budget was Developer Funded

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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

ALLOCATION OF O&M ASSESSMENT

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>			
	<u>O&M</u>	<u>SERIES 2021A DEBT SERVICE ⁽¹⁾</u>	<u>SERIES 2021B DEBT SERVICE ⁽¹⁾</u>	<u>EAU</u>
<u>Platted</u>				
Single Family 40'	82	82	82	0.80
Single Family 50'	72	72	72	1.00
Single Family 60'	31	31	31	1.20
<u>Unplatted</u>				
Single Family 40'	6	0	0	0.80
Single Family 50'	163	0	0	1.00
Single Family 60'	49	0	0	1.20
Totals	403	185	185	

TOTAL ADMINISTRATIVE BUDGET	\$104,157.00
COLLECTION COST @ 2%	\$2,216.11
EARLY PAYMENT DISCOUNT @ 4%	\$4,432.21
TOTAL O&M ASSESSMENT	\$110,805.32

<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>ADMIN PER PARCEL</u>	<u>ADMIN PER LOT</u>
65.60	16.34%	\$18,108.69	\$220.84
72.00	17.94%	\$19,875.39	\$276.05
37.20	9.27%	\$10,268.95	\$331.26
4.80	1.20%	\$1,325.03	\$220.84
163.00	40.61%	\$44,995.68	\$276.05
58.80	14.65%	\$16,231.57	\$331.26
401.40	100.00%	\$110,805.32	

TOTAL FIELD BUDGET	\$55,500.00
COLLECTION COSTS @ 2%	\$1,180.85
EARLY PAYMENT DISCOUNT @ 4%	\$2,361.70
TOTAL O&M ASSESSMENT	\$59,042.55

<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>FIELD PER PARCEL</u>	<u>FIELD PER LOT</u>
65.60	37.53%	\$22,157.85	\$270.22
72.00	41.19%	\$24,319.59	\$337.77
37.20	21.28%	\$12,565.12	\$405.33
0.00	0.00%	\$0.00	\$0.00
0.00	0.00%	\$0.00	\$0.00
0.00	0.00%	\$0.00	\$0.00
174.80	100.00%	\$59,042.55	

PER UNIT ASSESSMENTS

<u>O&M</u>	<u>2021A DEBT SERVICE ⁽²⁾</u>	<u>2021B DEBT SERVICE ⁽²⁾</u>	<u>TOTAL ⁽¹⁾</u>
\$491.06	\$1,063.83	\$643.90	\$1,554.89
\$613.82	\$1,329.79	\$804.87	\$1,943.61
\$736.59	\$1,595.74	\$965.85	\$2,332.33
\$220.84	\$0.00	\$0.00	\$220.84
\$276.05	\$0.00	\$0.00	\$276.05
\$331.26	\$0.00	\$0.00	\$331.26

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$7,756.37)

(\$4,132.98)

Net Revenue to be Collected:

\$103,048.95

\$54,909.57

⁽¹⁾ Reflects the number of total lots with Series 2021 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

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:

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.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, 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 the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the 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.

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:

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.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights 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.

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

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.

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.

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.

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.

Tab 4

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Summit View Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 19, 2022
HOUR:	10:00 a.m.
LOCATION:	5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Dade City and Pasco County at least 60 days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 20th DAY OF MAY 2022.

ATTEST:

**SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET(S) FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Summit View Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the "**District's Office**," 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: August 19, 2022
HOUR: 10:00 am
LOCATION: 5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Dade City and Pasco County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2022.

ATTEST:

**SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____