



Rizzetta & Company

# **Summit View Community Development District**

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**Board of Supervisors' Meeting  
October 20, 2023**

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

**[www.summitviewcdd.org](http://www.summitviewcdd.org)**

# **SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

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

[www.summitviewcdd.org](http://www.summitviewcdd.org)

<b>Board of Supervisors</b>	Doug Weiland Natalie Feldman Robert Tankel Pete Williams Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jennifer Kilinski	KE Law Group
<b>District Engineer</b>	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](http://www.summitviewcdd.org)

October 16, 2023

**Board of Supervisors  
Summit View Community  
Development District**

## **REVISED MEETING AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Summit View Community Development District will be held on **Friday, October 20, 2023 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 tentative 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 July 21, 2023 .....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for June, July, and August 2023.....Tab 2
  - C. Ratification of Construction Requisition #CR 69 – 74.....Tab 3
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-01, Extending Terms of Office.....Tab 4
  - B. Consideration of Addendum for LMP's Revised Contract.....Tab 5
  - C. Ratification of FEMA Addendum for LMP.....Tab 6
  - D. Ratification of Finance Agreement for Insurance Policy.....Tab 7
  - E. Discussion Regarding Bonds
  - F. Consideration of Resolution 2024-02, Amending Fiscal Year 2023/2024 Assessments.....Tab 8
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Presentation of Audit for Fiscal Year Ended 9-30-22...Tab 9
    2. Presentation of 2<sup>nd</sup> Quarter Website Audit.....Tab 10
- 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  
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, July 21, 2023, at 10:13 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	<b>Board Supervisor, Chairman</b>
Natalie Feldman	<b>Board Supervisor, Vice Chairman</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Company</b>
Jennifer Kilinski	<b>District Counsel, KVV Law Group (<i>via phone</i>)</b>

Audience	<b>None</b>
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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 May 19, 2023**

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 May 19, as presented, for Summit View Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April  
and May 2023**

It was stated that debt service is not an O&M expense.

On a Motion by Mr. Williams, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2023 (\$44,633.74), as discussed, and May 2023 (\$1,423.74), for Summit View Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Construction  
Requisitions #CR68**

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors ratified Construction Requisitions #CR68, for Summit View Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2023-  
2024 Final Budget**

On a Motion by Mr. Williams, seconded by Mr. Thompson, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2023-2024 final budget, for Summit View Community Development District.

There were no questions. Mr. Huber noted for the record there were no audience members present.

On a Motion by Mr. Williams, seconded by Mr. Thompson, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2023-2024 final budget, for Summit View Community Development District.

**i. Consideration of Resolution 2023-02, Adopting Fiscal Year 2023/2024 Final  
Budget**

On a Motion by Mr. Williams, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved Resolution 2023-02, adopting fiscal year 2023-2024 final budget totaling \$245,000 (General Fund), for Summit View Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2023-  
2024 Special Assessments**

On a Motion by Mr. Williams, seconded by Mr. Thompson, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2023-2024 special assessments, for Summit View Community Development District.

A brief discussion was held regarding the noticing requirements. Mr. Huber noted for the record there were no audience members present.

On a Motion by Mr. Williams, seconded by Ms. Feldman, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2023-2024 special assessments, for Summit View Community Development District.

**i. Consideration of Resolution 2023-03, Levying O & M Assessments for Fiscal Year 2023/2024**

Ms. Kilinski confirmed that the notice requirements were correct.

On a Motion by Mr. Williams, seconded by Dr. Weiland with all in favor, the Board of Supervisors approved Resolution 2023-03, levying fiscal year 2023-2024 special assessments and certifying the assessment roll, for Summit View Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04,  
Setting the Meeting Schedule for FY  
2023-2024**

Mr. Huber presented the resolution, and a brief discussion was held regarding the status of the community and the impact that might have on the scheduling of meetings. Dr. Weiland stated that Phase 2 is about to start and all 185 homes in phase 1 have been completed. It was stated that the schedule can be changed as needed during the year.

On a Motion by Mr. Williams, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2023-04, setting the fiscal year 2023-2024 meeting schedule as the third Friday of each month, at 10:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, for Summit View Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05,  
Re-Designating a Secretary**

On a Motion by Mr. Williams, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2023-05, naming Scott Brizendine as Secretary, for Summit View Community Development District.

**TENTH ORDER OF BUSINESS**

**Ratification of LMP Revised Service  
Agreement**

A brief discussion was held regarding the Developer getting public bids vs selecting on their own for related construction/development.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors ratified the execution of the LMP revised service agreement, for Summit View Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Kilinski spoke about the Ethics Training requirement, noting that there are several options to complete it such as a 1 day zoom training that she has put together. It was stated that Ms. Feldman and Dr. Weiland have already completed the training.

**B. District Engineer**

Not present.

Dr. Weiland stated that the Phase 2B takedown occurred and there are some lift station items pending.

Dr. Weiland discussed options for landscape inspection services, with one option being to have the HOA completing inspections with a follow-up of corrective action needed with the landscaper being done by the District Manager

**C. District Manager**

Mr. Huber reminded the Board that the next regular scheduled meeting is August 18, 2023, at 10:00 a.m.

Mr. Huber presented the Arbitrage Rebate Report, noting that it was a negative arbitrage report.

On a Motion by Mr. Williams, seconded by Ms. Feldman, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report, for Summit View Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no audience members present to comment.

Dr. Weiland stated that he would be out of the Country from August 15th through September 15th.

**THIRTEENTH ORDER OF BUSINESS Adjournment**

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

**July 21, 2023 - Minutes of Meeting**

**Page 5**

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

On a Motion by Mr. Thompson, seconded by Mr. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 10:44 a.m., for Summit View Community Development District.
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Secretary/Assistant Secretary

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Chairman/ Vice Chairman

**Tab** ☐



# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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

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

## **Operation and Maintenance Expenditures**

**June 2023**

### **For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$623.74**

Approval of Expenditures:

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\_\_\_\_Chairperson

\_\_\_\_Vice Chairperson

\_\_\_\_Assistant Secretary

## Summit View Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
IPFS Corporation	202306-1	GAA-D20916 06/23 Autopay 255	General Insurance 06/23	\$ 473.74
Pasco County Property Appraiser	100027	Non-Ad Valorem Assessment 05/23 255	Non-Ad Valorem Assessment 05/23 255	\$ 150.00
<b>Report Total</b>				<b><u><u>\$ 623.74</u></u></b>

**IPFS CORPORATION**

(IPFS)  
400 NORTHRIDGE ROAD  
SUITE 450  
ATLANTA, GA 30350  
(800)584-9969 - FAX: (770)225-2866

**ACH PAYMENT LETTER**

REFER TO THIS  
ACCOUNT NO. IN ALL  
CORRESPONDENCE

ACCOUNT NUMBER

**GAA-D20916**

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (800)584-9969

**DATE MAILED:** 06/01/23



1-0.1600 00000D9RP9P2M 1/1 BIN:0 0-837

SUMMIT VIEW COMMUNITY DEV DIST  
RIZZETTA & CO  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**INSURED**

SUMMIT VIEW COMMUNITY DEV DIST  
RIZZETTA & CO  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**AGENT**

EGIS INSURANCE & RISK ADVISORS  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827

Subject: Loan Number GAA-D20916

Dear SUMMIT VIEW COMMUNITY DEV DIST:

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$473.74

Transaction Fee: \$0.00 (Included in Payment Amount Above)

Date: 06/02/23

ABA: \*\*\*\*\*4668

Bank Account Number: \*\*\*\*\*0443

Drawn On: REGIONS BANK

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (800)584-9969

**Make online payments or view account information at [www.ipfs.com](http://www.ipfs.com).**

**Please use access code L99J3VGZJ to register (first time users).**



# Mike Wells

## Property Appraiser

Proudly Serving Pasco County, Florida

Mr. Scott Brizendine  
Rizzetta & Company, Inc.

May 2, 2023

Dear Mr. Brizendine:

Listed below is the Non-Ad Valorem Calendar for Bexley Wesley Chapel, Concord Station, Connerton West, Connerton East, Copperspring, Country Walk, Del Webb Bexley, Hidden Creek North, Lake Padgett Estates ISD, Lakeside, Long Lake Reserve, Meadow Pointe III, Meadow Pointe IV, Mitchell Ranch, Riverwood Estates, Seven Oaks, **Summit View**, Talavera, The Groves, The Preserve at Wilderness Lake, The Verandahs, Water's Edge, Wesbridge, Wiregrass, Wiregrass II, and Deerbrook Development Districts.

### Non-Ad Valorem Calendar

- |   |                    |
|---|--------------------|
| • Annual Fees Due (\$150 each district) *                 | June 1, 2023       |
| • Preliminary Certification and Certificate deadline date | July 21, 2023      |
| • Final Certification and Certificate deadline date       | September 22, 2023 |

**Please note:** All CDD payments must be postmarked by **June 1<sup>st</sup>** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1<sup>st</sup> will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

**\*Note: This notification will serve as your invoice for payment.**

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at [gpavek@pascopa.com](mailto:gpavek@pascopa.com).

Respectfully,

Mike Wells  
Pasco County Property Appraiser  
352-521-4437  
[mwells@pascopa.com](mailto:mwells@pascopa.com)  
MW/gp

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE: 727-847-8151  
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER  
14236 6TH STREET, SUITE 101  
DADE CITY, FL 33523-3408  
TELEPHONE: 352-521-4433  
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER  
LAND O' LAKES  
TELEPHONE: 813-929-2780  
FAX: 813-929-2784



# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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

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

## **Operation and Maintenance Expenditures July 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,987.52**

Approval of Expenditures:

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\_\_\_\_Chairperson

\_\_\_\_Vice Chairperson

\_\_\_\_Assistant Secretary

# Summit View Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Dade City	100036	07-13634-01 07/23	Water Services 07/23	\$ 6.49
F Peter Williams	100031	PW051923	Board of Supervisors Meeting 05/19/23	\$ 200.00
F Peter Williams	100037	PW072123	Board of Supervisors Meeting 07/21/23	\$ 200.00
IPFS Corporation	EFT	GAA-D20916 07/23 Autopay 255	General Insurance 07/23	\$ 473.74
Kilinski / Van Wyk, PLLC	100032	5747	Legal Services 01/23	\$ 1,044.50
Kilinski / Van Wyk, PLLC	100032	6219	Legal Services 02/23	\$ 100.50
Kilinski / Van Wyk, PLLC	100032	6361	Legal Services 03/23	\$ 67.00
Kilinski / Van Wyk, PLLC	100032	6582	Legal Services 04/23	\$ 587.00
Kilinski / Van Wyk, PLLC	100038	6583	Legal Services 04/23	\$ 67.00
Lee R Thompson	100033	LT051923	Board of Supervisors Meeting 05/19/23	\$ 215.72
Lee R Thompson	100039	LT072123	Board of Supervisors Meeting 07/21/23	\$ 215.72



## Summit View Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Natalie T Feldman	100034	NF051923	Board of Supervisors Meeting 05/19/23	\$ 200.00
Natalie T Feldman	100040	NF072123	Board of Supervisors Meeting 07/21/23	\$ 200.00
TECO	100041	211028683509 7/23	Electric Services 07/23	\$ 160.22
TECO	100041	211028763996 7/23	Electric Services 07/23	\$ 2,933.28
Times Publishing Company	100035	0000289225 06/28/23	Account #314820 Legal Advertising 06/28/23	\$ 2,160.18
Times Publishing Company	100035	0000289225 07/05/23	Account #314820 Legal Advertising 07/05/23	<u>\$ 2,156.17</u>
<b>Report Total</b>				<u><b>\$ 10,987.52</b></u>

# City of Dade City - 38020 Meridian Ave - P.O. Box 1355 - Dade City FL 33526-1355 - 352-523-5053

Name			Service Address			Account Number
SUMMIT VIEW CDD			13634 MOUNT IVY CT			07-13634-01
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	06/05/2023	07/06/2023	31	07/14/2023	08/08/2023	08/07/2023

-----CURRENT-----      -----PREVIOUS-----  
 DATE      READING      DATE      READING

07/06/2023      38      06/05/2023      37

**CREDIT BALANCE** **\$0.26-**

100 WATER 6.14  
 Utility Tax 0.61

**CURRENT BILL** **\$6.75**

**AMOUNT DUE** **\$6.49**

AMOUNT DUE AFTER 08/07/2023 \$11.49

CONSUMPTION COMPARISON RATE TABLE: 101  
 THIS YEAR      LAST YEAR  
 CONSUMPTION:      100      000  
 DAYS IN PERIOD:      31      0  
 AVG DAILY USE:      3      0

NEW NUMBER FOR PHONE PAYMENTS 866-297-2888  
 LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected, the entire balance owed, inclusive of any additional late fees and other penalties, must be paid prior to reconnecting service. AFTER HOURS EMERGENCY CALL AFTER HOURS EMERGENCY CALL 352-521-1495.

Meters are read in units. Each unit = 100 gallons. Usage is displayed in 100 gallon increments.

## CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

## City of Dade City

38020 Meridian Ave

P.O. Box 1355

Dade City FL 33526-1355

352-523-5053

PAY ONLINE AT: [www.municipalonlinepayments.com/dadecityfl](http://www.municipalonlinepayments.com/dadecityfl)

07136340100000649000011491



SUMMIT VIEW CDD  
 3434 COLWELL AVE STE #200  
 TAMPA FL 33614

Account Number	Amount Due
07-13634-01	\$6.49
Due Date	After Due Date Pay
08/07/2023	\$11.49
Account Name	
SUMMIT VIEW CDD	
Service Address	
13634 MOUNT IVY CT	
Amount Enclosed	

There will be a minimum \$25.00 charge on all returned checks.  
 Please return this portion with your payment.  
 When paying in person please bring both portions of this bill.

**Summit View CDD**  
**Meeting Date: May 19, 2023**

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
05/24/23

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Doug Weiland*	
Pete Williams	X
Lee Thompson	X
Robert Tankel	
Natalie Feldman	X
(*) Does not get paid	

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:08 AM
Meeting End Time:	10:36 AM
Total Meeting Time:	0

Time Over <u>3</u> Hours:	0
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Total at \$175 per Hour:	0
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

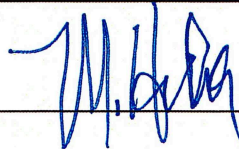
DM Signature: 

**Summit View CDD**  
**SUPERVISOR PAY REQUEST**

Meeting Date: May 19, 2023

Name of Board Supervisor	Miles traveled	Travel Reimbursement
Lee Thompson	<b>24</b>	<b>\$ 15.72</b>
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

DM Signature: \_\_\_\_\_



Summit Vie ☐ CDD  
Meeting Date: July 21, 2023

**SUPERVISOR PAID REQUEST**

RECEIVED  
07/24/23

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Doug Weiland <input type="checkbox"/>	
Pete Williams	<input type="checkbox"/>
Lee Thompson	<input type="checkbox"/>
Robert Tankel	
Chantalie Feldman	<input type="checkbox"/>

☐ Does not get paid

*NOTE: Supervisors are only paid if checked.*

**MEETING TIME CARD**

Meeting Start Time:	10:10
Meeting End Time:	10:40
Total Meeting Time:	30 mins

Time Over 3 Hours:	0
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Total at \$175 per Hour:	0
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**ADDITIONAL OR CONTINUED MEETING TIME CARD**

Meeting Date:	
Additional or Continued Meeting	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

D Signature: \_\_\_\_\_

**IPFS CORPORATION**

(IPFS)  
400 NORTHRIDGE ROAD  
SUITE 450  
ATLANTA, GA 30350  
(800)584-9969 - FAX: (770)225-2866

**ACH PAYMENT LETTER**

REFER TO THIS  
ACCOUNT NO. IN ALL  
CORRESPONDENCE

ACCOUNT NUMBER

**GAA-D20916**

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (800)584-9969

**DATE MAILED:** 02/01/23



1-0.1600 00000D9RP9P2M 1/1 BIN:0 0-837

SUMMIT VIEW COMMUNITY DEV DIST  
RIZZETTA & CO  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**INSURED**

SUMMIT VIEW COMMUNITY DEV DIST  
RIZZETTA & CO  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**AGENT**

EGIS INSURANCE & RISK ADVISORS  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827

Subject: Loan Number GAA-D20916

Dear SUMMIT VIEW COMMUNITY DEV DIST:

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$473.74

Transaction Fee: \$0.00 (Included in Payment Amount Above)

Date: 02/02/23

ABA: \*\*\*\*\*4668

Bank Account Number: \*\*\*\*\*0443

Drawn On: REGIONS BANK

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (800)584-9969

**Make online payments or view account information at [www.ipfs.com](http://www.ipfs.com).**

**Please use access code L99J3VGZJ to register (first time users).**



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Summit View CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### SUVCDD-01

#### Summit View - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	01/03/2023	Prepare agreement for Construction of Booster Pump.	1.40	\$275.00	\$413.00
Service	JK	01/03/2023	Confer with Chairman re: booster pump agreement information and confer with staff re: funding options	0.30	\$335.00	\$100.50
Service	JK	01/04/2023	Draft Booster Pump agreement edits/ finalization and transmit same; confer with staff re: meeting agenda and deferral of same	0.50	\$335.00	\$167.50
Service	JK	01/06/2023	Update warranty information and pricing for booster pump agreement; review T&C and confer with Valley on same	0.20	\$335.00	\$67.00
Service	JK	01/11/2023	Confer with engineer and manager re: 2023 hourly rates and addendums for same	0.10	\$335.00	\$33.50
Service	JK	01/12/2023	Prepare Work Authorization for District Engineer 2023 rates; update agreement for Construction of Booster Pump regarding proposal rates.	0.20	\$275.00	\$55.00
Service	JK	01/22/2023	Update work authorization for updated rates from engineer and transmit same	0.10	\$335.00	\$33.50
Service	JK	01/25/2023	Review updated contract for booster pump and transmit comments to same	0.40	\$335.00	\$134.00
Service	RVW	01/31/2023	Monitor legislative activity for impact on special districts.	0.10	\$365.00	\$36.50

## INVOICE

Invoice # 5747  
Date: 02/14/2023  
Due On: 03/21/2023



Total \$1,044.50


 RECEIVED  
02/21/23

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
356 to be paid	01/11/2022	\$2,205.75	\$0.00	\$2,205.75
353 to be paid	10/10/2022	\$2,148.50	\$0.00	\$2,148.50
4386 to be paid	11/10/2022	\$13.00	\$0.00	\$13.00
4871 to be paid	12/13/2022	\$67.00	\$0.00	\$67.00
5087 to be paid	01/11/2023	\$332.50	\$0.00	\$332.50

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5747	03/21/2023	\$1,044.50	\$0.00	\$1,044.50
Outstanding Balance				\$6,711.00
Total Amount Outstanding				\$6,711.00

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Summit View CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### SUVCDD-01

#### Summit Vie - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	02/22/2023	Confer with Chair re: insurance and review correspondence on billings	0.20	\$335.00	\$67.00
Service	RVW	02/28/2023	Research legislative bills impacting special districts and prepare newsletter	0.10	\$335.00	\$33.50

Total \$100.50

RECEIVED  
03/15/23

#### Detailed Statement of Account

##### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
356 entered to be paid	01/11/2022	\$2,205.75	\$0.00	\$2,205.75
353 entered to be paid	10/10/2022	\$2,148.50	\$0.00	\$2,148.50
4386 entered to be paid	11/10/2022	\$113.00	\$0.00	\$113.00
4871 entered to be paid	12/13/2022	\$67.00	\$0.00	\$67.00
5087 requested copy	01/11/2023	\$332.50	\$0.00	\$332.50
5747 requested copy	03/21/2023	\$1,044.50	\$0.00	\$1,044.50

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
621	04/14/2023	\$100.50	\$0.00	\$100.50
Outstanding Balance				\$6,117
Total Amount Outstanding				\$6,117

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Summit View CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### SUVCDD-01

#### Summit View - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	03/10/2023	Confer re: agenda and need for CDD meeting; confer re: budget approval meeting	0.10	\$335.00	\$33.50
Service	RVW	03/30/2023	Research legislative bills impacting special districts and prepare newsletter	0.10	\$335.00	\$33.50

Total \$67.00

RECEIVED  
04/17/23

#### Detailed Statement of Account

##### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5747	03/21/2023	\$1,044.50	\$0.00	\$1,044.50
621	04/14/2023	\$100.50	\$0.00	\$100.50

##### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6361	05/14/2023	\$67.00	\$0.00	\$67.00

<b>Outstanding Balance</b>	<b>\$1,111.00</b>
<b>Total Amount Outstanding</b>	<b>\$1,111.00</b>

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



**KILINSKI | VAN WYK**

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Summit View CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### SUVCDD-01

#### Summit View - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	04/17/2023	Review Florida Statutes Section 18.06 and District website for compliance with the same.	0.40	\$275.00	\$118.00
Service	JK	04/20/2023	Review payment correspondence; confer with D on budget	0.20	\$335.00	\$67.00
Service	JK	04/27/2023	Review budget communication and timeline/assessment status of same	0.20	\$335.00	\$67.00
Service	JK	04/28/2023	Confer re: budget status of review/ resolutions and notices needed and landscaping budget	0.30	\$335.00	\$100.50
Service	JK	04/29/2023	Review indenture for collection requirements; review assessment communication and transmit information on same	0.50	\$335.00	\$167.50
Service	RVW	04/30/2023	Research legislative bills impacting special districts and prepare newsletter.	0.20	\$335.00	\$67.00

**Total**      **\$707.00**

## INVOICE

Invoice # 6582  
Date: 05/17/2023  
Due On: 06/16/2023

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5747	03/21/2023	\$1,044.50	\$0.00	\$1,044.50
6210	04/14/2023	\$100.50	\$0.00	\$100.50
6361	05/14/2023	\$67.00	\$0.00	\$67.00

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6582	06/16/2023	\$587.00	\$0.00	\$587.00

**Outstanding Balance** **\$1,700.00**

**Total Amount Outstanding** **\$1,700.00**

**RECEIVED**  
05/18/23

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.





**KILINSKI | VAN WYK**

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Summit View CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### SUVCDD-103

### Project Construction

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	04/13/2023	Review irrigation damage correspondence and confer with Huber on same; review contract on same	0.20	\$335.00	\$67.00
Total						\$67.00

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6583	06/16/2023	\$67.00	\$0.00	\$67.00
Outstanding Balance				\$67.00
Total Amount Outstanding				\$67.00

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



SUMMIT VIEW COMMUNITY DEVELOPMENT  
35073 RAMAPO MOUNTAIN BLVD  
DADE CITY, FL 33525

Statement Date: July 21, 2023

Amount Due: \$160.22

Due Date: August 11, 2023

Account #: 211028683509

## Account Summary

Current Service Period: June 23, 2023 - July 17, 2023

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$160.22
-------------------------	----------

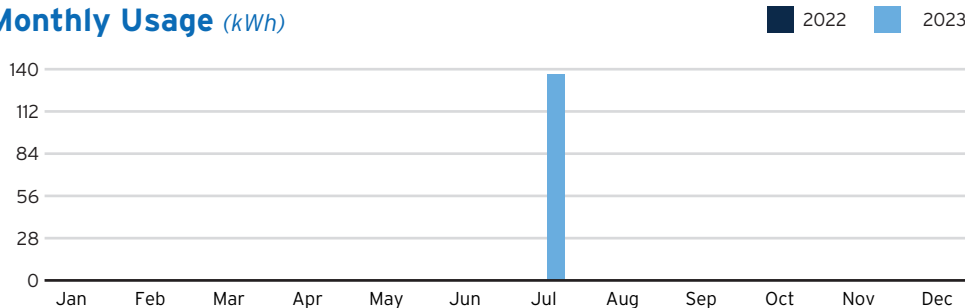
Amount Due by August 11, 2023 \$160.22

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028683509

Due Date: August 11, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$160.22

Payment Amount: \$ \_\_\_\_\_

662494991827

SUMMIT VIEW COMMUNITY DEVELOPMENT  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6624949918272110286835090000000160227



**Service For:**  
35073 RAMAPO MOUNTAIN BLVD  
DADE CITY, FL 33525

**Account #:** 211028683509  
**Statement Date:** July 21, 2023  
**Charges Due:** August 11, 2023

## Meter Read

**Service Period:** Jun 23, 2023 - Jul 17, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809828	07/17/2023	1,352		1,215		137 kWh	1	25 Days

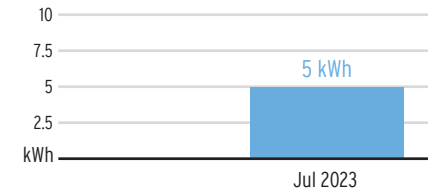
## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	25 days @ \$0.75000		\$18.75
Energy Charge	137 kWh @ \$0.07990/kWh		\$10.95
Fuel Charge	137 kWh @ \$0.05239/kWh		\$7.18
Storm Protection Charge	137 kWh @ \$0.00400/kWh		\$0.55
Clean Energy Transition Mechanism	137 kWh @ \$0.00427/kWh		\$0.58
Storm Surcharge	137 kWh @ \$0.01061/kWh		\$1.45
Florida Gross Receipt Tax			\$1.01
<b>Electric Service Cost</b>			<b>\$40.47</b>
Franchise Fee			\$2.65
Municipal Public Service Tax			\$3.67
State Tax			\$3.43
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$50.22</b>

	<b>Other Fees and Charges</b>		
Electric Security Deposit			\$100.00
Elec Connection Chrg Same			\$10.00
<b>Total Other Fees and Charges</b>			<b>\$110.00</b>

**Total Current Month's Charges** **\$160.22**

## Avg kWh Used Per Day



## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SUMMIT VIEW COMMUNITY DEVELOPMENT  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

Statement Date: July 17, 2023

Amount Due: \$2,933.28

Due Date: August 07, 2023

Account #: 211028763996

## Account Summary

Current Service Period: July 06, 2023 - July 11, 2023

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$2,933.28</b>

**Amount Due by August 07, 2023 \$2,933.28**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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your equipment from harmful surges.

**TampaElectric.com/SurgeProtection**



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028763996

Due Date: August 07, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,933.28

Payment Amount: \$ \_\_\_\_\_

682248020247

SUMMIT VIEW COMMUNITY DEVELOPMENT  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6822480202472110287639960000002933286



**Service For:**  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

**Account #:** 211028763996  
**Statement Date:** July 17, 2023  
**Charges Due:** August 07, 2023

**Service Period:** Jul 06, 2023 - Jul 11, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 6 days

Lighting Energy Charge	129 kWh @ \$0.03511/kWh	\$4.53
Fixture & Maintenance Charge	34 Fixtures	\$110.98
Lighting Pole / Wire	34 Poles	\$142.53
Lighting Fuel Charge	129 kWh @ \$0.05169/kWh	\$6.67
Storm Protection Charge	129 kWh @ \$0.01466/kWh	\$1.89
Clean Energy Transition Mechanism	129 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	129 kWh @ \$0.00326/kWh	\$0.42
Florida Gross Receipt Tax		\$0.35
State Tax		\$18.86

**Lighting Charges** **\$286.28**



### Other Fees and Charges

Electric Security Deposit \$2,647.00

**Total Other Fees and Charges** **\$2,647.00**

**Total Current Month's Charges**

**\$2,933.28**

## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### Mail A Check

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
06/28/23	SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account
06/28/2023	Deirdre Bonett	314820
Total Amount Due		Ad Number
\$2,160.18		0000289225

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/28/23	06/28/23	0000289225	Times	Legals CLS	O&M Assessments	1	4x15.75 IN	\$2,156.18
06/28/23	06/28/23	0000289225	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x15.75 IN	\$0.00 \$4.00

**RECEIVED**  
06/29/23

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
06/28/23	SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account
06/28/2023	Deirdre Bonett	314820
Total Amount Due		Ad Number
\$2,160.18		0000289225

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

SUMMIT VIEW CDD  
C/O Rizzetta & Company  
3434 COLWELL AVENUE SUITE 200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

}ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **6/28/23, 7/ 5/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



\_\_\_\_\_  
Signature Affiant

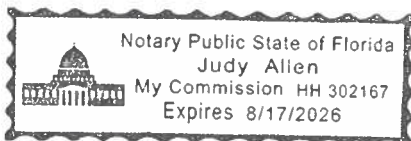
Sworn to and subscribed before me this **.07/05/2023**



\_\_\_\_\_  
Signature of Notary Public

Personally known \_\_\_\_\_ X \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

## Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Summit View Community Development District ("District") will hold the following two public hearings and a regular meeting on:

DATE: July 21, 2023  
HOUR: 10:00 a.m.  
LOCATION: Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 200  
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

## Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type/Land Use	Total # of Units / Acres	EAU Factor	Proposed Gross O&M Assessment (including collection costs/ early payment discounts)
Single Family 40' -Platted	82	1.00	\$1,054.85
Single Family 50' -Platted	72	1.00	\$1,054.85
Single Family 60' -Platted	31	1.00	\$1,054.85
Single Family 40' -Unplatted	6	1.00	\$300.43
Single Family 50' -Unplatted	163	1.00	\$300.43
Single Family 60' -Unplatted	49	1.00	\$300.43

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 200, Wesley Chapel, Florida 33544, Ph: 813-933-5571 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Matthew Huber  
District Manager

6/28/23 & 7/5/2023



## RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 170, AND/OR 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, 2023, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 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 2023/2024 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 170, and/or 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 and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 200, Wesley Chapel, Florida 33544. 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. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, or, if levied pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Pasco County, Florida, and paid as directed therein.

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: JULY 21st, 2023  
HOUR: 10:00 a.m.  
LOCATION: Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544 2023

4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to 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 to ensure the Proposed Budget remains on the website for at least 45 days.

6. **PUBLICATION OF NOTICE.** 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 19<sup>th</sup> day of May, 2023.

ATTEST:  
Secretary

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
By: [Signature]  
Its: [Signature]

0000189125-01





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/ 5/23	SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account
07/05/2023	Deirdre Bonett	314820
Total Amount Due		Ad Number
\$2,156.17		0000289225

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000289225	Times	Legals CLS	O&M Assessments	1	4x15.75 IN	\$2,156.17
07/05/23	07/05/23	0000289225	Tampabay.com	Legals CLS	O&M Assessments	1	4x15.75 IN	\$0.00

**RECEIVED**  
07/05/23

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/ 5/23	SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account
07/05/2023	Deirdre Bonett	314820
Total Amount Due		Ad Number
\$2,156.17		0000289225

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SUMMIT VIEW CDD  
C/O Rizzetta & Company  
3434 COLWELL AVENUE SUITE 200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

}ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **6/28/23, 7/ 5/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

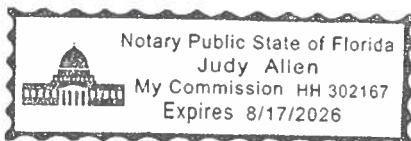
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **.07/05/2023**

\_\_\_\_\_  
Signature of Notary Public

Personally known \_\_\_\_\_ X \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

## Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Summit View Community Development District ("District") will hold the following two public hearings and a regular meeting on:

DATE: July 21, 2023  
HOUR: 10:00 a.m.  
LOCATION: Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 200  
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

## Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type/Land Use	Total # of Units / Acres	EAU Factor	Proposed Gross O&M Assessment (including collection costs/ early payment discounts)
Single Family 40' -Platted	82	1.00	\$1,054.85
Single Family 50' -Platted	72	1.00	\$1,054.85
Single Family 60' -Platted	31	1.00	\$1,054.85
Single Family 40' -Unplatted	6	1.00	\$300.43
Single Family 50' -Unplatted	163	1.00	\$300.43
Single Family 60' -Unplatted	49	1.00	\$300.43

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 200, Wesley Chapel, Florida 33544, Ph: 813-933-5571 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Matthew Huber  
District Manager

6/28/23 & 7/5/2023



## RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 170, AND/OR 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, 2023, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 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 2023/2024 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 170, and/or 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 and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 200, Wesley Chapel, Florida 33544. 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. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, or, if levied pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Pasco County, Florida, and paid as directed therein.

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: JULY 21st, 2023  
HOUR: 10:00 a.m.  
LOCATION: Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544 2023

4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to 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 to ensure the Proposed Budget remains on the website for at least 45 days.

6. **PUBLICATION OF NOTICE.** 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 19<sup>th</sup> day of May, 2023.

ATTEST:  
Secretary

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
By: [Signature]  
Its: [Signature]

0000189125-01



# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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

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

## **Operation and Maintenance Expenditures August 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,993.33**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Summit View Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync Studio, Ltd	100046	21180	Website Services 04/23	\$ 1,537.50
IPFS Corporation	EFT	GAA-D20916 08/23 Autopay	General Insurance 08/23	\$ 473.74
Kilinski / Van Wyk, PLLC	100047	6844	Legal Services 05/23	\$ 2,478.25
Landscape Maintenance Professionals, Inc.	100048	176185	Landscape Maintenance 06/23	\$ 2,150.00
Rizzetta & Company, Inc.	100042	INV0000078002	District Management Fees 03/23	\$ 4,160.00
Rizzetta & Company, Inc.	100043	INV0000078816	District Management Fees 04/23	\$ 4,160.00
Rizzetta & Company, Inc.	100044	INV0000079641	District Management Fees 05/23	\$ 4,160.00
Rizzetta & Company, Inc.	100045	INV0000080665	District Management Fees 06/23	\$ 4,160.00
TECO	100050	211028683509 8/23	Electric Services 08/23	\$ 57.77
TECO	100050	211028763996 8/23 221008417778 Final	Electric Services 08/23 221008417778 Final Balance 04/23-	\$ 1,318.28
TECO	100049	Balance 04/23-07/23	07/23	<u>\$ 4,337.79</u>
<b>Report Total</b>				<u><b>\$ 28,993.33</b></u>

# INVOICE

**BILL TO**

Summit View CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**INVOICE #** 21180**DATE** 04/01/2023**DUE DATE** 04/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	600.00
CDD Ongoing PDF Accessibility Compliance Service	937.50

Annual service - April 1st to March 31st

BALANCE DUE

**\$1,537.50**

**RECEIVED**  
04/01/23

**IPFS CORPORATION**

(IPFS)  
400 NORTHRIDGE ROAD  
SUITE 450  
ATLANTA, GA 30350  
(800)584-9969 - FAX: (770)225-2866

**ACH PAYMENT LETTER**

REFER TO THIS  
ACCOUNT NO. IN ALL  
CORRESPONDENCE

ACCOUNT NUMBER

**GAA-D20916**

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (800)584-9969

**DATE MAILED:** 02/01/23



1-0.1600 00000D9RP9P2M 1/1 BIN:0 0-837

SUMMIT VIEW COMMUNITY DEV DIST  
RIZZETTA & CO  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**INSURED**

SUMMIT VIEW COMMUNITY DEV DIST  
RIZZETTA & CO  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**AGENT**

EGIS INSURANCE & RISK ADVISORS  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827

Subject: Loan Number GAA-D20916

Dear SUMMIT VIEW COMMUNITY DEV DIST:

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$473.74

Transaction Fee: \$0.00 (Included in Payment Amount Above)

Date: 02/02/23

ABA: \*\*\*\*\*4668

Bank Account Number: \*\*\*\*\*0443

Drawn On: REGIONS BANK

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (800)584-9969

**Make online payments or view account information at [www.ipfs.com](http://www.ipfs.com).**

**Please use access code L99J3VGZJ to register (first time users).**





**KILINSKI | VAN WYK**

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Summit View CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### SUVCDD-01

#### Summit View - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	05/01/2023	Confer with staff re: status of FY24 budget review and communication/options for multiple property owner notices; transmit support for same; review budget and assessment resolution	0.40	\$335.00	\$134.00
Service	MG	05/01/2023	Prepare budget approval resolution.	0.30	\$180.00	\$54.00
Service	JK	05/03/2023	Conference call re: budget for FY2022-2023 and FY 2023-2024	0.60	\$335.00	\$201.00
Service	GK	05/04/2023	Review Engineer's Report regarding conduit and electrical work, ownership and maintenance of the same.	0.40	\$295.00	\$118.00
Service	JK	05/08/2023	Review auditor inquiries; review historical information on same and transmit same	0.20	\$335.00	\$67.00
Service	JK	05/10/2023	Confer with Chairman re: sales tax and rental options	0.10	\$335.00	\$33.50
Service	JK	05/15/2023	Confer re: auditor request letter and review/transmit the same	0.20	\$335.00	\$67.00
Service	MG	05/16/2023	Prepare auditor letter response; transmit same.	0.50	\$180.00	\$90.00
Service	GK	05/18/2023	Review September 16, 2022 Minutes, O&M Expenditures, proposed Fiscal Year 2024 budget and correspondence from D. Weiland regarding the same, website audit.	0.80	\$295.00	\$236.00

## INVOICE

Invoice # 6844  
Date: 06/06/2023  
Due On: 07/06/2023

Service	JK	05/18/2023	Review O&M assessment/pro ration documentation; review agenda package and confer with Kobitter on same; confer re: assessment schedule	0.60	\$335.00	\$201.00
Service	GK	05/19/2023	Attend board meeting.	1.90	\$295.00	\$560.50
Expense	AL	05/19/2023	Mileage: Travel	54.00	\$0.625	\$33.75
Service	MG	05/23/2023	Prepare mailed and published notices and affidavit of mailing.	0.50	\$180.00	\$90.00
Service	GK	05/23/2023	Revise mailed notice for O&M Assessment hearing; review affidavit of mailing notice for O&M Assessment hearing and published notice for O&M Assessment hearing, transmit the same.	0.70	\$295.00	\$206.50
Service	GK	05/24/2023	Confer with District Management regarding published notice for O&M Assessment hearing.	0.40	\$295.00	\$118.00
Service	JK	05/24/2023	Review published and mailed notices; review Horton correspondence and transmit same	0.60	\$335.00	\$201.00
Service	RVW	05/31/2023	Review final legislative activities for impacts on special districts. Draft final legislative summary for Board.	0.20	\$335.00	\$67.00

Total **\$2,478.25**

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5747 entered, to be paid	03/21/2023	\$1,044.50	\$0.00	\$1,044.50
6219 entered, to be paid	04/14/2023	\$100.50	\$0.00	\$100.50
6361 entered, to be paid	05/14/2023	\$67.00	\$0.00	\$67.00
6582 entered, to be paid	06/16/2023	\$587.00	\$0.00	\$587.00

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6844	07/06/2023	\$2,478.25	\$0.00	\$2,478.25

<b>Outstanding Balance</b>	<b>\$4,277.25</b>
<b>Total Amount Outstanding</b>	<b>\$4,277.25</b>

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/1/2023	176185

Bill To:
Summit View CDD c/o Rizzetta & Company, Inc. 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description		Qty	Rate	Amount
Monthly Ground Maintenance JUNE 2023		1	2,350.00	2,350.00
Reduced Monthly Ground Maintenance Effective 4/1/23 per Bill Leavins		1	-200.00	-200.00

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
3/1/2023	INV0000078002

**Bill To:**

SUMMIT VIEW CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2023	INV0000078816

Bill To:

SUMMIT VIEW CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Subtotal			\$4,160.00
Total			\$4,160.00

RECEIVED  
03/26/23

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2023	INV0000079641

Bill To:

SUMMIT VIEW CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Subtotal			\$4,160.00
Total			\$4,160.00

RECEIVED  
04/25/23

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
6/1/2023	INV0000080665

**Bill To:**

SUMMIT VIEW CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Subtotal			\$4,160.00
Total			\$4,160.00

**RECEIVED**  
05/26/23





SUMMIT VIEW COMMUNITY DEVELOPMENT  
35073 RAMAPO MOUNTAIN BLVD  
DADE CITY, FL 33525

Statement Date: August 21, 2023

Amount Due: \$57.77

Due Date: September 11, 2023

Account #: 211028683509

## Account Summary

Current Service Period: July 18, 2023 - August 15, 2023

Previous Amount Due	\$160.22
Payment(s) Received Since Last Statement	-\$160.22
Miscellaneous Credits	-\$3.43
Credit balance after payments and credits	-\$3.43
<b>Current Month's Charges</b>	<b>\$61.20</b>

**Amount Due by September 11, 2023 \$57.77**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

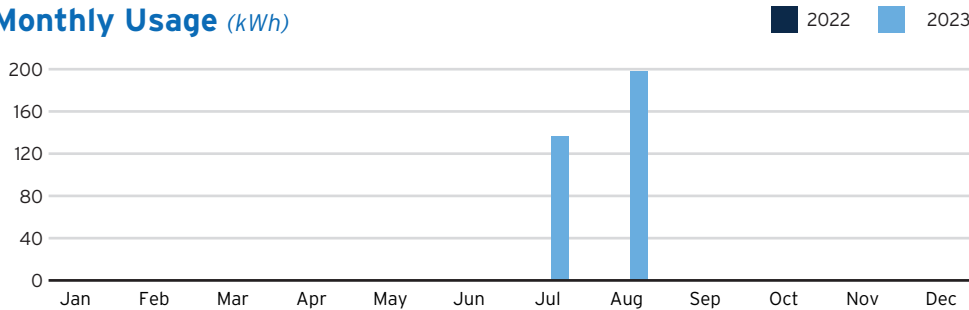


Your average daily kWh used was **40% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028683509

Due Date: September 11, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$57.77

Payment Amount: \$ \_\_\_\_\_

682248040405

SUMMIT VIEW COMMUNITY DEVELOPMENT  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6822480404052110286835090000000057771



**Service For:**  
35073 RAMAPO MOUNTAIN BLVD  
DADE CITY, FL 33525

**Account #:** 211028683509  
**Statement Date:** August 21, 2023  
**Charges Due:** September 11, 2023


## Meter Read

**Service Period:** Jul 18, 2023 - Aug 15, 2023

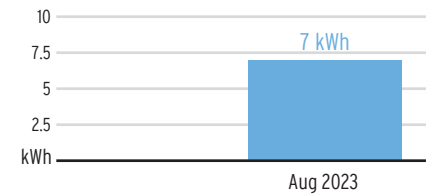
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809828	08/15/2023	1,550		1,352		198 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	198 kWh @ \$0.07990/kWh	\$15.82
	Fuel Charge	198 kWh @ \$0.05239/kWh	\$10.37
	Storm Protection Charge	198 kWh @ \$0.00400/kWh	\$0.79
	Clean Energy Transition Mechanism	198 kWh @ \$0.00427/kWh	\$0.85
	Storm Surcharge	198 kWh @ \$0.01061/kWh	\$2.10
	Florida Gross Receipt Tax		\$1.33
	<b>Electric Service Cost</b>		<b>\$53.01</b>
	Franchise Fee		\$3.47
	Municipal Public Service Tax		\$4.72
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$61.20</b>

## Avg kWh Used Per Day



## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

## Total Current Month's Charges

**\$61.20**

	<b>Miscellaneous Credits</b>	
	Sales Tax Credit	-\$3.43
	<b>Total Current Month's Credits</b>	<b>-\$3.43</b>

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## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

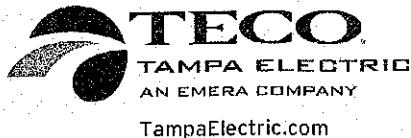
**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SUMMIT VIEW COMMUNITY DEVELOPMENT  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

Statement Date: August 16, 2023

Amount Due: \$1,318.28

Due Date: September 06, 2023

Account #: 211028763996

## Account Summary

Current Service Period: July 12, 2023 - August 09, 2023

Previous Amount Due	\$2,933.28
Payment(s) Received Since Last Statement	-\$2,933.28
Miscellaneous Credits	-\$18.86
Credit balance after payments and credits	-\$18.86
Current Month's Charges	\$1,337.14

**Amount Due by September 06, 2023 \$1,318.28**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED

AUG 21 2023



Scan here to view  
your account online.

**One Less  
Worry :)**

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028763996

Due Date: September 06, 2023

Amount Due: \$1,318.28

Payment Amount: \$ \_\_\_\_\_

600000569266



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

00003904 FTECO108162322310410 00000 02 01000000 10061 002  
SUMMIT VIEW COMMUNITY DEVELOPMENT  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6000005692662110287639960000001318282



Service For:  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

Account #: 211028763996  
Statement Date: August 16, 2023  
Charges Due: September 06, 2023

Service Period: Jul 12, 2023 - Aug 09, 2023

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74
<b>Lighting Charges</b>		<b>\$1,337.14</b>

## Total Current Month's Charges

**\$1,337.14**



### Miscellaneous Credits

Sales Tax Credit	-\$18.86
<b>Total Current Month's Credits</b>	<b>-\$18.86</b>

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

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## Ways To Pay Your Bill



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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 Colwell Ave · SUITE 200 · TAMPA, FLORIDA 33614

## Check Request

Date: 7/12/23

Amount: \$4,337.79

To: Tampa Electric Co

Address: PO 31318  
Tampa FL 33631

Reason: Summit View LLC Previous Account Balance

Special Instructions:

Requested By: Brian L'Heureux

Manager Approval: \_\_\_\_\_

53100-4307

4337.79



SUMMIT VIEW LLC  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

Statement Date: July 05, 2023

Amount Due: \$4,337.79

Due Date: July 26, 2023

Account #: 221008417778

FINAL INVOICE

## Account Summary

Current Service Period: June 10, 2023 - July 05, 2023

Previous Amount Due	\$2,906.39
Payment(s) Received Since Last Statement	\$0.00
Previous Statement Balance*	\$2,906.39
<b>Current Month's Charges – Due by July 26, 2023</b>	<b>\$1,431.40</b>

**Total Amount Due \$4,337.79**

\*Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.



Scan here to view  
your account online.



**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting  
your equipment from harmful surges.

**TampaElectric.com/SurgeProtection**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008417778

Due Date: July 26, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$4,337.79

Payment Amount: \$ \_\_\_\_\_

615581589533

SUMMIT VIEW LLC  
334 E LAKE RD  
PALM HARBOR, FL 34685-2427

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6155815895332210084177780000004337795



**Service For:**  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

**Account #:** 221008417778  
**Statement Date:** July 05, 2023  
**Charges Due:** July 26, 2023

**Service Period:** Jun 10, 2023 - Jul 05, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 26 days

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74
State Tax		\$94.26

**Lighting Charges** **\$1,431.40**

**Total Current Month's Charges**

**\$1,431.40**

## Important Messages

**Final Invoice.** Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

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7-1-1

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877-588-1010

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813-275-3909

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SUMMIT VIEW LLC  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

Statement Date: June 15, 2023

Amount Due: \$2,906.39

Due Date: July 06, 2023

Account #: 221008417778

Past Due – Pay Immediately

## Account Summary

Current Service Period: May 11, 2023 - June 09, 2023

Previous Amount Due	\$1,453.19
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately \$1,453.19

Current Month's Charges – Pay by July 06, 2023 \$1,453.20

Amount Due \$2,906.39

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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SUMMIT VIEW LLC  
334 E LAKE RD  
PALM HARBOR, FL 34685-2427

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Account #: 221008417778

Due Date: July 06, 2023

Amount Due: \$2,906.39

Payment Amount: \$ \_\_\_\_\_

678544301959

Past Due – \$1,453.19

Current – \$1,453.20

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6785443019592210084177780000002906399





**Service For:**  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

**Account #:** 221008417778  
**Statement Date:** June 15, 2023  
**Charges Due:** July 06, 2023

**Service Period:** May 11, 2023 - Jun 09, 2023

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74
State Tax		\$94.26

**Lighting Charges** **\$1,431.40**



### Other Fees and Charges

Lighting Late Payment Fee \$21.80

**Total Other Fees and Charges** **\$21.80**

**Total Current Month's Charges**

**\$1,453.20**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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Tampa Electric  
P.O. Box 111  
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**Residential Customer Care:**

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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813-275-3909

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SUMMIT VIEW LLC  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

Statement Date: May 16, 2023

Amount Due: \$1,453.19

Due Date: June 06, 2023

Account #: 221008417778

## Account Summary

Current Service Period: April 12, 2023 - May 10, 2023

Previous Amount Due	\$1,452.79
Payment(s) Received Since Last Statement	-\$1,452.79
<b>Current Month's Charges</b>	<b>\$1,453.19</b>

**Amount Due by June 06, 2023 \$1,453.19**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety) for more safety tips.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008417778

Due Date: June 06, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$1,453.19

Payment Amount: \$ \_\_\_\_\_

685951673598

SUMMIT VIEW LLC  
334 E LAKE RD  
PALM HARBOR, FL 34685-2427

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6859516735982210084177780000001453199



**Service For:**  
13350 HAPPY HILL RD PH 2B  
DADE CITY, FL 34685

**Account #:** 221008417778  
**Statement Date:** May 16, 2023  
**Charges Due:** June 06, 2023

**Service Period:** Apr 12, 2023 - May 10, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74
State Tax		\$94.26

#### Lighting Charges

**\$1,431.40**



### Other Fees and Charges

Lighting Late Payment Fee	\$21.79
---------------------------	---------

#### Total Other Fees and Charges

**\$21.79**

## Total Current Month's Charges

**\$1,453.19**

## Important Messages

**Be prepared this storm season.** Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs.

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](http://FloridaDisaster.org) to learn more.

**More clean energy to you.** Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [TampaElectric.com/SolarSavingsForYou](http://TampaElectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

## **Tab 3**

**FOR BOARD APPROVAL OCTOBER 20, 2023**

[illegible]

# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida – (813) 933-5571  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.summitviewcdd.org](http://www.summitviewcdd.org)

July 05, 2023

## **REGIONS BANK**

Summit View Special Assessment Bonds, Series 2021  
Attention: Janet Ricardo  
10245 Centurion Road  
Jacksonville, FL 32256

RE: Special Assessment Bonds, Series 2021B  
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's S2021B Construction Account.

### **PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA UPS**

<b>Requisition No.</b>	<b>Payee</b>	<b>Amount</b>	<b>Account</b>
<b>69</b>	<b>BTL Engineering Services, Inc.</b>	<b>\$19,631.25</b>	<b>S2021B</b>

If you have any questions regarding this request, please do not hesitate to call me at (813) 933-5571. Thank you for your prompt attention to this matter.

Very truly yours,  
SUMMIT VIEW  
COMMUNITY DEVELOPMENT DISTRICT

Matthew Huber  
Regional District Manager

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Summit View Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of July 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: #69
- (B) Identify Acquisition Agreement, if applicable; Summit View CDD and BTL Services Inc For Geotechnical Engineering Services.
- (C) Name of Payee pursuant to Acquisition Agreement: BTL Engineering Services Inc.
- (D) Amount Payable: \$19,631.25
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ): Summit View geotechnical services for roadway.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2021B Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. Obligations in the stated amount set forth above have been incurred by the District,
- 2. Each disbursement set forth above is a proper charge against the Series 2021B Acquisition and Construction Account;
- 3. Each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
- 4. Each disbursement represents a cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive



payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT

By: 

Responsible Officer

Date: 7/3/2023

#### CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2021 Project and is consistent with (i) the schedule of disbursements, the payees set forth on the attached schedule and the amounts required to be paid per such schedule, (ii) the Acquisition Agreement; (iii) the report of the District Engineer, as such report shall have been amended or modified; and (iv) the plans and specifications for the corresponding portion of the 2021 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2021 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

  
Consulting Engineer



\$	1,270.00
\$	3,845.00
\$	<u>14,516.25</u>
\$	19,631.25

BTL ENGINEERING SERVICES, INC.

5802 N Occident St.  
Tampa, FL 33614

Phone #

(813) 884-0755

# Invoice

Date

5/19/2023

Invoice #

10059950

Bill To

Summit View CDD  
Attn.: Mr. Doug Weiland, Manager  
334 East Lake Rd S, #172  
Palm Harbor, FL 34685

Project

Summit View 2A Ponds 70, 80  
Dade City, FL

P.O. Number

Terms

Due Date

Account #

Net 10 Days

5/29/2023

5635:4

Quantity

Item Code

Description

Price Each

Amount

	JOB#	BTL Job No. 5635:4-23-0855		
1	MOBD	Equipment Mobilization	175.00	175.00
2	DRI	Double Ring Infiltration w/ 6 ft Hand Auger	450.00	900.00
1	AUTOCAD	Report Preparation Hours	65.00	65.00
1	SENGD	Sr. Engineer Report/Review Hours	130.00	130.00

**Total**

\$1,270.00

**Payments/Credits**

\$0.00

3.5% Fee Will Be Added For Credit Card Transactions

**Balance Due**

\$1,270.00

BTL ENGINEERING SERVICES, INC.

# Invoice

5802 N Occident St.  
Tampa, FL 33614

Phone #
(813) 884-0755

Date	Invoice #
4/24/2023	10059777

Bill To
Summit View CDD Attn.: Mr. Doug Weiland, Manager 334 East Lake Rd S, #172 Palm Harbor, FL 34685

Project
Summit View Amenity Center Dade City, FL

P.O. Number		Terms	Due Date	Account #
Summit View Amenity Cente		Net 10 Days	5/4/2023	5635:3
Quantity	Item Code	Description	Price Each	Amount
	JOB#	BTL Job No. 5635-3-23-0660		
1	MOBD	Equipment Mobilization	475.00	475.00
1	SPTD	Standard Penetration Borings	2,320.00	2,320.00
1	AUTOCAD	Report Preparation Hours	130.00	130.00
1	SENGD	Sr. Engineer Report/Review Hours	520.00	520.00
80	ABAND	Additional Fee for Drill Hole Abandonment Per Water Management District (Ft.) & BTL Proposal No. 23-143a (Drill Holes Abandoned with Bentonite Due to Encountering Limestone)	5.00	400.00

3.5% Fee Will Be Added For Credit Card Transactions	<b>Total</b>	\$3,845.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$3,845.00

## BTL ENGINEERING SERVICES, INC.

**Invoice**

5802 N Occident St.  
Tampa, FL 33614

Phone #

(813) 884-0755

Date

6/20/2023

Invoice #

10060192

## Bill To

Summit View CDD  
Attn.: Mr. Doug Weiland, Manager  
334 East Lake Rd S, #172  
Palm Harbor, FL 34685

## Project

Summit View, Parcel 1A  
PIN: Portion of 32-24-21-0000-00300-0000  
Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View 1A		Net 10 Days	6/30/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
	JOB#	BTL Job No. 5635-2-22-2170		
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 6/02/22	150.00	150.00
0.5	TECHTE	Additional On Site Field Technician - Testing Hours 6/02/22	47.50	23.75
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 6/08/22	150.00	150.00
1.5	TECHTE	Additional On Site Field Technician - Testing Hours 6/08/22	47.50	71.25
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 6/13/22	150.00	150.00
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 6/15/22	150.00	150.00
0.5	TECHTE	Additional On Site Field Technician - Testing Hours 6/15/22	47.50	23.75
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 6/16/22	150.00	150.00
1	TECHTE	Additional On Site Field Technician - Testing Hours 6/16/22	47.50	47.50
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 6/17/22	150.00	150.00
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 6/22/22	150.00	150.00
1	TECHTE	Additional On Site Field Technician - Testing Hours 6/22/22	47.50	47.50

**Total****Payments/Credits**

3.5% Fee Will Be Added For Credit Card Transactions

**Balance Due**

BTL ENGINEERING SERVICES, INC.

# Invoice

5802 N Occident St.  
Tampa, FL 33614

Phone #
(813) 884-0755

Date	Invoice #
6/20/2023	10060192

Bill To
Summit View CDD Attn.: Mr. Doug Weiland, Manager 334 East Lake Rd S, #172 Palm Harbor, FL 34685

Project
Summit View, Parcel 1A PIN: Portion of 32-24-21-0000-00300-0000 Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View 1A		Net 10 Days	6/30/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
1	TECHUT	Field Technician - Visit (Sanitary Utility Densitiess) 6/23/22	150.00	150.00
1	TECHUT	Field Technician - Visit (Sanitary Utility Densitiess) 6/29/22	150.00	150.00
1	TECHTE	Additional On Site Field Technician - Testing Hours 6/29/22	47.50	47.50
1	TECHUT	Field Technician - Visit (Sanitary Utility Densitiess) 8/16/22	150.00	150.00
0.5	TECHTE	Additional On Site Field Technician - Testing Hours 8/16/23	47.50	23.75
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 8/23/22	150.00	150.00
1.5	TECHTE	Additional On Site Field Technician - Testing Hours 8/23/22	47.50	71.25
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 8/25/22	150.00	150.00
0.5	TECHTE	Additional On Site Field Technician - Testing Hours 8/25/22	47.50	23.75
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 8/29/22	150.00	150.00
1	TECHTE	Additional On Site Field Technician - Testing Hours 8/29/22	47.50	47.50
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 8/31/22	150.00	150.00

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

3.5% Fee Will Be Added For Credit Card Transactions

BTL ENGINEERING SERVICES, INC.

# Invoice

5802 N Occident St.  
Tampa, FL 33614

Phone #
(813) 884-0755

Date	Invoice #
6/20/2023	10060192

Bill To
Summit View CDD Attn.: Mr. Doug Weiland, Manager 334 East Lake Rd S, #172 Palm Harbor, FL 34685

Project
Summit View, Parcel 1A PIN: Portion of 32-24-21-0000-00300-0000 Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View 1A		Net 10 Days	6/30/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
0.5	TECHTE	Additional On Site Field Technician - Testing Hours 8/31/22	47.50	23.75
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 9/06/22	150.00	150.00
1.5	TECHTE	Additional On Site Field Technician - Testing Hours 9/06/22	47.50	71.25
1	TECHUT	Field Technician - Visit (Sanitary Utility Densities) 9/07/22	150.00	150.00
	JOB#	BTL Job No. 5635-2-22-2195		
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 9/19/22	150.00	150.00
1	TECHTE	Additional On Site Field Technician - Testing Hours 9/19/22	47.50	47.50
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 10/05/22	150.00	150.00
1	TECHTE	Additional On Site Field Technician - Testing Hours 10/05/22	47.50	47.50
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 10/10/22	150.00	150.00
1.5	TECHTE	Additional On Site Field Technician - Testing Hours 10/10/22	47.50	71.25
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 10/12/22	150.00	150.00

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

3.5% Fee Will Be Added For Credit Card Transactions

BTL ENGINEERING SERVICES, INC.

# Invoice

5802 N Occident St.  
Tampa, FL 33614

Phone #
(813) 884-0755

Date	Invoice #
6/20/2023	10060192

Bill To
Summit View CDD Attn.: Mr. Doug Weiland, Manager 334 East Lake Rd S, #172 Palm Harbor, FL 34685

Project
Summit View, Parcel 1A PIN: Portion of 32-24-21-0000-00300-0000 Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View 1A		Net 10 Days	6/30/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
1.5	TECHTE	Additional On Site Field Technician - Testing Hours 10/12/22	47.50	71.25
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 10/20/22	150.00	150.00
5	TECHTE	Additional On Site Field Technician - Testing Hours 10/24/22	47.50	237.50
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 10/24/22	150.00	150.00
0.5	TECHTE	Additional On Site Field Technician - Testing Hours 10/24/22	47.50	23.75
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 11/07/22	150.00	150.00
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 11/14/22	150.00	150.00
2	TECHTE	Additional On Site Field Technician - Testing Hours 11/14/22	47.50	95.00
1	TECHUT	Field Technician - Visit (Storm Utility Densities) 2/01/23	150.00	150.00
2	TECHTE	Additional On Site Field Technician - Testing 2/01/23	47.50	95.00
1	JOB# TECHUT	BTL Job No. 5635-2-22-2195 Field Technician - Visit (Water Main Utility Densities) 10/26/22	150.00	150.00

**Total**

**Payments/Credits**

3.5% Fee Will Be Added For Credit Card Transactions

**Balance Due**

BTL ENGINEERING SERVICES, INC.

# Invoice

5802 N Occident St.  
Tampa, FL 33614

Phone #
(813) 884-0755

Date	Invoice #
6/20/2023	10060192

Bill To
Summit View CDD Attn.: Mr. Doug Weiland, Manager 334 East Lake Rd S, #172 Palm Harbor, FL 34685

Project
Summit View, Parcel 1A PIN: Portion of 32-24-21-0000-00300-0000 Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View 1A		Net 10 Days	6/30/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
4.5	TECHTE	Additional On Site Field Technician - Testing Hours 10/26/22	47.50	213.75
1	TECHUT	Field Technician - Visit (Water Main Utility Densities) 11/01/22	150.00	150.00
3	TECHTE	Additional On Site Field Technician - Testing Hours 11/01/22	47.50	142.50
1	TECHUT	Field Technician - Visit (Water Main Densities) 11/03/22	150.00	150.00
0.5	TECHTE	Additional On Site Field Technician - Testing Hours 11/03/22	47.50	23.75
	JOB#	BTL Job No. 5635-2-23-C033		
1	CONCY5	Concrete Cylinders; 1 Set of 5 (Curb)	75.00	75.00
1	TECHCO	Concrete Testing - Field Technician 1/25/23	200.00	200.00
	JOB#	BTL Job No. 5635-2-23-C130		
1	TECHCO	Concrete Testing - Field Technician 2/02/23	200.00	200.00
	JOB#	BTL Job No.. 5635-2-23-0176 & 0177		
2	LBRSG	Limerock Bearing Ratio (Subgrade)	200.00	400.00
1	TECHPA	Field Technician - Visit 1/24/23	175.00	175.00
	JOB#	BTL Job No. 5635-2-23-0282		
2	TECHPA	Field Technician - Visit (Curb Densities) 11/17/22 & 2/02/23	175.00	350.00

**Total**

**Payments/Credits**

3.5% Fee Will Be Added For Credit Card Transactions

**Balance Due**



## BTL ENGINEERING SERVICES, INC.

**Invoice**

5802 N Occident St.  
Tampa, FL 33614

Phone #

(813) 884-0755

Date

6/20/2023

Invoice #

10060192

## Bill To

Summit View CDD  
Attn.: Mr. Doug Weiland, Manager  
334 East Lake Rd S, #172  
Palm Harbor, FL 34685

## Project

Summit View, Parcel 1A  
PIN: Portion of 32-24-21-0000-00300-0000  
Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View 1A		Net 10 Days	6/30/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
1	JOB# TECHPA	BTL Job No. 5635-2-23-0281 Field Technician - Visit (Roadway Subgrade Densities) 2/18/23	175.00	175.00
3	JOB# LBRSG	BTL Job No. 5635-2-23-0333, 0334, 0335 & 0326 Limerock Bearing Ratio (Subgrade)	200.00	600.00
1	LBR	Limerock Bearing Ratio (Base Material)	200.00	200.00
1	TECHPA	Field Technician - Visit 2/13/23	175.00	175.00
2	JOB# LBRSG	BTL Job No. 5635-2-23-0346 & 0347 Limerock Bearing Ratio (Subgrade)	200.00	400.00
1	TECHPA	Field Technician - Visit 2/14/23	175.00	175.00
2	JOB# LBR	BTL Job No. 5635-2-23-0368 & 0369 Limerock Bearing Ratio (Base Material)	200.00	400.00
1	TECHPA	Field Technician - Visit 2/15/23	175.00	175.00
2	JOB# LBR	BTL Job No. 5635-2-23-0404 & 0405 Limerock Bearing Ratio (Base Material)	200.00	400.00
1	TECHPA	Field Technician - Visit 2/22/23	175.00	175.00
2	JOB# LBR	BTL Job No. 5635-2-23-0440, 0450 & 0425 Limerock Bearing Ratio (Base Material)	200.00	400.00
1	TECHPA	Field Technician - Visit 3/01/23	175.00	175.00

**Total****Payments/Credits**

3.5% Fee Will Be Added For Credit Card Transactions

**Balance Due**

## BTL ENGINEERING SERVICES, INC.

**Invoice**

5802 N Occident St.  
Tampa, FL 33614

Phone #

(813) 884-0755

Date

6/20/2023

Invoice #

10060192

## Bill To

Summit View CDD  
Attn.: Mr. Doug Weiland, Manager  
334 East Lake Rd S, #172  
Palm Harbor, FL 34685

## Project

Summit View, Parcel 1A  
PIN: Portion of 32-24-21-0000-00300-0000  
Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View 1A		Net 10 Days	6/30/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
	JOB#	BTL Job No. 5635-2-23-0451		
1	LBR	Limerock Bearing Ratio (Base Material) - Retest	200.00	200.00
1	TEHPA	Field Technician - Visit 3/03/23	175.00	175.00
	JOB#	BTL Job No. 5635-2-23-0466		
1	TEHPA	Field Technician - Visit 3/07/23	175.00	175.00
	JOB#	BTL Job No. 5635-2-23-0532 & 0533		
2	LBR	Limerock Bearing Ratio (Base Material)	200.00	400.00
1	TEHPA	Field Technician - Visit 3/08/23	175.00	175.00
	JOB#	BTL Job No. 5635-2-23-0561 & 0523		
1	LBR	Limerock Bearing Ratio (Base Material)	200.00	200.00
1	TEHPA	Field Technician - Visit 3/15/23	175.00	175.00
	JOB#	BTL Job No. 5635-2-23-1068		
10	COREA	Cores - Asphalt	70.00	700.00
1	TEHPA	Pavement Coring Trip 4/14/23	400.00	400.00
	JOB#	BTL Job No. 5635-2-23-1270		
15	PROJM	Project Management, Admin	85.00	1,275.00

**Total**

\$14,516.25

**Payments/Credits**

\$0.00

3.5% Fee Will Be Added For Credit Card Transactions

**Balance Due**

\$14,516.25

# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Wesley Chapel, Florida – (813) 933-5571  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.summitviewcdd.org](http://www.summitviewcdd.org)

August 03, 2023

## **REGIONS BANK**

Summit View Special Assessment Bonds, Series 2021  
Attention: Janet Ricardo  
10245 Centurion Road  
Jacksonville, FL 32256

RE: Special Assessment Bonds, Series 2021B  
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's S2021B Construction Account.

### **PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE**

<b>Requisition No.</b>	<b>Payee</b>	<b>Amount</b>	<b>Account</b>
<b>70</b>	<b>Florida Land Design &amp; Permitting</b>	<b>\$19,937.50</b>	<b>S2021B</b>

If you have any questions regarding this request, please do not hesitate to call me at (813) 933-5571. Thank you for your prompt attention to this matter.

Very truly yours,  
SUMMIT VIEW  
COMMUNITY DEVELOPMENT DISTRICT

Matthew Huber  
Regional District Manager

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Summit View Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of July 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: #70
- (B) Identify Acquisition Agreement, if applicable; Engineering Construction and Design, Florida Land Design and Permitting Summit View.
- (C) Name of Payee pursuant to Acquisition Agreement: Florida Land Design and Permitting.
- (D) Amount Payable: \$19,937.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Florida Land Design and Permitting. Engineering Construction and Design Summit View. Permit design and approval.
- (F) Account from which disbursement to be made:

*Series 2021B Acquisition and Construction Account*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the *Series 2021B Acquisition and Construction Account*;
3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
4. Each disbursement represents a cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT

By: 

Responsible Officer

Date: 7/1/2022

#### CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2021 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2021 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2021 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

  
Consulting Engineer

\$ 2,960.00
\$ 12,720.00
\$ 2,677.50
<u>\$ 1,580.00</u>
\$ 19,937.50



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager  
Summit View CDD  
334 E. Lake Road #172  
Palm Harbor, FL 34685  
dweiland@jesproperties.com

Invoice Date: 7/5/2023  
Invoice #: 11907  
Invoice Period: 5/27/2023 to 6/30/2023  
Project #: 2020-1039-B

Re: Summit View Phase 1B

## Services Performed:

Task 0906 - New Plan Set			
In June we revised the 1B plans to eliminate the walls along the common boundary of Summit II and adjusted grades as need. We also show the grading needed within the Summit II area.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	6.0	\$190.00	\$1,140.00
Sr. Designer (Syrisko)	13.0	\$140.00	\$1,820.00
		<b>Total</b>	<b>\$2,960.00</b>

<b>TOTAL DUE THIS INVOICE</b>	<b>\$2,960.00</b>
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\_\_\_\_\_  
Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com  
admin@jesproperties.com





# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager  
Summit View CDD  
334 E. Lake Road #172  
Palm Harbor, FL 34685  
dweiland@jesproperties.com

Invoice Date: 7/5/2023  
Invoice #: 11893  
Invoice Period: 5/27/2023 to 6/30/2023  
Project #: 2020-1039-E

Re: Summit View Phase 2A

## Services Performed:

Task 0903 - New Plan Set			
During June we continued to finalize the 2A plans. Work included the pump station design, intersection design to verify ADA compliance, as well as developing quantities that will be used for FDEP water/sewer permit applications, which will be included with the application to Dade City when authorized.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	15.5	\$190.00	\$2,945.00
Project Engineer (Ramos)	23.0	\$145.00	\$3,335.00
Sr. Designer (Syrisko)	27.5	\$140.00	\$3,850.00
Sr. Designer (Harrison)	18.5	\$140.00	\$2,590.00
Total			\$12,720.00

TOTAL DUE THIS INVOICE	\$12,720.00
------------------------	-------------

Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com  
admin@jesproperties.com





# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager  
Summit View CDD  
334 E. Lake Road #172  
Palm Harbor, FL 34685  
dweiland@jesproperties.com

Invoice Date: 7/5/2023  
Invoice #: 11892  
Invoice Period: 5/27/2023 to 6/30/2023  
Project #: 2020-1039

Re: Summit View

## Services Performed:

### Task 0908 - Fire Hydrant Flow Tests

During the month of June we coordinated fire flow tests that took place on June 20, 2023 for Phase 2B. All nine fire hydrants passed the flow tests. Second invoice is included below.

Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	3.0	\$190.00	\$570.00
Project Engineer (Ramos)	7.5	\$145.00	\$1,087.50
AutoCad Tech (Unger)	3.0	\$100.00	\$300.00
Total			\$1,957.50

Reimbursable Expense - Secord Contracting	\$720.00
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<b>TOTAL DUE THIS INVOICE</b>	<b>\$2,677.50</b>
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Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski cynthia@jesproperties.com  
admin@jesproperties.com



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager  
Summit View CDD  
334 E. Lake Road #172  
Palm Harbor, FL 34685  
dweiland@jesproperties.com

Invoice Date: 7/5/2023  
Invoice #: 11894  
Invoice Period: 5/27/2023 to 6/30/2023  
Project #: 2020-1039-F

Re: Summit View - Modification Phases 1A, 1B and 2A

## Services Performed:

Task 0901 - Additional Construction Observation			
In June we were provided copies of test reports for Phase 1A, however, they were not complete. We discussed this with BTL who then provided additional test results. We also provided partial clearance forms to FDEP for the water system.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	4.50	\$190.00	\$855.00
Project Engineer (Ramos)	5.00	\$145.00	\$725.00
Total			\$1,580.00

<b>TOTAL DUE THIS INVOICE</b>	<b>\$1,580.00</b>
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Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, [cynthia@jesproperties.com](mailto:cynthia@jesproperties.com)  
[admin@jesproperties.com](mailto:admin@jesproperties.com)

Secord Contracting

31620 Pasco Rd  
San Antonio, Fl. 33576

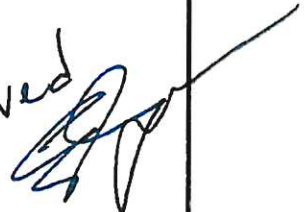
# Invoice

Date	Invoice #
6/22/2023	17000

<b>Bill To</b>
Florida Land Design & Permitting 3030 Starkey Blvd. Trinity, Fl. 34655

P.O. No.	Terms	Project
		Summit View FH Test 06 2...

Quantity	Description	Rate	Amount
8	Fire Hydrant Flow Test Completed 6/20/23	90.00	720.00
Thank you for your business.		<b>Total</b>	\$720.00

Approved 

# SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida – (813) 933-5571  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.summitviewcdd.org](http://www.summitviewcdd.org)

September 22, 2023

## REGIONS BANK

Summit View Special Assessment Bonds, Series 2021  
Attention: Janet Ricardo  
10245 Centurion Road  
Jacksonville, FL 32256

RE: Special Assessment Bonds, Series 2021B  
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's S2021B Construction Account.

**PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) AS FOLLOWS:**  
**A. BTL ENGINEERING, KILINSKI, AND DAVRIS VIA USPS**  
**B. FLORIDA LAND DESIGN VIA WIRE**

Requisition No.	Payee	Amount	Account
71	BTL Engineering Services, Inc.	\$1,425.00	S2021B
72	Kilinski Van Wyk	\$67.00	S2021B
73	Davris, Inc.	\$4,415.00	S2021B
74	Florida Land Design & Permitting	\$18,800.75	S2021B

If you have any questions regarding this request, please do not hesitate to call me at (813) 933-5571. Thank you for your prompt attention to this matter.

Very truly yours,  
SUMMIT VIEW  
COMMUNITY DEVELOPMENT DISTRICT

Matthew Huber  
Regional District Manager

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Summit View Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of July 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: #71
- (B) Identify Acquisition Agreement, if applicable; Summit View CDD and BTL Services Inc For Geotechnical Engineering Services.
- (C) Name of Payee pursuant to Acquisition Agreement: BTL Engineering Services Inc.
- (D) Amount Payable: \$1,425.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ): Summit View geotechnical services for roadway.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2021B Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. Obligations in the stated amount set forth above have been incurred by the District,
- 2. Each disbursement set forth above is a proper charge against the Series 2021B Acquisition and Construction Account;
- 3. Each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
- 4. Each disbursement represents a cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT

By: 

Responsible Officer

Date: 8/1/2023

#### CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2021 Project and is consistent with (i) the schedule of disbursements, the payees set forth on the attached schedule and the amounts required to be paid per such schedule, (ii) the Acquisition Agreement; (iii) the report of the District Engineer, as such report shall have been amended or modified; and (iv) the plans and specifications for the corresponding portion of the 2021 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2021 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

  
Consulting Engineer

\$	1,270.00
\$	<u>155.00</u>
\$	1,425.00

# Invoice

Phone #
(813) 884-0755

Date	Invoice #
8/1/2023	10060436

**Bill To**

---

**Summit View CDD**  
**Attn.: Mr. Doug Weiland, Manager**  
**334 East Lake Rd S, #172**  
**Palm Harbor, FL 34685**

Project
Summit View 2A Ponds 70, 80 & 110 Dade City, FL

P.O. Number		Terms	Due Date	Account #
Ponds 70, 80 & 110		Net 10 Days	8/11/2023	5635:4
Quantity	Item Code	Description	Price Each	Amount
	JOB#	BTL Job No. 5635-4-23-0855		
1	MOBD	Equipment Mobilization	175.00	175.00
2	DRI	Double Ring Infiltration w/ 6 ft Hand Auger	450.00	900.00
1	AUTOCAD	Report Preparation Hours	65.00	65.00
1	SENGD	Sr. Engineer Report/Review Hours	130.00	130.00

	<b>Total</b>	<b>\$1,270.00</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
<b>3.5% Fee Will Be Added For Credit Card Transactions</b>	<b>Balance Due</b>	<b>\$1,270.00</b>



**BTL ENGINEERING SERVICES, INC.**

5802 N Occident St.  
Tampa, FL 33614

**Phone #****(813) 884-0755****Invoice****Date****7/17/2023****Invoice #****10060344****Bill To**

Summit View CDD  
Attn.: Mr. Doug Weiland, Manager  
334 East Lake Rd S, #172  
Palm Harbor, FL 34685

**Project**

Summit View, Parcel 1A  
PIN: Portion of 32-24-21-0000-00300-0000  
Dade City, Florida

P.O. Number		Terms	Due Date	Account #
Summit View, Parcel 1A		Net 10 Days	7/27/2023	5635:2 (CDD)
Quantity	Item Code	Description	Price Each	Amount
1	JOB# NPBASEPAD	BTL Job No. 5635-2-23-1412 2 Densities - Building Pad, Administration Costs and Engineer's Signed & Sealed Report	65.00	65.00
1.5	TECHTE	Field Technician - Testing Hours Includes Portal to Portal 7/14/2023	60.00	90.00

**Total** **\$155.00****Payments/Credits** **\$0.00****3.5% Fee Will Be Added For Credit Card Transactions****Balance Due** **\$155.00**

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Summit View Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of July 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

**September 20, 2023**

- (A) Requisition Number: **72**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: **Kilinski Van Wyk  
PO Box 6386  
Tallahassee, FL 33544**
- (D) Amount Payable: **\$67.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice #6583  
for Project Construction**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

***Series 2021B Acquisition and Construction Account of the Acquisition  
and Construction Fund.***

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2021B Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
- 4. each disbursement represents a cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Responsible Officer

Date: \_\_\_\_\_

7/22/2023

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2021 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2021 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2021 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

\_\_\_\_\_  
Consulting Engineer



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Summit View CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### SUVCDD-103

### Project Construction

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	04/13/2023	Review irrigation damage correspondence and confer with Huber on same; review contract on same	0.20	\$335.00	\$67.00
Total						\$67.00

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6583	06/16/2023	\$67.00	\$0.00	\$67.00
Outstanding Balance				\$67.00
Total Amount Outstanding				\$67.00

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Summit View Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of July 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: #73
- (B) Identify Acquisition Agreement, if applicable; Davris Inc., Summit View Surveying Services.
- (C) Name of Payee pursuant to Acquisition Agreement: Davris Inc.
- (D) Amount Payable: \$4,415.00.
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ): Summit View CDD Surveying Services.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2021B Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. Obligations in the stated amount set forth above have been incurred by the District,
- 2. Each disbursement set forth above is a proper charge against the Series 2021B Acquisition and Construction Account;
- 3. Each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
- 4. Each disbursement represents a cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT

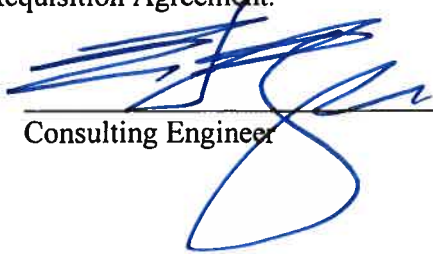
By: 

Responsible Officer

Date: 8/9/2023

#### CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2021 Project and is consistent with (i) the schedule of disbursements, the payees set forth on the attached schedule and the amounts required to be paid per such schedule, (ii) the Acquisition Agreement; (iii) the report of the District Engineer, as such report shall have been amended or modified; and (iv) the plans and specifications for the corresponding portion of the 2021 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2021 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

  
Consulting Engineer

\$	3,295.00
\$	<u>1,120.00</u>
\$	4,415.00

# Davris, Inc.

5830 Nebraska Ave.  
New Port Richey, FL 34652



## Invoice

Date	Invoice #
8/4/2023	21001-1AP.3

Bill To
Summit View, CDD 334 East Lake Road Box 172 Florida Palm Harbor, FL 34685

P.O. No.	Terms	Project
	Net 30	21001-1AP - Summit View Phase 1A ...

Item	Description	Rate	Amount
Platting	Summit View Phase 1A - Final plat Submittal (Mylar)	3,295.00	3,295.00
		<b>Total</b>	<b>\$3,295.00</b>



**Davris, Inc.**

5830 Nebraska Ave.  
New Port Richey, FL 34652

**Invoice**

Date	Invoice #
7/6/2023	21001-1A.E1

**Bill To**

Dr. Doug Weiland  
Summit View, CDD  
334 East Lake Road Box 172 Florida  
Palm Harbor, FL 34685

P.O. No.	Terms	Project
	Net 30	21001-1A - Summit View Phase 1A

Item	Description	Hours	Rate	Amount
Construction Staki...	Stake Fencing north of Phase 2A	7	145.00	1,015.00
Computing	Compute Fencing	1	105.00	105.00
			<b>Total</b>	<b>\$1,120.00</b>

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Summit View Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of July 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: #74
- (B) Identify Acquisition Agreement, if applicable; Engineering Construction and Design, Florida Land Design and Permitting Summit View.
- (C) Name of Payee pursuant to Acquisition Agreement: Florida Land Design and Permitting.
- (D) Amount Payable: \$18,800.75
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Florida Land Design and Permitting. Engineering Construction and Design Summit View. Permit design and approval.
- (F) Account from which disbursement to be made:

*Series 2021B Acquisition and Construction Account*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the *Series 2021B Acquisition and Construction Account*;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
- 4. Each disbursement represents a cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT

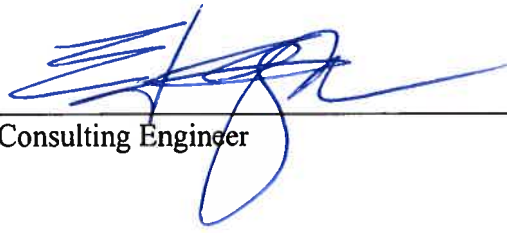
By: 

Responsible Officer

Date: 9/13/2025

#### CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2021 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2021 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2021 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

  
Consulting Engineer

\$	9,340.75
\$	1,445.00
\$	1,050.00
\$	570.00
\$	955.00
\$	960.00
\$	2,760.00
\$	<u>1,720.00</u>
\$	18,800.75



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager  
Summit View CDD  
334 E. Lake Road #172  
Palm Harbor, FL 34685  
dweiland@jesproperties.com

Invoice Date: 9/6/2023  
Invoice #: 12022  
Invoice Period: 7/29/2023 to 9/1/2023  
Project #: 2020-1039

Re: Summit View

## Services Performed:

### Task 0908 - Fire Hydrant Flow Tests

In late August we coordinated the testing of all Phase 1A fire hydrants. We attended the testing and provided results (all fire hydrants passed) to City staff. The fee shown below includes the invoice from Harry Whitten of Secord Contracting. FLD&P paid that invoice.

Classification	Hours	Rate	Amount Due
Project Engineer (Ramos)	5.0	\$145.00	\$725.00
		<b>Total</b>	<b>\$725.00</b>

Reimbursable Expense - Secord Contracting	\$720.00
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<b>TOTAL DUE THIS INVOICE</b>	<b>\$1,445.00</b>
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\_\_\_\_\_  
Edward Mazur, Jr., P.E., President  
  
c: Cynthia Malinoski, cynthia@jesproperties.com  
admin@jesproperties.com

1812

**Florida Land Design & Permitting, Inc.**3030 Starkey Boulevard  
New Port Richey, FL 34655  
727-478-2421**TRUIST** 

63-9138/2631

September 6, 2023

PAY TO THE  
ORDER OF

Secord Contracting

\$ 720.00

Seven Hundred Twenty and 00/100

DOLLARS

Security Features. Details on back.



MEMO

  
AUTHORIZED SIGNATURE

⑈0000 18 1 2⑈ ⑆263 19 1 38 7⑆ 1 1000 140 20606⑈

**Florida Land Design & Permitting, Inc.**

1812

9/6/2023

Secord Contracting

\$720.00

2020-1039

Summit View Phase 1A

Fire Hydrant Flow Test 8/29/2023

Invoice #17027

**Florida Land Design & Permitting, Inc.**

1812



Secord Contracting

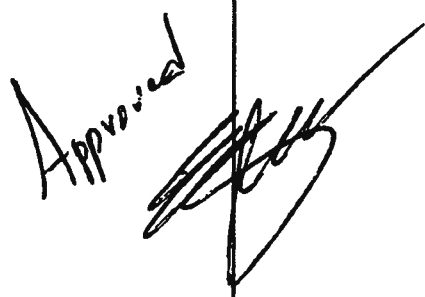
31620 Pasco Rd  
San Antonio, Fl. 33576

# Invoice

Date	Invoice #
8/30/2023	17027

<b>Bill To</b>
Florida Land Design & Permitting 3030 Starkey Blvd. Trinity, Fl. 34655

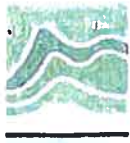
P.O. No.	Terms	Project
		Summit View Ph 1A Fire H...

Quantity	Description	Rate	Amount
8	Fire Hydrant Flow Test Completed 8/29/23 Summit View Ph 1A	90.00	720.00
			

Thank you for your business.

**Total**

**\$720.00**



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

**Douglas Weiland, Manager**  
**Summit View CDD**  
**334 E. Lake Road #172**  
**Palm Harbor, FL 34685**  
**dweiland@jesproperties.com**

**Invoice Date:** 9/5/2023  
**Invoice #:** 11994  
**Invoice Period:** 7/29/2023 to 8/25/2023  
**Project #:** 2020-1039-E

**Re: Summit View Phase 2A**

**Services Performed:**

Task 0903 - New Plan Set			
In August the plan revisions and drainage report, were finalized, based on the additional geotech data, and submitted to SWFWMD for approval. The revised plans will be submitted to Dade City and FDEP as soon as the City finalizes the approval of 1A/1B plans.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	4.0	\$190.00	\$760.00
Project Engineer (Adamczyk)	33.0	\$145.00	\$4,785.00
Project Engineer (Ramos)	6.0	\$145.00	\$870.00
Sr. Designer (Syrisko)	12.0	\$140.00	\$1,680.00
Total			\$8,095.00

Reimbursable Expense* - SWFWMD Major Modification Application Fee	\$1,245.75
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<b>TOTAL DUE THIS INVOICE</b>	<b>\$9,340.75</b>
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\*The Southwest Florida Water Management District (SWFWMD) fee was paid by FLD&P (see attached).

  
Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, [Cynthia@jesproperties.com](mailto:Cynthia@jesproperties.com)  
[admin@jesproperties.com](mailto:admin@jesproperties.com)



1794

**Florida Land Design & Permitting, Inc.**3030 Starkey Boulevard  
New Port Richey, FL 34655  
727-478-2421**TRUIST** 

63-9138/2631

August 15, 2023

PAY TO THE  
ORDER OF

Southwest Florida Water Management District

\$1,245.75

One Thousand Two Hundred Forty-Five and 75/100

DOLLARS

Security features. Details on back.

ED

MEMO

  
AUTHORIZED SIGNATURE

⑈00001794⑈ ⑆263191387⑆ ⑆100014020606⑈

**Florida Land Design & Permitting, Inc.**

1794

8/15/2023

Southwest Florida Water Management District

\$1,245.75

2020-1039

Summit View 2A

SWFWMD Major Modification Application 877066 Fee

**Florida Land Design & Permitting, Inc.**

1794



8/15/23, 11:50 AM

## Environmental Resource Permit System



[Print Receipt](#)

### Payment Summary

ERP Application Identification Number	877066
Permit Number	Not Available
Transaction For	Individual
Transaction Date	8/15/2023 11:50:04 AM
Amount Paid	\$1245.00
Receipt Number	IN2341047687001

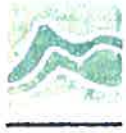
### Your Payment is Complete

Your payment has been submitted for processing and will be reviewed by the district. Use the Print Receipt button to print a copy of this page for your records. When done, click FINISHED to return to the Documents list.



**Southwest Florida Water Management District Headquarters**  
2379 Broad Street, Brooksville, FL 34604-6899 ([Google Map](#))  
Telephone: 352-754-3456 or 1-800-423-1476 (FL only) ext. 5678

- [email us](#)
- [email our WMI](#)



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager  
Summit View CDD  
334 E. Lake Road #172  
Palm Harbor, FL 34685  
dweiland@jesproperties.com

Invoice Date: 8/2/2023  
Invoice #: 11961  
Invoice Period: 7/1/2023 to 7/28/2023  
Project #: 2020-1039  
FLD&P Contract #: FLDP21-058

Re: Summit View - Modification

## Services Performed:

Task #	Task	Lump Sum Fee	% Complete	Total Complete	Previous	Current
<b>PHASE 1A AND 2B</b>						
<b>I. FINAL DESIGN AND PERMITTING</b>						
0031	A. FDEP Water and Wastewater Submittal	\$ 3,900.00	100.00%	\$3,900.00	\$3,900.00	\$0.00
	Subtotal	\$ 3,900.00		\$3,900.00	\$3,900.00	\$0.00
<b>PHASE 2A</b>						
<b>I. FINAL DESIGN AND PERMITTING</b>						
0025	A. Coordinate Control Map	\$ 2,450.00	100.00%	\$2,450.00	\$2,450.00	\$0.00
0026	B. Construction Plans	\$ 28,200.00	100.00%	\$28,200.00	\$28,200.00	\$0.00
0027	C. Dade City Modification Submittal (Adjustment)	\$ 3,750.00	0.00%	\$0.00	\$0.00	\$0.00
0028	D. SWFWMD Modification Submittal (Adjustment)	\$ 3,750.00	75.00%	\$2,812.50	\$2,812.50	\$0.00
0029	E. Sufficiency Responses - Plans	\$ 6,500.00	0.00%	\$0.00	\$0.00	\$0.00
0030	F. FDEP Water and Wastewater Submittal	\$ 3,500.00	30.00%	\$1,050.00	\$0.00	\$1,050.00
	Subtotal	\$ 48,150.00		\$34,512.50	\$33,462.50	\$1,050.00
<b>TOTAL</b>		<b>\$ 52,050.00</b>		<b>\$38,412.50</b>	<b>\$37,362.50</b>	<b>\$1,050.00</b>
<b>TOTAL DUE THIS INVOICE</b>						<b>\$1,050.00</b>

  
Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com  
admin@jesproperties.com



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager  
Summit View CDD  
334 E. Lake Road #172  
Palm Harbor, FL 34685  
dweiland@jesproperties.com

Invoice Date: 8/2/2023  
Invoice #: 11962  
Invoice Period: 7/1/2023 to 7/28/2023  
Project #: 2020-1039

Re: Summit View Phase 1A and 2A

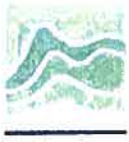
## Services Performed:

Task 0900 - Miscellaneous Services			
In July we prepared a Certificate of Completion document that will be sent to Dade City when the booster pump is finalized.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	3.00	\$190.00	\$570.00
Total			\$570.00

<b>TOTAL DUE THIS INVOICE</b>	<b>\$570.00</b>
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\_\_\_\_\_  
Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com  
admin@jesproperties.com



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

**Douglas Weiland, Manager**  
**Summit View CDD**  
**334 E. Lake Road #172**  
**Palm Harbor, FL 34685**  
**dweiland@jesproperties.com**

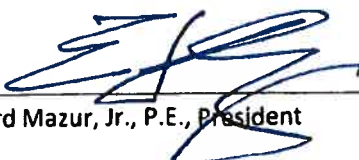
**Invoice Date:** 8/2/2023  
**Invoice #:** 11963  
**Invoice Period:** 7/1/2023 to 7/28/2023  
**Project #:** 2020-1039-F

**Re: Summit View - Modification Phases 1A, 1B and 2A**

**Services Performed:**

Task 0901 - Additional Construction Observation			
In July we met with Paul Taylor and Tom Deeb to discuss 1A, including the asphalt core failures. They agreed to mill the failed areas and resurface.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	3.50	\$190.00	\$665.00
Project Engineer (Ramos)	2.00	\$145.00	\$290.00
		<b>Total</b>	<b>\$955.00</b>

<b>TOTAL DUE THIS INVOICE</b>	<b>\$955.00</b>
-------------------------------	-----------------

  
Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, [cynthia@jesproperties.com](mailto:cynthia@jesproperties.com)  
[admin@jesproperties.com](mailto:admin@jesproperties.com)



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

**Douglas Weiland, Manager**  
**Summit View CDD**  
**334 E. Lake Road #172**  
**Palm Harbor, FL 34685**  
**dweiland@jesproperties.com**

**Invoice Date:** 8/2/2023  
**Invoice #:** 11964  
**Invoice Period:** 7/1/2023 to 7/28/2023  
**Project #:** 2020-1039-E

**Re: Summit View Phase 2A**

## Services Performed:

Task 0903 - New Plan Set			
In July we finalized the design of the relocated pump station which is not as deep as the previous location. Plans will be finalized as soon as the geotech data is provided.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	2.0	\$190.00	\$380.00
Project Engineer (Ramos)	4.0	\$145.00	\$580.00
		<b>Total</b>	<b>\$960.00</b>

<b>TOTAL DUE THIS INVOICE</b>	<b>\$960.00</b>
-------------------------------	-----------------

Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com  
admin@jesproperties.com



# Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655  
727.478.2421 • Fax 727.255.6085

**Douglas Weiland, Manager**  
**Summit View CDD**  
**334 E. Lake Road #172**  
**Palm Harbor, FL 34685**  
**dweiland@jesproperties.com**

**Invoice Date:** 8/2/2023  
**Invoice #:** 11965  
**Invoice Period:** 7/1/2023 to 7/28/2023  
**Project #:** 2020-1039-B

**Re: Summit View Phase 1B**

**Services Performed:**

**Task 0906 - New Plan Set**

During July we revised the common boundary with Summit II to remove the walls, and submitted the plans to the SWFWMD. They then determined that a minor modification of the existing permit was not necessary, and the revised grading could be addressed with the Asbuilt plans.

Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	3.0	\$190.00	\$570.00
Project Engineer (Adamczyk)	4.0	\$145.00	\$580.00
Sr. Designer (Syrisko)	11.5	\$140.00	\$1,610.00
<b>Total</b>			<b>\$2,760.00</b>

**TOTAL DUE THIS INVOICE**

**\$2,760.00**

  
\_\_\_\_\_  
Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, [cynthia@jesproperties.com](mailto:cynthia@jesproperties.com)  
[admin@jesproperties.com](mailto:admin@jesproperties.com)

**Tab** ☐



## **RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006 OF THE FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Summit View Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2024.

Seat # 1, currently held by Lee Thompson;  
Seat # 2, currently held by Pete Williams; and  
Seat # 3, currently held by Robert Tankel.

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 4, currently held by Douglas Weiland; and  
Seat # 5, currently held by Natalie Feldman.

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

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

**PASSED AND ADOPTED** this \_\_\_\_\_ day of October, 2023.

ATTEST:

**SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name:\_\_\_\_\_

Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name:\_\_\_\_\_

Chairperson/Vice Chairperson

**Tab** ☐

**AMENDMENT TO THE AGREEMENT BETWEEN SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT AND LANDSCAPE MAINTENANCE PROFESSIONALS,  
INC. FOR LANDSCAPE MAINTENANCE SERVICES**

THIS AMENDMENT (“Amendment”) is made and entered into as of this \_\_\_\_ day of September 2023, by and between:

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Dade City, Florida, and having offices at c/o Rizzetta & Company, 5844 Old Pasco Road, Suite 200, Wesley Chapel, Florida 33544 (“**District**”); and

**LANDSCAPE MAINTENANCE PROFESSIONALS, INC.**, a Florida corporation, with offices at 13050 East U.S. Highway 92, Dover, Florida 33527 (the “**Contractor**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Agreement for Landscape Maintenance Services*, dated July 13, 2023 (the “Agreement”), incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 25 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the Parties desire to amend the scope of services, as defined in and attached as Exhibit A to the Agreement, and amend the compensation as it relates to the same; and

**WHEREAS**, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

**SECTION 2. AMENDMENT OF AGREEMENT.** Pursuant to Section 25 of the Agreement, the District and Contractor agree to amend the Agreement in the following manner.

- A.** The Scope of Services set forth in Exhibit A of the Agreement shall be replaced in its entirety with **Exhibit A** attached hereto.

- B.** Section 5.A. of the Agreement is hereby amended and replaced in its entirety as follows:

As compensation for Services, the District agrees to pay Contractor twelve (12) monthly payments of Seven Thousand, Seventy-Five Dollars (\$7,075), for an annual total of Eighty-Four Thousand, Nine Hundred Dollars (\$84,900), as set forth in Exhibit A. Any additional compensation for additional duties shall be paid only upon the written authorization of the Designee in accordance with the unit pricing provided in Contractor's proposal to the District. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month.

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable. To the extent the provisions of this Addendum and the Exhibit hereto conflict, this Addendum and the Agreement shall control.

**SECTION 4. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**SECTION 6. EFFECTIVE DATE.** This Amendment shall have an effective date as of the day and year first written above.

*[signatures on following page]*

**IN WITNESS WHEREOF**, the Parties execute this Amendment the day and year first written above.

**SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**LANDSCAPE MAINTENANCE  
PROFESSIONALS, INC.,** a Florida  
corporation

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:**    Scope of Services

## Exhibit A Scope of Services

### Landscape Maintenance Specifications

#### A. Turf Care

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance at least 40 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or, as needed, from November through March.

2. **Trimming:** Turf areas inaccessible to mowers and areas adjacent to buildings, trees, fences, etc., will be controlled by a line trimmer. A continuous cutting height will be maintained when line trimming to prevent scalping.

3. **Edging:** All turf edges of walks and curbs shall be performed every mowing (40 times per year). A soft edge of all bed areas will be performed every other mowing (20 times per year). A line trimmer will be used for this purpose. A line trimmer may be used only in areas not accessible to power edgers.

4. **Weed, Insect, and Disease Control:** LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect, and disease issues. Any infestations will be treated on an as-needed basis throughout the year, and the customer will be made aware of the actions taken and the chemicals used. Pre-Emergent herbicides will be used from November 1<sup>st</sup> to April 1<sup>st</sup>, and Post-Emergent herbicides will be used from April 1<sup>st</sup> to October 30<sup>th</sup> due to soil and air temperatures. (LMP, Inc. will not be held responsible for the post-emergent control of common grassy weeds like crabgrass due to the absence of legal and selective post-emergent herbicides for this use.) Ant mounds will be treated as they appear with Advion Ant Bait to eliminate mounds. *(Contract pricing does not include Bayer's Top Choice or Chipco Choice, or similar products that are used for guaranteed year-long ant control.)*

#### B. Tree, Palm, Shrub, and Groundcover Care

1. **Pruning:** All trees, palms, shrubs, and ground cover shall be pruned as follows:

- A) All trees (**up to 12 feet**) shall be pruned one (1) time per year to keep them away from walls and rooftops and to also eliminate any overhanging branches or foliage which obstructs and or hinders pedestrian or motor traffic.
- B) All palms (**up to 15' feet**) shall be pruned two (2) times per year, removing dead fronds and spent seedpods. Loose boots will be removed and kept consistent in height.
- C) All shrubs shall be pruned and shaped a maximum of twelve (12) times per year. This will help the individual plant retain its natural form and eliminate branches which are rubbing against any structures.
- D) All Daylilies and Liriope shall be cut back in early Spring to remove all dead foliage, allowing for plants to be at optimum health during the growing season.
- E) Selective pruning of shrubs shall occur one (1) time per year to balance infiltrating light, remove dead wood, and promote maximum health and growth.
- F) The removal of diseased or injured branches and palms fronds will be performed as needed up to 12' on trees and 15' on palms. Any branches or fronds above these heights will be performed at an additional cost.
- G) All sucker growth from trunks and base of trees shall be removed as needed during every visit to property.
- H) Ground covers and vines will be maintained in a neat, uniform appearance.

2. **Weeding:** Weeds will be removed from all plant, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (12 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

3. **Insect and Disease Control:** All landscape beds shall be monitored and treated with appropriate baits as needed throughout the year by our dedicated team. LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as-needed basis, and the customer will be made aware of the actions taken as well as the chemicals used. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. (*Our pricing **does not** include Bayer's Top Choice or Chipco Choice, or similar products*).

#### **C. Miscellaneous**

1. **Clean-Up:** During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing 40 times per year. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of the weekly clean-up.

2. **Leaf Removal:** Leaf accumulations in curb lines and parking lots during the Fall months shall be removed and disposed of offsite. Any accumulation in shrub beds shall be blown out of the beds to prevent damage to plant material while providing a neat and clean appearance.

3. **Irrigation Inspection:** All irrigation zones shall be inspected one (1) time per month to ensure proper operation. All zones will be turned on for a minimum of five minutes to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors, spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the client. Management shall receive a monitoring report after monthly irrigation inspection. All repairs to system shall be done on a time and materials basis, with the hourly labor rate being \$70.00 per man-hour. Contractor is not responsible for turf or plant loss due to water restrictions. Contractor shall identify any operational issues to said irrigation system within the first thirty (30) days of contract commencement for customer to be aware so that written authorization may be approved to bring system up to fully operational status.

#### **D. Additional Services**

1. **Mulching:** Upon written authorization of the client, contractor shall mulch all planting beds with pine bark or shredded mulch at a price of \$65.00 per cubic yard, ensuring that all areas have a 2" depth after installation. As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas that are bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out. If the amount quoted is not sufficient to mulch the entire property, an additional count will be submitted for completion at the same price per yard.

2. **Annuals:** Upon written authorization of the client, contractor will replace and install annuals four (4) times per year and make nutritional requirements needed to ensure a healthy plant. Deadheading declining flowers will be performed weekly. Annuals will be billed separately on a per-plant cost. Contractor will provide annuals at a cost of \$2.90 per plant. Price includes soil replenishment but not replacement.

3. **Tall Palm Trimming:** Upon written authorization of the client, contractor will trim all palms identified as being above 15' feet in overall height which will require a lift or bucket truck. Said palms will be priced per type of palm and will be clearly outlined in a proposal to client.



#### E. Pricing Summary

	Price Per Month	Price Per Year
<b>Base Maintenance Price</b>	\$7,075.00	\$84,900.00

<b>Additional Services</b> <i>(Upon Approval by Client)</i>	Estimated Qty.	Price Per Unit or Service
Mulch	2 CY	\$65.00 per CY
Annual Flower Installation	TBD	\$2.90 per 4" Plant
Tall Palm Pruning (Over 15')	N/A	Starting at \$65.00 each

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of \$84,900.00 to be paid in monthly installments of \$7,075.00. Contractor will invoice Customer one week prior to the beginning of each month's service. Customer agrees to pay each invoice within 30 days of the date of the invoice. Additional Services are not included as part of this Agreement or the Base Maintenance Services. Proposals for Additional Services must be executed by an Authorized Representative and are subject to all the terms and conditions of this agreement, which are hereby incorporated into such proposals for Additional Services by reference.

## **Tab 6**

**ADDENDUM**  
**SUPPLEMENTARY CONDITIONS RELATING TO FEDERAL STANDARDS**

The following supplementary conditions are required to ensure compliance with the standards of the Federal Emergency Management Agency ("FEMA"). Unless otherwise stated herein, the terms used in this Addendum have the meanings stated in the agreement to which this Addendum is attached. As used herein, the term "Contract" means the Agreement identified below together with this Addendum.

*Agreement: Agreement Between Summit View Community Development District and Landscape Maintenance Professionals, Inc. for Landscape Maintenance Services, dated July 13, 2023.*

**1. REMEDIES**

- a. A default by either party under the Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance.
- b. In the event that either party is required to enforce the Contract by court proceedings or otherwise, the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- c. The District shall be solely responsible for enforcing its rights under the Contract against any interfering third party. Nothing contained in the Contract shall limit or impair the District's rights to protect such rights from interference by a third party.
- d. The Contract and the provisions contained therein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to the Contract shall be in Pasco County, Florida.

**2. TERMINATION FOR CAUSE AND CONVENIENCE**

Either party may terminate the Contract by providing thirty (30) days' written notice of termination for convenience. The District may terminate this Contract immediately for cause. Upon any termination of the Contract, the Contractor shall be entitled to payment for all authorized services rendered up until the effective termination of the Contract, subject to whatever claims or offsets the District may have against the Contractor as the sole means of recovery for termination.

**3. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS**

The Contractor acknowledges that FEMA financial assistance may be used to fund the Contract. The Contractor will comply with all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

#### **4. CHANGES**

All changes, modifications, change orders, or constructive changes must be made in accordance with the terms of the Contract. To be eligible for FEMA assistance under a FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope. Notwithstanding anything to the contrary, the District will review all proposed changes, modifications, change orders, or constructive changes to ensure they meet the aforementioned conditions, and reserves the right to reject any proposed change that fails to satisfy the aforementioned conditions. The Contractor agrees to provide written documentation in connection with any change prior to commencement of the work associated with the change, confirming that: (1) the change is within the scope of the District's FEMA funding, (2) the change is reasonable under the circumstances, and (3) the Contractor will provide cost documentation of all requested changes, including any markup for overhead and profit as a separate element of the price.

#### **5. EQUAL EMPLOYMENT OPPORTUNITY**

During the performance of this Contract, the Contractor agrees as follows:

- a. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:  

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- b. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
- c. The Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation,

proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Contractor's legal duty to furnish information.

- d. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- e. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- f. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- g. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- h. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

## **6. COMPLIANCE WITH THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT**

Contractors must comply with the following, and include these provisions, in full, into any subcontracts:

- a. *Overtime requirements.* No Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or

mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

- b. *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (b)(1) of 29 C.F.R. § 5.5 the Contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of 29 C.F.R. § 5.5, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.
- c. *Withholding for unpaid wages and liquidated damages.* The District shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any other federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of 29 C.F.R. § 5.5.
- d. *Subcontracts.* The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of 29 C.F.R. § 5.5 and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of 29 C.F.R. § 5.5.
- e. *Further Compliance with the Contract Work Hours and Safety Standards Act:*
  - i. The contractor or subcontractor shall maintain payrolls and basic payroll records during the course of the work and shall preserve them for a period of three years from the completion of the contract for all laborers and mechanics, including guards and watchmen, working on the contract. Such records shall contain the name and address of each such employee, social security number, correct classifications, hourly rates of wages paid, daily and weekly number of hours worked, deductions made, and actual wages paid.
  - ii. Records to be maintained under this provision shall be made available by the contractor or subcontractor for inspection, copying, or transcription by

authorized representatives of the Department of Homeland Security, the Federal Emergency Management Agency, and the Department of Labor, and the contractor or subcontractor will permit such representatives to interview employees during working hours on the job.

## **7. CLEAN AIR ACT**

- a. The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
- b. The Contractor agrees to report each violation to the District and understands and agrees that the District will, in turn, report each violation as required to assure notification to any higher-tier recipient, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- c. The Contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

## **8. FEDERAL WATER POLLUTION CONTROL ACT**

- a. The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- b. The Contractor agrees to report each violation to the District and understands and agrees that the District will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency and the appropriate Environmental Protection Agency Regional Office.
- c. The Contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

## **9. SUSPENSION AND DEBARMENT**

- a. This Contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the Contractor is required to verify that none of the Contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- b. The Contractor must comply with 2 C.F.R. Part 180, subpart C and 2 C.F.R. Part 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- c. By entering into this Contract, Contractor certifies that neither it, nor its principals, nor its affiliates are excluded or disqualified as defined above. Contractor additionally certifies that no event has occurred and, to the knowledge of Contractor, no condition exists that may reasonably be expected to result in the debarment or suspension of Contractor from any contracting with the Government, and Contractor nor any subsidiary of Contractor has been subject to any such debarment or suspension prior to the date of this Contract. No Government investigation or inquiry involving fraud, deception or willful misconduct has been

commenced in connection with any Government Contract of Contractor or a Subsidiary or any activities of Contractor or any subsidiary. This certification is a material representation of fact relied upon by the District. If it is later determined that the contractor did not comply with 2 C.F.R. Part 180, subpart C and 2 C.F.R. Part 3000, subpart C, in addition to remedies available to the District, the federal government may pursue available remedies, including but not limited to suspension and/or debarment.

#### **10. BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352 (AS AMENDED)**

Contractors who apply or bid for an award of \$100,000 or more shall certify as to the representations in Exhibit A. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier, up to the recipient.

#### **11. PROCUREMENT OF RECOVERED MATERIALS**

- a. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired — (i) Competitively within a timeframe providing for compliance with the contract performance schedule; (ii) Meeting contract performance requirements; or (iii) At a reasonable price.
- b. Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensiveprocurement-guideline-cpg-program>.
- c. The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

#### **12. DOMESTIC PREFERENCE FOR PROCUREMENTS**

- a. As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products.
- b. For purposes of this clause:
  - i. Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
  - ii. Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and



polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

### **13. ACCESS TO RECORDS**

The following access to records requirements apply to this Contract:

- a. The Contractor agrees to provide the District, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- b. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- c. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
- d. In compliance with section 1225 of the Disaster Recovery Reform Act of 2018, the District and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.
- e. Additionally, all documents of any kind provided to the District in connection with the Contract may additionally be considered public records in accordance with Chapter 119, Florida Statutes, and other Florida law, as more fully described in the Contract. The Contractor agrees to comply with such laws and cooperate in retaining such records for the applicable time periods.

### **14. DHS SEAL, LOGO, AND FLAGS**

The Contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA preapproval. The Contractor shall include this provision in any subcontracts.

### **15. NO OBLIGATION BY FEDERAL GOVERNMENT**

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, Contractor, or any other party pertaining to any matter resulting from the Contract.

### **16. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS**

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this Contract.

### **17. MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS**

In procuring any necessary subcontracts, the Contractor must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. As specified in 2 C.F.R. § 200.321(b), affirmative steps **must** include:

- a. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- b. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- c. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- d. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
- e. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

## **18. LICENSE AND DELIVERY OF WORKS SUBJECT TO COPYRIGHT AND DATA RIGHTS**

The Contractor grants to the District a paid-up, royalty-free, nonexclusive, irrevocable, worldwide license in data first produced in the performance of this contract to reproduce, publish, or otherwise use, including prepare derivative works, distribute copies to the public, and perform publicly and display publicly such data. For data required by the contract but not first produced in the performance of this contract, the Contractor will identify such data and grant to the District or acquires on its behalf a license of the same scope as for data first produced in the performance of this contract. Data, as used herein, shall include any work subject to copyright under 17 U.S.C. § 102, for example, any written reports or literary works, software and/or source code, music, choreography, pictures or images, graphics, sculptures, videos, motion pictures or other audiovisual works, sound and/or video recordings, and architectural works. Upon or before the completion of this contract, the Contractor will deliver to the District's data first produced in the performance of this contract and data required by the contract but not first produced in the performance of this Contract in formats acceptable by the District.

## **19. BONDS**

- a. To the extent this Contract is a contract or subcontract for construction or facility improvement exceeding \$250,000, Contractor shall provide a payment bond and a performance bond for 100% of the Contract price.
- b. Such payment and performance bonds shall be on a form acceptable to the District.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, the parties hereto have executed this Addendum on the date indicated below.

**LANDSCAPE MAINTENANCE  
PROFESSIONALS, INC.**

---

Signature

---

Title

---

Date

**SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT**

---

Signature

---

Title

---

Date

**EXHIBIT A**  
**CERTIFICATION REGARDING LOBBYING**

By signing below, the undersigned certifies, to the best of his or her knowledge, that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or Current as of 1-9-17 11 cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- c. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. By signing below, the Contractor certifies or affirms the truthfulness of each statement in the above certification and disclosure. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

---

Signature of Contractor's Authorized Official

---

Name and Title of Contractor's Authorized Official

---

Date

## EXHIBIT B PROPOSAL

Landscape Maintenance Professionals, Inc.



### PASCO BRANCH- EMERGENCY PLAN - 2023

#### LMP Business Resiliency Plan

The LMP Business Resiliency Plan provides our clients and internal departments with a contingency and backup resource structure to ensure continuity of critical business operations. Proactive reaction to emergency events including but not limited to hurricane, terrorist, storm & flood, will be in place to keep your operation intact.

#### Plan

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

Hurricane  
Named Storm  
Flood  
Fire  
Tree Falls & Safety Hazards

#### Production

Reduce standard Production Schedule to minimal needs during event and focus on proactive recovery of specific event.

Do not add new enhancement or new installation work.  
Delay existing enhancement or new installation work.  
Delay regularly scheduled maintenance.

#### Recovery Outline – Resources will be aligned and dispatched upon the all clear from the local authorities.

- 1) Clear Roadways and doorways by cutting and stacking downed tree limbs etc. near roadside
- 2) Clear landscape areas of debris, downed storm fall and stack near roadside
- 3) Remove initial stacked roadside material
- 4) Focus turns to cleanup from buildings out to property boundaries until recovered.

#### Local Emergency Call List

- |  |              |
|--|--------------|
| 1) Michael Newsome, Branch Manager               | 813-436-6299 |
| 2) Anthony Vega, Account Manager                 | 813-392-9920 |
| 3) Victor Alvarado, Production Manager           | 813-365-8463 |
| 4) Luis Diaz, Production Manager                 | 813-365-8938 |
| 5) Scott Carlson, Vice-President/General Manager | 813-784-7990 |

#### TIME AND MATERIALS PRICING HOURLY RATES – Pricing will be as follows:

- a. General Laborer - \$55.00 – 630am to 630pm
- b. General Laborer After Hours/Holiday Rate - \$85.00 (3 hour minimum) – 631pm to 629am
- c. Supervisor & Truck - \$65.00
- d. Supervisor & Truck – After Hours/Holiday Rate - \$100.00 (3 hour minimum)
- e. Irrigation Technician - \$75.00
- f. Irrigation Helper - \$65.00
- g. Irrigation After Hours/Holiday Rate - \$140.00 (3 hour minimum)
- h. Bucket Truck w/ Operator – \$200.00
- i. Grapple Truck w/ Operator – \$200.00

## **Tab 7**

<b>A</b>	CASH PRICE (TOTAL PREMIUMS)	<b>\$5,590.00</b>
<b>B</b>	CASH DOWN PAYMENT	<b>\$559.00</b>
<b>C</b>	PRINCIPAL BALANCE (A MINUS B)	<b>\$5,031.00</b>
<b>D</b>	DOC STAMP	<b>\$17.85</b>

**AGENT**  
(Name & Place of business)  
EGIS INSURANCE & RISK ADVISORS  
  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827  
(561)693-4515 FAX:

**INSURED**  
(Name & Residence or business)  
SUMMIT VIEW COMMUNITY DEV DIST  
RIZZETTA & CO  
3434 COLWELL AVE STE 200  
  
TAMPA, FL 33614-8390  
  
vrutitskaya@rizzetta.com

Commercial

Account #: \_\_\_\_\_

**LOAN DISCLOSURE**

Quote Number: 24276478

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	AMOUNT FINANCED	TOTAL OF PAYMENTS
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled
16.650%	\$429.92	\$5,048.85	\$5,478.77

**YOUR PAYMENT SCHEDULE WILL BE**

Number Of Payments	Amount Of Payments	When Payments Are Due	Beginning:
11	\$498.07		MONTHLY 11/01/2023

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

**Security:** Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

**Late Charges:** A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

**Prepayment:** If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
100123786	10/01/2023	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	25.00%	12	5,590.00
Broker Fee:						\$0.00
TOTAL:						\$5,590.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1.**

**SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

**NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.**

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

 District Manager  
Signature of Insured or Authorized Agent  
DATE 10/10/23

Signature of Agent  
DATE

Insured and Lender further agree that: **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date. **4. AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy(ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

#### AGENT/BROKER REPRESENTATIONS

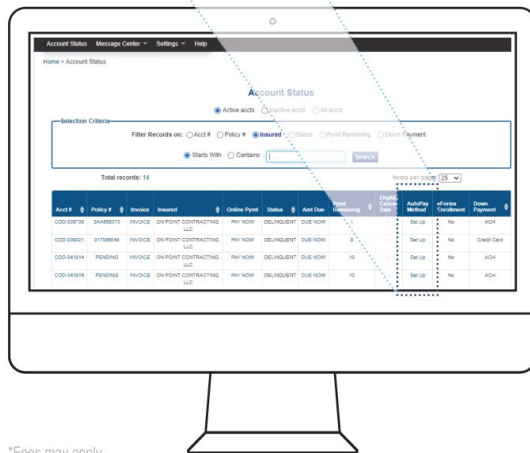
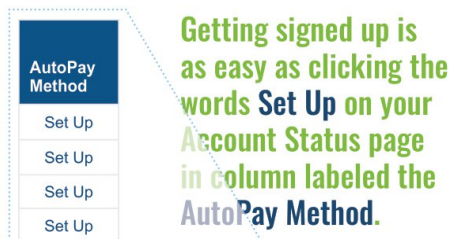
The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.



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## RESOLUTION 2024-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-03 TO REVISE THE SCHEDULE FOR THE DIRECT COLLECTION OF DEBT SERVICE AND OPERATION AND MAINTENANCE ASSESSMENTS FOR FISCAL YEAR 2023/2024; ADDRESSING CONFLICTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Summit View 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**, on July 21, 2023, the District adopted Resolution 2023-03 addressing, among other things, the collection of 2021A debt service assessments (the “**Series 2021A Debt Assessments**”) and 2021B debt service assessments (the “**Series 2021B Debt Assessments**,” collectively, the “**Debt Assessments**”) and operation and maintenance assessments (“**O&M Assessments**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the District’s best interest to amend Resolution 2023-03 to amend the collection schedule for the direct bill assessments for Fiscal Year 2023/2024.

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

**SECTION 1. AMENDMENT TO SECTION 3.B. OF RESOLUTION 2023-03.** The recitals so stated above are hereby incorporated by this reference. Further, Section 3.B. of Resolution 2023-03 is hereby amended as follows:

**B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected direct by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Series 2021A Debt Assessments and O&M Assessments directly collected by the District are due according to the following schedule: 30% due no later than December 1, 2023, 30% due no later than April 1, 2024 and 40% due no later than May 1, 2024. Series 2021B Debt Assessments directly collected by the District are due according to the following schedule: 25% due no later than December 15, 2023, 25% due no later than March 15, 2024, 25% due no later than June 15, 2024, and 25% due no later than September 15, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, 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.

**SECTION 2. CONFLICTS.** Except as expressly provided herein, all other provisions of Resolution 2023-03 shall be unchanged by this Resolution and shall remain in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

**PASSED AND ADOPTED** this 20th day of October 2023.

ATTEST:

**SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

## RESOLUTION 2024-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-03 TO REVISE THE SCHEDULE FOR THE DIRECT COLLECTION OF DEBT SERVICE AND OPERATION AND MAINTENANCE ASSESSMENTS FOR FISCAL YEAR 2023/2024; ADDRESSING CONFLICTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Summit View 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**, on July 21, 2023, the District adopted Resolution 2023-03 addressing, among other things, the collection of 2021A debt service assessments (the “**Series 2021A Debt Assessments**”) and 2021B debt service assessments (the “**Series 2021B Debt Assessments**,” collectively, the “**Debt Assessments**”) and operation and maintenance assessments (“**O&M Assessments**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the District’s best interest to amend Resolution 2023-03 to amend the collection schedule for the direct bill assessments for Fiscal Year 2023/2024.

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

**SECTION 1. AMENDMENT TO SECTION 3.B. OF RESOLUTION 2023-03.** The recitals so stated above are hereby incorporated by this reference. Further, Section 3.B. of Resolution 2023-03 is hereby amended as follows:

**B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected direct by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Series 2021A Debt Assessments and O&M Assessments directly collected by the District are due according to the following schedule: 30% due no later than December 1, 2023, 30% due no later than April 1, 2024 and 40% due no later than May 1, 2024. Series 2021B Debt Assessments directly collected by the District are due according to the following schedule: 25% due no later than December 15, 2023, 25% due no later than March 15, 2024, 25% due no later than June 15, 2024, and 25% due no later than September 15, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, 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.

**SECTION 2. CONFLICTS.** Except as expressly provided herein, all other provisions of Resolution 2023-03 shall be unchanged by this Resolution and shall remain in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

**PASSED AND ADOPTED** this 20th day of October 2023.

ATTEST:

**SUMMIT VIEW COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Tab** ☐

**SUMMIT VIEW  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**



**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Summit View Community Development District  
City of Dade City, Florida

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Summit View Community Development District, City of Dade City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated August 18, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

August 18, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Summit View Community Development District, City of Dade City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,413,792.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,828,303 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$614,001, a decrease of (\$2,115,964) in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items, restricted for debt service and the remainder is deficit unassigned capital projects fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and physical environment functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 1,702,529	\$ 3,711,532
Capital assets	6,924,791	2,900,524
Total assets	8,627,320	6,612,056
Current liabilities	1,213,528	1,026,567
Long-term liabilities	6,000,000	6,000,000
Total liabilities	7,213,528	7,026,567
Net Position		
Net investment in capital assets	511,080	(3,099,476)
Restricted	902,711	2,684,726
Unrestricted	1	239
Total net position	\$ 1,413,792	\$ (414,511)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2022	2021
Program revenues		
Charges for services	\$ 514,451	\$ -
Operating grants and contributions	202,697	85,219
Capital grants and contributions	1,500,000	-
General revenues		
Unrestricted investment earnings	1	-
Total revenues	2,217,149	85,219
Expenses:		
General government	88,596	83,742
Physical environment	2,750	1,477
Interest on long-term debt	297,500	45,000
Bond issue costs	-	369,750
Total expenses	388,846	499,969
Change in net position	1,828,303	(414,750)
Net position - beginning	(414,511)	239
Net position - ending	\$ 1,413,792	\$ (414,511)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$388,846. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of Developer contributions. In total current year expenses decreased from the prior year. The majority of decrease is attributed to bond issuance costs incurred in the prior year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$6,924,791 invested in capital assets for its governmental activities. All the assets are in progress and therefore no depreciation has been taken. More detailed information about the District's capital assets is presented in the notes to the financial statements.

### Capital Debt

At September 30, 2022, the District had \$6,000,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates an increase in its general operations for the subsequent year.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Summit View Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

## **FINANCIAL STATEMENTS**



**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 2,491
Due from Developer	119,760
Prepays and deposits	6,372
Restricted assets:	
Cash	1,573,906
Capital assets	
Non-depreciable assets	6,924,791
Total assets	<u>8,627,320</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	5,347
Contracts and retainage payable	1,079,666
Unearned revenue	3,515
Accrued interest payable	125,000
Non-current liabilities:	
Due within one year	50,000
Due in more than one year	5,950,000
Total liabilities	<u>7,213,528</u>
 <b>NET POSITION</b>	
Net investment in capital assets	511,080
Restricted for debt service	902,711
Unrestricted	1
Total net position	<u>\$ 1,413,792</u>

See notes to the financial statements

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					Governmental Activities
Governmental activities:					
General government	\$ 88,596	\$ -	\$ 82,937	\$ 1,500,000	\$ 1,494,341
Physical environment	2,750		-	-	(2,750)
Interest on long-term debt	297,500	514,451	119,760	-	336,711
Total governmental activities	388,846	514,451	202,697	1,500,000	1,828,302
General revenues:					
Unrestricted investment earnings				1	
Total general revenues				1	
Change in net position				1,828,303	
Net position - beginning				(414,511)	
Net position - ending				\$ 1,413,792	

See notes to the financial statements

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
<b>ASSETS</b>				
Cash	\$ 2,491	\$ 907,951	\$ 665,955	\$ 1,576,397
Due from Developer	-	119,760	-	119,760
Prepays items	6,372	-	-	6,372
<b>Total assets</b>	<b>\$ 8,863</b>	<b>\$ 1,027,711</b>	<b>\$ 665,955</b>	<b>\$ 1,702,529</b>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable and accrued expenses	\$ 5,347	\$ -	\$ -	\$ 5,347
Unearned revenue	3,515	-	-	3,515
Contracts and retainage payable	-	-	1,079,666	1,079,666
<b>Total liabilities</b>	<b>8,862</b>	<b>-</b>	<b>1,079,666</b>	<b>1,088,528</b>
<b>Fund balances:</b>				
<b>Nonspendable:</b>				
Prepays items	6,372	-	-	6,372
<b>Restricted for:</b>				
Debt service	-	1,027,711	-	1,027,711
Capital projects	-	-	-	-
Unassigned	(6,371)	-	(413,711)	(420,082)
<b>Total fund balances</b>	<b>1</b>	<b>1,027,711</b>	<b>(413,711)</b>	<b>614,001</b>
<b>Total liabilities and fund balances</b>	<b>\$ 8,863</b>	<b>\$ 1,027,711</b>	<b>\$ 665,955</b>	<b>\$ 1,702,529</b>

See notes to the financial statements

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds		\$ 614,001
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	6,924,791	
Accumulated depreciation	-	6,924,791

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(125,000)	
Bonds payable	(6,000,000)	(6,125,000)

Net position of governmental activities		\$ <u>1,413,792</u>
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See notes to the financial statements

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
<b>REVENUES</b>				
Developer contributions	\$ 82,937	\$ 119,760	\$ 1,500,000	\$ 1,702,697
Assessments	-	514,451	-	514,451
Interest and other revenues	1	-	-	1
Total revenues	82,938	634,211	1,500,000	2,217,149
<b>EXPENDITURES</b>				
Current:				
General government	80,426	-	8,170	88,596
Physical environment	2,750	-	-	2,750
Debt service:				
Interest	-	217,500	-	217,500
Capital outlay	-	-	4,024,267	4,024,267
Total expenditures	83,176	217,500	4,032,437	4,333,113
Excess (deficiency) of revenues over (under) expenditures	(238)	416,711	(2,532,437)	(2,115,964)
Fund balances - beginning	239	611,000	2,118,726	2,729,965
Fund balances - ending	\$ 1	\$ 1,027,711	\$ (413,711)	\$ 614,001

See notes to the financial statements

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (2,115,964)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities	4,024,267
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>(80,000)</u>
Change in net position of governmental activities	<u>\$ 1,828,303</u>

See notes to the financial statements

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Summit View Community Development District ("District") was created by Ordinance 2005-0894, effective as of July 12, 2005, of the City Commission of the City of Dade City, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, two of the Board members are affiliated with Summit View, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was completely funded by Developer contributions during the current fiscal year.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.



## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17), Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line item appropriations within funds.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 - DEPOSITS**

### **Deposits**

The District's cash balances in the general fund were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 2,900,524	\$ 4,024,267	\$ -	\$ 6,924,791
Total capital assets, not being depreciated	2,900,524	4,024,267	-	6,924,791
 Governmental activities capital assets, net	 \$ 2,900,524	 \$ 4,024,267	 \$ -	 \$ 6,924,791

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$14.3 million. The infrastructure will include roadways, water and wastewater systems, stormwater, offsite improvements, undergrounding of conduits and landscape/hardscape. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. To date, the District has reimbursed the Developer \$174,837 related to the project.

The District has contracted a construction company for the offsite and Phase 1A & 2B portions of the project. The contracts totaled \$6,797,239 of which \$1,878,645 was uncompleted at September 30, 2022.

## NOTE 6 - LONG-TERM LIABILITIES

### Series 2021 Bonds

On July 29, 2021, the District issued \$6,000,000 of Special Assessment Bonds, Series 2021 consisting of \$3,355,000 Series 2021A Bonds and \$2,645,000 Series 2021B Bonds with due dates ranging from May 1, 2041 to May 1, 2052, and a fixed interest rate of 5.00%. The Bonds were issued to finance a portion of the cost of acquiring, constructing and equipping of certain assessable improvements comprising the Series 2021 Project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2021 Bonds are not subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. See Note 10 for call amounts subsequent to year end.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 6,000,000	\$ -	\$ -	\$ 6,000,000	\$ 50,000
Total	\$ 6,000,000	\$ -	\$ -	\$ 6,000,000	\$ 50,000

## NOTE 6 - LONG-TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 50,000	\$ 300,000	\$ 350,000
2024	50,000	297,500	347,500
2025	55,000	295,000	350,000
2026	55,000	292,250	347,250
2027	60,000	289,500	349,500
2028-2032	355,000	1,399,000	1,754,000
2033-2037	450,000	1,301,250	1,751,250
2038-2042	3,225,000	1,044,000	4,269,000
2043-2047	745,000	354,250	1,099,250
2048-2052	955,000	147,750	1,102,750
Total	<u>\$ 6,000,000</u>	<u>\$ 5,720,500</u>	<u>\$ 11,720,500</u>

## NOTE 7 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$82,937.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## NOTE 10 – SUBSEQUENT EVENTS

### Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$480,000 of the Series 2021B Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Developer contributions	\$ 250,000	\$ 82,937	\$ (167,063)
Interest	-	1	1
Total revenues	<u>250,000</u>	<u>82,938</u>	<u>(167,062)</u>
<b>EXPENDITURES</b>			
Current:			
General government	122,325	80,426	41,899
Physical environment	127,675	2,750	124,925
Total expenditures	<u>250,000</u>	<u>83,176</u>	<u>166,824</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(238)	<u>\$ (238)</u>
Fund balance - beginning		<u>239</u>	
Fund balance - ending		<u>\$ 1</u>	

See notes to required supplementary information

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DADE CITY, FLORIDA  
OTHER INFORMATION  
DATA ELEMENTS REQUIRED BY FL STATUTE 218.39 (3) (C )  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	1
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	24,456
Construction projects to begin on or after October 1; (>\$65K)	
Series 2021B	Not applicable
Budget variance report	See page 20
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - N/A Debt service - N/A
Special assessments collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	
Series 2021A, due May 1, 2052	see Note 6 page 18 for details
Series 2021B, due May 1, 2041	see Note 6 page 18 for details





**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Summit View Community Development District  
City of Dade City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Summit View Community Development District, City of Dade City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated August 18, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

We noted a matter involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated August 18, 2023.

## **The District's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

August 18, 2023



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Summit View Community Development District  
City of Dade City, Florida

We have examined Summit View Community Development District, City of Dade City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Summit View Community Development District, City of Dade City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

August 18, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Summit View Community Development District  
City of Dade City, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Summit View Community Development District, City of Dade City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated August 18, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 18, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Summit View Community Development District, City of Dade City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Summit View Community Development District, City of Dade City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

August 18, 2023

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2022-01 Prompt Payment Act Compliance:**

Observation: During the audit it was noted that the District was not in compliance with the Prompt Payment Act Section 218.735. The District failed to pay the contractor in accordance with the Statute and was charged interest of \$48,015 during the year. There is also an outstanding pay app for services provided during the fiscal year that has not been paid to date. That pay app will also likely incur interest charges.

Recommendation: The District should make timely payments to contractors to avoid interest charges since the interest is paid using bond funds which ultimately are repaid using assessments to homeowners.

Management Response: The District will strive to make timely payments to vendors and avoid incurring interest charges in the future.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

## **REPORT TO MANAGEMENT (Continued)**

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c ) in the Other Information section of the financial statements on page 22.

## **Tab 10**



# Quarterly Compliance Audit Report

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## Summit View

**Date:** August 2023 - 2nd Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

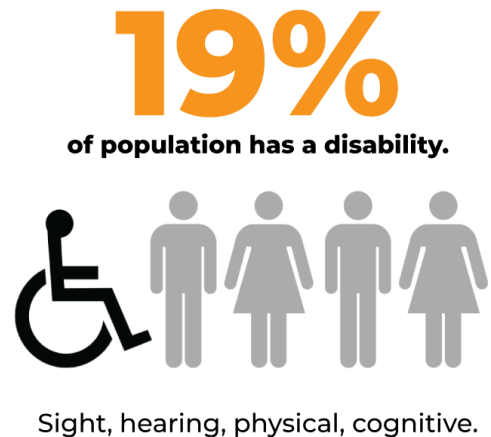
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web