# SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

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

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SEP 2 1 2020

Board of County Commissioners
Manatee County

BCC, J. Pulletier

September 15, 2020

Board of County Commissioners Manatee County P.O. Box 1000 Bradenton, Florida 34206-1000

Re:

**Summer Woods Community Development District** 

Final Adopted Fiscal Year 2020/2021 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2020/2021 budget (the "Final Adopted Budget") approved by the Board of Supervisors of the Summer Woods Community Development District (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Belinda Blandon District Manager

Cc:

Jim Harvey, Chairman

Jere Earlywine, District Counsel

**Enclosure** 

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board of County Commissioners Manager Churan



# Summer Woods Community Development District

www.summerwoodscdd.org

**Adopted Budget for Fiscal Year 2020/2021** 

Presented by: Rizzetta & Company, Inc.

9530 Marketplace Road Suite 206 Fort Myers, Florida 33912 Phone: 239-936-0913

www.rizzetta.com

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# GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

# REVENUES:

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

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

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

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

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

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

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

# **EXPENDITURES – ADMINISTRATIVE:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

## **REVENUES:**

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

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

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

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

# **EXPENDITURES:**

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

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



# DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

## **REVENUES:**

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

# **EXPENDITURES – ADMINISTRATIVE:**

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

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



### Adopted Budget Summer Woods Community Development District General Fund Fiscal Year 2020/2021

Special Assessments	Chart of Accounts Classification		udget for 020/2021
Tax Roll* \$ 152 Off Roll* \$ 196 OTAL REVENUES \$ 349 OTAL REVENUES AND BALANCE FORWARD \$ 349 EXPENDITURES - ADMINISTRATIVE Financial & Administrative Administrative Services \$ 4 Administrative Services \$ 5 Interpretation of the property of	REVENUES		
Tax Roll* \$ 152 Off Roll* \$ 196 OTAL REVENUES \$ 349 OTAL REVENUES AND BALANCE FORWARD \$ 349 EXPENDITURES - ADMINISTRATIVE Financial & Administrative Administrative Services \$ 4 Administrative Services \$ 5 Interpretation of the property of	Special Assessments	-	
Sample		\$	152,73
COTAL REVENUES AND BALANCE FORWARD  \$ 349  EXPENDITURES - ADMINISTRATIVE  ilinancial & Administrative  Administrative Services  \$ 4  District Management \$ 2 20  Accounting Services \$ 1 16  Auditing Services \$ 2 4  District Engineer  Disclosure Report  Trustees Fees \$ 7  Trustees Fees \$ 7  Trustees Fees \$ 7  Trustees Fees \$ 8  Arbitrage Rebate Calculation \$ 5  Financial and Revenue Collections \$ 2  Arbitrage Rebate Calculation \$ 5  Financial and Revenue Collections \$ 2  Dues, Licenses & Fees  Website Hosting, Maintenance, Backup (and Email) \$ 2  Course, Licenses & Fees  Website Hosting, Maintenance, Backup (and Email) \$ 2  Administrative Subtotal  EXPENDITURES - FIELD OPERATIONS  Electric Utility Services Utility Services - Amenity Center  \$ 12  Utillity - Amenity Center Trash Removal  Sommater Control  Aquatic Maintenance  Wetland Maintenance  Wetland Maintenance  S 10  Ditter Physical Environment Landscape Maintenance  S 118  Trigation Maintenance  S			196,53
EXPENDITURES - ADMINISTRATIVE  Financial & Administrative  Administrative Services  District Management  \$ 20 Accounting Services \$ 18 Accounting Services \$ 21 Bistrict Engineer \$ 5 5 Bistrict Engineer Bisclosure Report  Trustees Fees \$ 5 7 Assessment Roll  Abitrage Rebate Calculation \$ 5 Financial and Revenue Collections \$ 5 7 Fublic Officials Liability Insurance \$ 10 Legal Advertising \$ 1 4 Dues, Licenses & Fees \$ 5 Website Hosting, Maintenance, Backup (and Email) \$ 2 Legal Counsel  District Counsel  Administrative Subtotal  SEPENDITURES - FIELD OPERATIONS  Electric Utility Services - Amenity Center  Utility Services - Amenity Center  Utility Services - Entry Signs \$ 12 Utility - Amenity Center Trash Removal  Stormwater Control  Aquatic Maintenance \$ 10 Aquatic Maintenance  Sepanda Maintenance	TOTAL REVENUES	\$	349,27
Inancial & Administrative  Administrative Services	TOTAL REVENUES AND BALANCE FORWARD	5	349,27
Administrative Services   \$   \$   \$   \$   \$   \$   \$   \$   \$	EXPENDITURES - ADMINISTRATIVE		
Administrative Services   \$   \$   \$   \$   \$   \$   \$   \$   \$	Financial & Administrative		
District Management         \$ 20           Accounting Services         \$ 16           Auditing Services         \$ 16           District Engineer         \$ 5           Disclosure Report         \$ 7           Trustees Fees         \$ 7           Assessment Roll         \$ 7           Assessment Roll         \$ 8           Arbitrage Rebate Calculation         \$ 1           Financial and Revenue Collections         \$ 3           Public Officials Liability Insurance         \$ 2           Legal Advertising         \$ 4           Dues, Licenses         \$ 5           District Counsel         \$ 2           District Counsel         \$ 2           District Counsel         \$ 2           Administrative Subtotal         \$ 108           Electric Utility Services         Utility Services - FIELD OPERATIONS           Electric Utility Services - Amenity Center         \$ 12           Utility Services - Entry Signs         \$ 3           Valer-Sever Combination Services         Utility - Irrigation         \$ 14           Utility Services - Entry Signs         \$ 3           Stormwater Control         \$ 1           Aquatic Maintenance         \$ 8           Wetland Maintenance/Exotic		S	4,63
Accounting Services \$ 18 Auditing Services \$ \$ 18 Auditing Services \$ \$ 5 District Engineer \$ \$ 5 Disclosure Report \$ 5 Trustees Fees \$ \$ 7 Trustees Fees \$ \$ 7 Trustees Fees \$ \$ 7 Assessment Roll \$ 7 Abitrage Rebate Calculation \$ \$ 5 Financial and Revenue Collections \$ \$ 5 Public Officials Liability Insurance \$ \$ 2 Legal Advertising \$ \$ 4 Dues, Licenses & Fees \$ \$ Website Hosting, Maintenance, Backup (and Email) \$ 5 capal Counsel District Counsel \$ 5 District Counsel \$ 5 Counsel \$ 5 Counting Fees \$ 5 Counting F	District Management	S	20,70
Audding Services District Engineer Disclosure Report  Trustees Fees Assessment Roll Abitrage Rebate Calculation Financial and Revenue Collections Financial and Revenue Collections Signature Signat	Accounting Services		18,54
District Engineer   S		S	4,00
Disclosure Report			5,00
Trustees Fees Assessment Roll S Arbitrage Rebate Calculation S Financial and Revenue Collections S Fublic Officials Liability Insurance S Legal Advertising S Abuse, Licenses & Fees Website Hosting, Maintenance, Backup (and Email) S Legal Counsel District Counsel Bistrict Counsel S Administrative Subtotal S Electric Utility Services Utility Services - FIELD OPERATIONS Electric Utility Services Utility Services - Amenity Center S Litility - Irrigation S Litility - Irrigation S Litility - Irrigation S Litility - Amenity Center Trash Removal Somwater Control Aquatic Maintenance S Wetland Maintenance/Exotic Nuisance Removal S Litility - Irrigation Maintenance S Litility - Irrigation Mainten			
Assessment Roll  Arbitrage Rebate Calculation  Simancial and Revenue Collections  Subdiction Simancial Activation Simulation Simulat	Tristees Fees		7,00
Arbitrage Rebate Calculation Financial and Revenue Collections S Financial and Revenue Collections S S Public Officials Liability Insurance Legal Advertising S Dues, Licenses & Fees S S Legal Counsel District Counsel S S Administrative Subtotal S EXPENDITURES - FIELD OPERATIONS  Electric Utility Services Utility Services - Amenity Center Utility Services - Financial Services Utility - Irrigation S Utility - Amenity Center Trash Removal Aquatic Maintenance S Wetland Maintenance Financial Environment Landscape Maintenance Financial Environment Landscape Maintenance Financial Environment Services - S Financial Environment Services - S S S S S S S S S S S S S S S S S S S			,,00
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Public Officials Liability Insurance \$ 2 Legal Advertising Dues, Licenses & Fees \$ 5 Website Hosting, Maintenance, Backup (and Email) segal Counsel District Counsel  S 20  Idministrative Subtotal  EXPENDITURES - FIELD OPERATIONS  Electric Utility Services Utility Services - Amenity Center Utility Services - Entry Signs Vater-Sever Combination Services Utility - Amenity Center Trash Removal Stormwater Control Aquatic Maintenance S 8  Wetland Maintenance/Exotic Nuisance Removal  Diter Physical Environment Landscape Maintenance S 112 Services S 113 Services S 114 Services S 115 Services S 116 Services S 116 Services S 117 Services S 117 Services S 118 Services			
Legal Advertising         \$         4           Dues, Licenses & Fees         \$         \$           Website Hosting, Maintenance, Backup (and Email)         \$         2           .egal Counsel             District Counsel         \$         20           .ddministrative Subtotal         \$         106           EXPENDITURES - FIELD OPERATIONS            Electric Utility Services             Utility Services - Amenity Center         \$         12           Utility Services - Amenity Center         \$         12           Utility Pervices - Combination Services             Utility - Irrigation         \$         14           Utility - Amenity Center Trash Removal         \$         3           Stormwater Control             Aquatic Maintenance         \$         16           Wetland Maintenance/Exotic Nuisance Removal         \$         16           Other Physical Environment             Landscape Maintenance         \$         11           Irrigation Maintenance         \$         12           Plant Replacement         \$         6 <tr< td=""><td></td><td></td><td>3,70</td></tr<>			3,70
Dues, Licenses & Fees  Website Hosting, Maintenance, Backup (and Email) segal Counsel District Counsel Strict C			2,53
Website Hosting, Maintenance, Backup (and Email) segal Counsel Scepal Counsel Schrict Schrices Schrict Schrices Schrict Schrices Schrict Schrices Schrict Schrict Schrices Schrict Schrict Schrices Schrict Sc			4,00
legal Counsel S 20  Idministrative Subtotal \$ 108  EXPENDITURES - FIELD OPERATIONS  Electric Utility Services   Utility Services - Amenity Center   S 12  Utility Services - Entry Signs   S 13  Utility - Amenity Center Trash Removal   S 14  Utility - Amenity Center Trash Removal   S 13  Idministrative Maintenance   S 16  Wetland Maintenance/Exotic Nuisance Removal   S 16  Utility - Instruction   S 16  Wetland Maintenance   S 16  Other Physical Environment   S 16  Plant Replacement   S 16  General Liability Insurance   S 17  Fool Maintenance   S 18  General Liability Insurance   S 18  Fool Maintenance   S 18  Center Maintenance   S 18  Contingency   S 16  Contingency   Miscellaneous Contingency   S 16  Field Operations Subtotal   S 245			17
District Counsel  Administrative Subtotal  S 106  EXPENDITURES - FIELD OPERATIONS  Electric Utility Services  Utility Services - Amenity Center  Utility Services - Entry Signs  S 12  Utility Services - Entry Signs  S 14  Utility - Amenity Center Trash Removal  Stormwater Control  Aquatic Maintenance  S 8  Wetland Maintenance/Exotic Nuisance Removal  Diter Physical Environment  Landscape Maintenance  S 116  Utility - Insurance  S 116  Services - S 116  Servic		5	2,75
Administrative Subtotal \$ 105  EXPENDITURES - FIELD OPERATIONS  Electric Utility Services Utility Services - Amenity Center  \$ 12  Utility Services - Entry Signs \$ 2  Vater-Sewer Combination Services Utility - Irrigation  Utility - Amenity Center Trash Removal Stormwater Control  Aquatic Maintenance  \$ 16  Wetland Maintenance/Exotic Nuisance Removal  S 16  Other Physical Environment  Landscape Maintenance  \$ 118  Irrigation Maintenance  \$ 118  Irrigation Maintenance  \$ 12  Central Liability Insurance  \$ 16  Property Insurance  \$ 16  Amenity Center Maintenance  \$ 16  Contingency  Miscellaneous Contingency  Miscellaneous Contingency  Miscellaneous Contingency  \$ 245			20,00
Electric Utility Services Utility Services - Amenity Center Utility Services - Amenity Center  \$ 12 Utility Services - Entry Signs \$ 3 Vater-Sever Combination Services Utility - Irrigation Utility - Irrigation  \$ 14 Utility - Amenity Center Trash Removal \$ 3 Stormwater Control Aquatic Maintenance \$ 8 Wetland Maintenance/Exotic Nuisance Removal  Diter Physical Environment Landscape Maintenance \$ 116 Irrigation Maintenance \$ 14 Plant Replacement \$ 2 General Liability Insurance \$ 3 Froperly Insurance \$ 3 Frogerly Insurance \$ 4 Amenity Center Maintenance \$ 16 Amenity Cent	District Council	-	20,00
Electric Utility Services - Amenity Center  Utility Services - Amenity Center  Utility Services - Entry Signs  S 3  Vater-Sewer Combination Services  Utility - Irrigation  S 14  Utility - Amenity Center Trash Removal  S 2  Stormwater Control  Aquatic Maintenance  Aquatic Maintenance  S 5  Other Physical Environment  Landscape Maintenance  Plant Replacement  S 116  General Liability Insurance  S 3  General Liability Insurance  Property Insurance  Pool Maintenance  S 16  Contingency  Miscellaneous Contingency  Miscellaneous Contingency  Miscellaneous Contingency  Miscellaneous Contingency  S 245	Administrative Subtotal	5	105,70
Utility Services - Entry Signs   \$ 32	Electric Utility Services		
Utility Services - Entry Signs   \$ 3   3   3   3   3   3   3   3   3	Ounty Services - America Center	s	12,00
Utility - Irrigation   \$ 14     Utility - Amenity Center Trash Removal   \$ 3     Stormwater Control     Aquatic Maintenance   \$ 8     Wetland Maintenance/Exotic Nuisance Removal     Stormwater Control     Aquatic Maintenance   \$ 10     Other Physical Environment     Landscape Maintenance   \$ 116     Irrigation Maintenance   \$ 18     Plant Replacement   \$ 6     General Liability Insurance   \$ 3     Property Insurance   \$ 3     Property Insurance   \$ 16     Amenity Center Maintenance   \$ 16     Contingency   \$ 16     Contingency   \$ 16     Field Operations Subtotal   \$ 245     Contingency   \$ 16     Contingency		\$	3,00
Utility - Amenity Center Trash Removal   S   3   3   3   3   3   3   3   3   3	Water-Sewer Combination Services		21000 31611
Utility - Amenity Center Trash Removal   S   3   3   3   3   3   3   3   3   3	Utillity - Irrigation		44.40
Stormwater Control Aquatic Maintenance S	Utillity - Amenity Center Trash Removal		14,40 3,50
Aquatic Maintenance         \$         8           Wetland Maintenance/Exotic Nuisance Removal         \$         10           Other Physical Environment         \$         10           Landscape Maintenance         \$         11           Irrigation Maintenance         \$         14           Plant Replacement         \$         5           General Liability Insurance         \$         3           Property Insurance         \$         16           Amenity Center Maintenance         \$         16           Contingency         \$         16           Miscellaneous Contingency         \$         16           Field Operations Subtotal         \$         245	Stormwater Control		
S			
S   10	Wetland Maintenance/Exotic Nuisance Removal	\$	8,65
Landscape Maintenance         \$ 118           Irrigation Maintenance         \$ 14           Plant Replacement         \$ 2           General Liability Insurance         \$ 3           Property Insurance         \$ 6           Pool Maintenance         \$ 16           Amenity Center Maintenance         \$ 16           Contingency         \$ 16           Miscellaneous Contingency         \$ 16           Field Operations Subtotal         \$ 245		s	10,58
Irrigation Maintenance   \$ 14			
Plant Replacement   \$   6   6   6   6   6   6   6   6   6			118,12
S			14,00
Property Insurance \$ 6 Pool Maintenance \$ 16 Amenity Center Maintenance \$ 16 Contingency \$ 16 Wiscellaneous Contingency \$ 10 Field Operations Subtotal \$ 245			5,00
Pool Maintenance \$ 16 Amenity Center Maintenance \$ 16 Contingency \$ 16 Miscellaneous Contingency \$ 16 Field Operations Subtotal \$ 245			3,10
Amenity Center Maintenance  \$ 16  Contingency  Miscellaneous Contingency  \$ 10  Field Operations Subtotal			6,21
Contingency Miscellaneous Contingency S 10 Field Operations Subtotal \$ 243		2	16,80
Contingency Miscellaneous Contingency \$ 10 Field Operations Subtotal \$ 243	Amenity Center Maintenance		
Miscellaneous Contingency \$ 10	Continuency	s	18,20
		s	10,00
	Field Operations Subtotal		242 57
TOTAL EXPENDITURES \$ 345	1.105	•	243,57
	TOTAL EXPENDITURES	\$	349,27
EXCESS OF REVENUES OVER EXPENDITURES \$	EXCESS OF REVENUES OVER EXPENDITURES		

# Budget Template Summer Woods Community Development District Debt Service Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2018A-1	Series 2018A-2	Series 2020	Budget for 2020/2021
	(AA1)	(AA1)	(AA2)	2020/2021
REVENUES		-		
Special Assessments			,	
Net Special Assessments	\$242,399.63	\$55,933.92	\$388,811.39	\$687,144.93
TOTAL REVENUES	\$242,399.63	\$55,933.92	\$388,811.39	\$687,144.93
			1	
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$242,399.63	\$55,933.92	\$388,811.39	\$687,144.93
Administrative Subtotal	\$242,399.63	\$55,933.92	\$388,811.39	\$687,144.93
TOTAL EXPENDITURES	\$242,399.63	\$55,933.92	\$388,811.39	\$687,144.93
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

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

7.0%

Gross assessments

\$733,780.80

### Notes:

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

### SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

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

 Collection Cost @
 3%
 \$11,266.81

 Early Payment Discount @
 4%
 \$15,022.41

 2020/2021 Total:
 \$375,560.22

2019/2020 O&M Budget 2020/2021 O&M Budget \$322,971.00 \$349,271.00 (2)

**Total Difference:** 

\$26,300.00

			-	
		AL ASSESSMENT	Proposed Incre	
	2019/2020	2020/2021	\$	%
Series 2018A-1 Debt Service - SF 40' (AA1)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$913.98	\$924.17	\$10.19	1.11%
Total	\$1,987.86	\$1,998.05	\$10.19	0.51%
Series 2018A-1 Debt Service - SF 40' gated (AA1)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 40' gated	\$913.98	\$924.17	\$10.19	1.11%
Total	\$2,095.25	\$2,105.44	\$10.19	0.49%
Series 2018A-1 Debt Service - SF 50' (AA1)	\$1,181.27	\$1.181.27	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$913.98	\$1,155.21	\$241.23	26.39%
Total	\$2,095.25	\$2,336.48	\$241.23	11.51%
Series 2020 Debt Service - SF 40' (AA2)	\$0.00	\$1,181.00	\$1,181.00	(1)
Operations/Maintenance - SF 40'	\$0.00	\$924.17	\$924.17	(3)
Total	\$0.00	\$2,105.17	\$2,105.17	
Series 2020 Debt Service - SF 50' (AA2)	\$0.00	\$1,289.00	\$1,289.00	(1)
Operations/Maintenance - SF 50'	\$0.00	\$1,155.21	\$1,155.21	(3)
Total	\$0.00	\$2,444.21	\$2,444.21	
Series 2020 Debt Service - SF 40' (AA2) UNPLATTED	\$0.00	\$1,181.00	\$1,181.00	(1)
Operations/Maintenance - SF 40' UNPLATTED	\$0.00	\$103.80	\$103.80	(3)
Total	\$0.00	\$1,284.80	\$1,284.80	
		11		44)
Series 2020 Debt Service - SF 50' (AA2) UNPLATTED	\$0.00	\$1,289.00	\$1,289.00	(1)
Operations/Maintenance - SF 50' UNPLATTED	\$0.00	\$129.75	\$129.75	(3)
Total	\$0.00	\$1,418.75	\$1,418.75	
Daha Canina CE 401/Eutora Accessorant Arras	<b>#0.00</b>	<b>60.00</b>	<b>#0.00</b>	
Debt Service - SF 40' (Future Assessment Areas)	\$0.00	\$0.00	\$0.00	(3)
Operations/Maintenance - SF 50' (Future Assessment Areas)	\$0.00	\$103.80	\$103.80	(0)
Total	\$0.00	\$103.80	\$103.80	
Debt Service - SF 40' (Future Assessment Areas)	\$0.00	\$0.00	\$0.00	
Operations/Maintenance - SF 50' (Future Assessment Areas)	\$0.00	\$129.75	\$129.75	(3)
Total	\$0.00	\$129.75	\$129.75	

<sup>(1)</sup> The first installment for the Series 2020 Bond (AA2) is expected to commence in FY 2020-2021

<sup>(2)</sup> Developer funded \$245,621.00 of the FY 19-20 Budget

<sup>(3)</sup> Beginning in FY 20-21 - O&M Admin Expenses will be levied on all Lots, O&M Field Expenses will only be levied on Platted Lots

# SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

# FISCAL YEAR 2020-2021 DEBT SERVICE AND OAM ASSESSMENT SCHEDULE

								7	ALLOCATION OF ORM ASSESSMENT	&M ASSESSMENT								
		UNITS ASSESSED	<b>a</b>			TOTAL O&M BUDGET COLLECTION COSTS & EPD @ EARLY PAYMENT DISCOUNT @ TOTAL O&M ASSESSMENT	S & EPD @ SCOUNT @ SMENT	3.0%	\$105,701.00 \$3,409.71 \$4,546.28 \$113,656.99	TOTAL FIELD BUDGET COLLECTION COSTS @ EARLY PAYMENT DISCOUNT @ TOTAL O&M ASSESSMENT	SET IS @ XISCOUNT @ SSMENT	3.0%	\$243,670.00 \$7,857.10 \$10,476.13 \$261,903.23		PER	PER UNIT ASSESSMENTS		
TOT SIZE	ā	SERIES 2018A-1 (AA1)	SERIES 2018A-1 (AA1) SERIES 2018A-2 (AA1)	SERIES 2020 (AA2)	FA	TOTAL	% TOTAL EAUs	ADMIN PER PARCEL	ADMIN PER LOT	TOTAL	% TOTAL EAUs	FIELD PER PARCEL	FIELD	88 (3) M (3)	SERIES 2018A-1 (AA1) DEBT SERVICE (3)	2018A-2 DEBT (AA1) DEBT SERVICE (4)	SERIES 2020 DEBT SERVICE (R	TOTAL
Platted Parcels	5		500000000000000000000000000000000000000	100	3												;	
Single Family 40' Single Family 40' cated	6 <u>1</u>	143	8 8	00	8 8	40.00	3.65% 13.06%	\$4,151.85 \$14,842.88	\$103.80 \$103.80	143.00	12.53%	\$32,814.81 \$117,312.96	\$820.37	\$924.17	\$1,073.58	\$554.35	8 8 8	\$2,669.79
Single Family 50'	Ŧ	4	7	0	83	51.25	4.68%	\$5,319.56	\$129.75	51.25	16.05%	\$42,043.98	\$1,025.46	\$1,155.21	\$1,161.27	\$776.09	\$0.00	52,112.8/
Surgle Family 40	8	0	0	90	8	30.00	2.74%	\$3,113.89	\$103.80	30.00	9.40%	\$24,611.11	\$820.37	\$924.17	\$0.00	80.00	\$1,181.00	\$2,105.17
Single Family 50'	4	0	0	4	ŭ	92.00	%203	\$5,708 80	\$129.75	86.00	17 23%	\$45,120.37	\$1,025.46	\$1,155.27	80.04	90.04	1,269.00	7.000/76
Total Platted	288	224	88	74		319.25	29.16%	\$33,136.98		319.25	100.00%	\$261,903.23						
Unplatted Parcels				1														
Assessment Area 1 WQ Single Family 40' Single Family 50'	138 126	00	00	8£ 57	8 18	138.00	12.60%	\$14,323.89	\$103.80	88	0.00% 0.00%	00 08 80 00	00:03	\$103.80	\$0.00 \$0.00	\$0.00 \$0.00	\$1,181.00	\$1,284.80
Single Family 40 Single Family 40 Single Family 50	\$5 KZ	• •	00	00	8 %	158.00 321.25	14.52% 29.34%	\$16,503.62	\$103.80	880	0.00%	00.08 00.08	\$0.00	\$103.80	\$0.00	\$0.00	\$0.00	\$103.80
Total Unplatted	089	0	0	264		775.75	70.84%	\$80,520.01		000	%00.0	\$0.00						
Total Planned	878	224	8	338		1085.00	100.00%	\$113,656.99		319.26	100.00%	\$261,903.23						
LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):	Costs (3%) and	Early Payment Discounts (4%	Ğ					(\$7,955.99)				(\$18,333.23)						
Net Revenue to be Collected							' '	\$105,701.00			•	\$243,570.00						

(1) Reflects the number of total lots with Series 2018A-1 (AA1) and 2020 (AA2) debt outstanding.

O Administrative expenses, and any operational expenses above the levind gross assessment will be funded via a Developer Funding Agraement. The proposed operational assessment is based on an expension of september of platford units existing at the time of submission of the assessment roll to the on an assessment of the assessment of the assessment roll to the Mannes County Tax Colection.

19 The annual debt service assessment per lot adopted in connection with the Series 2016A.2 (AA1) band issue are expected to be directly collected by the District; therefore, these amounts do not include Praco County collection costs or early payment discounts. (9 Annual debt service assessment per lot adopted in commercion with the Series 2018A-1 (AA1) and Series 2020 (AA2) bond issues. Annual assessment includes principal, interest, Manates Courty collection costs and early payment discounts.

49 Annual assessment that will appear on November 2020 Manutee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.