

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 23, 2024**

## **BOARD OF SUPERVISORS PUBLIC HEARINGS AND REGULAR MEETING AGENDA**

**SUMMERSTONE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Summerstone Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

August 16, 2024

Board of Supervisors  
Summerstone Community Development District

Dear Board Members:

The Board of Supervisors of the Summerstone Community Development District will hold Public Hearings and a Regular Meeting on August 23, 2024, immediately following the adjournment of the 10:00 a.m. Avalon Park West CDD meeting, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2024*
  - Administration Oath of Office (*the following will also be provided in a separate package*)
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligation and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2024-08, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

**ATTENDEES:**

Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
    - A. Proof/Affidavit of Publication
    - B. Mailed Notice(s) to Property Owners
    - C. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
  7. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting
  8. Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
  9. Acceptance of Unaudited Financial Statements as of July 31, 2024
  10. Approval of May 30, 2024 Regular Meeting Minutes
  11. Staff Reports
    - A. District Counsel: *Kutak Rock LLP*
    - B. District Engineer: *Clearview Land Design, P.L.*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: September 27, 2024 at 10:00 AM or *immediately following the adjournment of the Avalon Park West CDD meetings*
        - QUORUM CHECK
- |        |                  |                                    |                                |                             |
|--------|------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | MARY MOULTON     | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | CHRISTIAN COTTER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | JOSHUA TEPPER    | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 |                  | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | JOHN WIGGINS     | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
12. Board Members' Comments/Requests

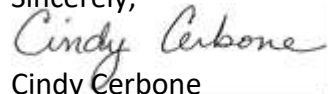


13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 131 733 0895**

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **3A**

**Daphne Gillyard**

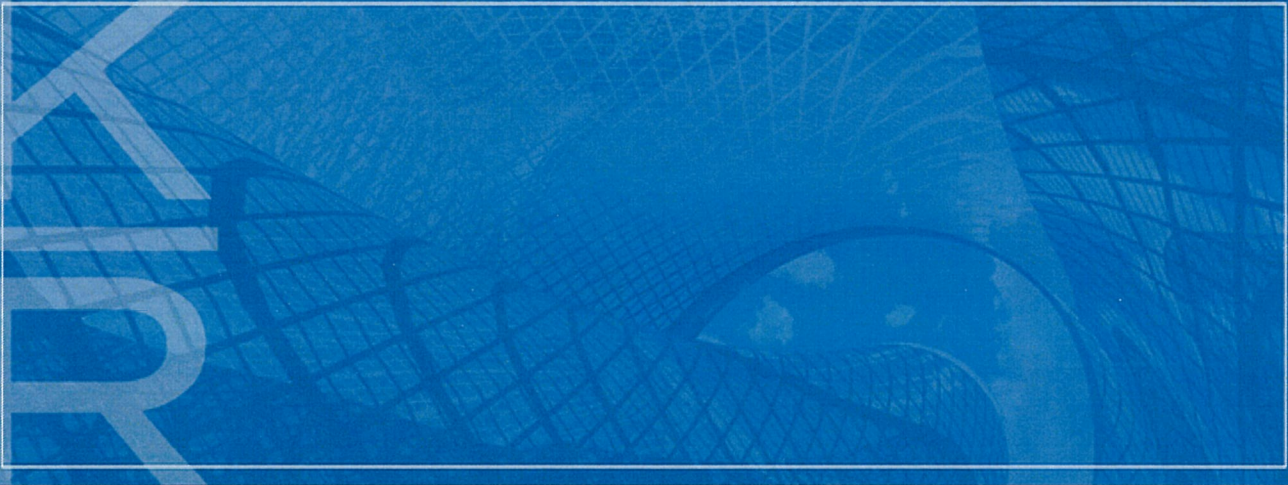
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**From:** Kutak Rock Development and Improvement Districts Group  
<communications@kutakrock.com>  
**Sent:** Friday, January 5, 2024 4:49 PM  
**To:** Cindy Cerbone  
**Subject:** Ethics Training 2024

You don't often get email from communications@kutakrock.com. [Learn why this is important](#)

**KUTAKROCK**

Development and Improvement Districts Practice Group



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## **District Managers,**

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

## **Free Training Resources**

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

### ***Florida Commission on Ethics Training Resources***

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

### ***Office of the Attorney General Training Resources***

#### **Compliance**

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

### ***Kutak Rock's Development and Improvement Districts Practice Group***

## **Kutak Rock's Florida Development and Improvement Districts Practice Group**



**Jonathan Johnson**  
Partner

(850) 264-6882



**Lindsay Whelan**  
Partner

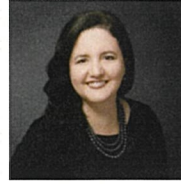
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107 W College Ave, Tallahassee, Florida 32301



## 2023 Form 1 - Statement of Financial Interests

### General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

### AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

### Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

### Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500 in major sources of income to the reporting person)  
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

**Secondary Sources of Income**

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

**Real Property**

REAL PROPERTY (Land, buildings owned by the reporting person)  
(If you have nothing to report, write "none" or "n/a")

Location/Description

**Intangible Personal Property**

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)  
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates



## Liabilities

LIABILITIES (Major debts valued over \$10,000):  
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

## Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)  
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

## Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

**Signature of Filer**

Digitally signed:

**Filed with COE:**

E-FILING SAMPLE

# 2023 Form 1 Instructions

## Statement of Financial Interests

### Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

### When To File:

**Initially**, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter**, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

### Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

**ATTACHMENTS:** A filer may include and submit attachments or other supporting documentation when filing disclosure.

**PUBLIC RECORD:** The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

**QUESTIONS** about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

## Instructions for Completing Form 1

### Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

## Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

### **Interests in Specified Businesses**

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

### **Training Certification**

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **3B**

# **BOARD OF SUPERVISORS**

## **MEMBERSHIP, OBLIGATIONS AND RESPONSIBILITIES**

A Community Development District ("District") is a special-purpose unit of local government which is established pursuant to and governed by Chapter 190, Florida Statutes.

### **The Board**

The Community Development District ("District") is governed by a five (5)-member Board of Supervisors ("Board"). Member of the Board "Supervisor(s)" are elected in accordance with Section 190.006, F.S., either upon a one (1)-vote per one (1)-acre basis ("landowner voting") or through traditional elections ("resident voting"), depending upon the number of registered voters in the District and the length of time which has passed since the establishment of the District.

A CDD Board typically meets once per month, but may meet more often if necessary. Board meetings typically last from one (1) to three (3) hours, depending upon the business to be conducted by the Board. Prior to the meeting, each Supervisor is supplied with an agenda package which will contain the documents pertaining to the business to be considered by the Board at a particular meeting. A Supervisor should be willing to spend time reviewing these packages prior to each meeting, and may consult with District Staff (General Counsel, Management, Engineering, etc.) concerning the business to be addressed.

### **Qualifications of Supervisors**

Each Supervisor must be a resident of the state of Florida and a citizen of the United States. Once a District has transitioned to resident voting, Supervisors must also be residents of the District.

### **Compensation**

By statute, Board Members are entitled to be paid \$200 per meeting for their service, up to an annual cap of \$4,800 per year. To achieve the statutory cap, the District would have to meet twice each month, which is rare.

Sometimes Supervisors who are employees of the primary landowner waive their right to compensation, although this is not always the case.

### **Responsibilities of Supervisors**

The position of Supervisor is that of an elected local public official. It is important to always remember that serving as an elected public official of a District carries with it certain restrictions and obligations. Each Supervisor, upon taking office, must subscribe to an oath of office acknowledging that he/she is a public officer, and as a recipient of public funds, a supporter of the constitutions of the State of Florida and of the United States of America.

Each Supervisor is subject to the same financial disclosure requirements as any other local elected official and must file a Statement of Financial Interests disclosing



sources of income, assets, debts, and other financial data, with the Supervisor of Elections in the County where he/she resides.

A Supervisor must act in accordance with the Code of Ethics for Public Officers and Employees, codified at Part III, Chapter 112, F.S., which addresses acceptance of gifts, conflicts of interest, etc. By law, it is not a conflict of interest for an employee of the developer to serve on a CDD Board of Supervisors.

Since a District is a unit of local government, the Sunshine Law (Chapter 286, F.S.) applies to Districts and to the Supervisors who govern them. In brief, the Sunshine Law states that two(2) or more Supervisors may never meet outside of a publicly noticed meeting of the Board and/to discuss District business.

Florida's Public Records Law (Chapter 119, F.S.) also applies to Districts and Supervisors. All records of the District, and the records of each individual Supervisor relating to the District, are public records. As such, any member of the public may inspect them upon request. Supervisors are therefore urged to keep any District records or documents in a separate file to allow ease of access by the public or press.

### **Conclusion**

The position of Supervisor of a Community Development District is an important one, requiring both the time and the dedication to fulfill the responsibilities of a position of public trust. It should not be undertaken lightly. Each new Supervisor should enter office fully cognizant of the ethical, legal, and time requirements which are incumbent upon those who serve as Supervisors.

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **3C**

# FLORIDA COMMISSION ON ETHICS



## GUIDE to the SUNSHINE AMENDMENT and CODE of ETHICS for Public Officers and Employees

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**2024**

# State of Florida

## COMMISSION ON ETHICS

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## **I. HISTORY OF FLORIDA'S ETHICS LAWS**

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

## **II. ROLE OF THE COMMISSION ON ETHICS**

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

## **III. THE ETHICS LAWS**

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.



Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

## **A. PROHIBITED ACTIONS OR CONDUCT**

### *1. Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec. 112.3148, Fla. Stat.]

**However**, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly

were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

## *2. Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

## *3. Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

## *4. Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

## *5. Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

## 6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

## B. **PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS**

### 1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

## **C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES**

### **1. *Anti-Nepotism Law***

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

### **2. *Additional Restrictions***

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

## **D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS**

### **1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers***

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]



## 2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

### 3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

### 4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

**E. VOTING CONFLICTS OF INTEREST**

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

## **F. DISCLOSURES**

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

*1. FORM 1 - Limited Financial Disclosure*

**Who Must File:**

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

**STATE OFFICERS include:**

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

#### What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

#### When to File:

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]



STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

#### When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

#### Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

#### 4. *FORM 6 - Full and Public Disclosure*

#### Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

## What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

## When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

### 5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

### 6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other

than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

*7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

#### *8. FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

#### **IV. AVAILABILITY OF FORMS**

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

## **V. PENALTIES**

### *A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000\*, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

### *B. Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000\*, and triple the value of a gift received from a political committee.

### *C. Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000\*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

\*Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

*D. Penalties for Lobbyists and Others*

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

*E. Felony Convictions: Forfeiture of Retirement Benefits*

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

*F. Automatic Penalties for Failure to File Annual Disclosure*

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]



## **VI. ADVISORY OPINIONS**

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

### *A. Who Can Request an Opinion*

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

### *B. How to Request an Opinion*

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

### *C. How to Obtain Published Opinions*

All of the Commission's opinions are available for viewing or download at its website:  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us).

## **VII. COMPLAINTS**

### *A. Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at [www.ethics.state.fl.us](http://www.ethics.state.fl.us). The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: [www.ethics.state.fl.us](http://www.ethics.state.fl.us), or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

### *B. Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

### *C. Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

*D. How the Complaint Process Works*

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

*E. Dismissal of Complaints At Any Stage of Disposition*

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

*F. Statute of Limitations*

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

## **VIII. EXECUTIVE BRANCH LOBBYING**

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report

with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at [www.floridalobbyist.gov](http://www.floridalobbyist.gov). Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration  
Room G-68, Claude Pepper Building  
111 W. Madison Street  
Tallahassee, FL 32399-1425  
Phone: 850/922-4990

## **IX. WHISTLE-BLOWER'S ACT**

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

## **X. ADDITIONAL INFORMATION**

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

## **XI. TRAINING**

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), and commissioners of community development districts are required to receive a total of four hours training, per calendar year, in the area of ethics, public

records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **3D**



# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, \_\_\_\_\_, hereby disclose that on \_\_\_\_\_, 20 \_\_\_\_ :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

\_\_\_\_\_  
Date Filed

\_\_\_\_\_  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT ELECTING  
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR  
AN EFFECTIVE DATE.**

**WHEREAS**, the Summerstone 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 District’s Board of Supervisors desires to elect and remove Officers of the District.

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

**SECTION 1.** The following is/are elected as Officer(s) of the District effective August 23, 2024:

\_\_\_\_\_ is elected Chair  
\_\_\_\_\_ is elected Vice Chair  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of August 23, 2024:

\_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2024.**

ATTEST:

**SUMMERSTONE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5A**

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024&#47;2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (&#34;Board&#34;) of the Summerstone Community Development District (&#34;District&#34;) will hold a public hearing on August 23, 2024, at 10&#58;00 a.m., and at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (&#34;Proposed Budget&#34;) of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (&#34;Fiscal Year 2024&#47;2025&#34;). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road &#35;410W, Boca Raton, Florida 33431 (&#34;District Manager's Office&#34;), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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) &#47; 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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. District Manager 08&#47;07&#47;2024 0000353922

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5B**



## RESOLUTION 2024-09

### [FY 2025 APPROPRIATION RESOLUTION]

**THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Summerstone Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Summerstone Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

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

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2024.**

**ATTEST:**

**SUMMERSTONE COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

Title: \_\_\_\_\_

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

**Exhibit A:** Fiscal Year 2024/2025 Budget(s)

**Exhibit A:**      Fiscal Year 2024/2025 Budget(s)

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
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**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 98,715				\$ 112,843
Allowable discounts (4%)	(3,949)				(4,514)
Assessment levy: on-roll - net	94,766	\$ 93,914	\$ 852	\$ 94,766	108,329
Total revenues	94,766	93,914	852	94,766	108,329
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	-	5,383	5,383	12,918
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	14,500	732	13,768	14,500	14,500
Engineering	3,000	-	3,000	3,000	3,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	9,000	8,063	-	8,063	9,000
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	127	1,373	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,785	-	5,785	6,364
Contingencies/bank charges	500	96	404	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Tax Collector	1,974	1,876	98	1,974	2,257
Total professional & administrative	94,764	43,119	55,876	98,995	108,329
Total expenditures	94,764	43,119	55,876	98,995	108,329
Excess/(deficiency) of revenues over/(under) expenditures	2	50,795	(55,024)	(4,229)	-
Fund balance - beginning (unaudited)	40,382	60,779	111,574	60,779	56,550
Fund balance - ending (projected)					
Assigned					
Working capital	28,191	-	-	-	31,855
Unassigned	12,193	111,574	56,550	56,550	24,695
Fund balance - ending	\$ 40,384	\$ 111,574	\$ 56,550	\$ 56,550	\$ 56,550

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 12,918
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	14,500
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	9,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,364
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax Collector	2,257
Total expenditures	<u><u>\$ 108,329</u></u>



**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 280,865				\$ 280,865
Allowable discounts (4%)	(11,235)				(11,235)
Net assessment levy - on-roll	269,630	\$ 267,282	\$ 2,348	\$ 269,630	269,630
Interest	-	6,632	-	6,632	-
Total revenues	269,630	273,914	2,348	276,262	269,630
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	95,000	-	95,000	95,000	95,000
Interest	167,825	83,912	83,913	167,825	165,450
Tax collector	5,617	5,340	277	5,617	5,617
Total expenditures	268,442	89,252	179,190	268,442	266,067
Excess/(deficiency) of revenues over/(under) expenditures	1,188	184,662	(176,842)	7,820	3,563
Fund balance:					
Beginning fund balance (unaudited)	222,516	231,328	415,990	231,328	239,148
Ending fund balance (projected)	<u>\$223,704</u>	<u>\$415,990</u>	<u>\$ 239,148</u>	<u>\$ 239,148</u>	<u>242,711</u>
Use of fund balance:					
Debt service reserve account balance (required)					(132,006)
Interest expense - November 1, 2025					(81,538)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 29,167</u>

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 (PHASE ONE) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24			82,725.00	82,725.00	4,360,000.00
05/01/25	95,000.00	2.500%	82,725.00	177,725.00	4,265,000.00
11/01/25			81,537.50	81,537.50	4,265,000.00
05/01/26	100,000.00	3.250%	81,537.50	181,537.50	4,165,000.00
11/01/26			79,912.50	79,912.50	4,165,000.00
05/01/27	105,000.00	3.250%	79,912.50	184,912.50	4,060,000.00
11/01/27			78,206.25	78,206.25	4,060,000.00
05/01/28	105,000.00	3.250%	78,206.25	183,206.25	3,955,000.00
11/01/28			76,500.00	76,500.00	3,955,000.00
05/01/29	110,000.00	3.250%	76,500.00	186,500.00	3,845,000.00
11/01/29			74,712.50	74,712.50	3,845,000.00
05/01/30	115,000.00	3.250%	74,712.50	189,712.50	3,730,000.00
11/01/30			72,843.75	72,843.75	3,730,000.00
05/01/31	120,000.00	3.750%	72,843.75	192,843.75	3,610,000.00
11/01/31			70,593.75	70,593.75	3,610,000.00
05/01/32	125,000.00	3.750%	70,593.75	195,593.75	3,485,000.00
11/01/32			68,250.00	68,250.00	3,485,000.00
05/01/33	125,000.00	3.750%	68,250.00	193,250.00	3,360,000.00
11/01/33			65,906.25	65,906.25	3,360,000.00
05/01/34	130,000.00	3.750%	65,906.25	195,906.25	3,230,000.00
11/01/34			63,468.75	63,468.75	3,230,000.00
05/01/35	135,000.00	3.750%	63,468.75	198,468.75	3,095,000.00
11/01/35			60,937.50	60,937.50	3,095,000.00
05/01/36	140,000.00	3.750%	60,937.50	200,937.50	2,955,000.00
11/01/36			58,312.50	58,312.50	2,955,000.00
05/01/37	150,000.00	3.750%	58,312.50	208,312.50	2,805,000.00
11/01/37			55,500.00	55,500.00	2,805,000.00
05/01/38	155,000.00	3.750%	55,500.00	210,500.00	2,650,000.00
11/01/38			52,593.75	52,593.75	2,650,000.00
05/01/39	160,000.00	3.750%	52,593.75	212,593.75	2,490,000.00
11/01/39			49,593.75	49,593.75	2,490,000.00
05/01/40	165,000.00	3.750%	49,593.75	214,593.75	2,325,000.00
11/01/40			46,500.00	46,500.00	2,325,000.00
05/01/41	170,000.00	4.000%	46,500.00	216,500.00	2,155,000.00
11/01/41			43,100.00	43,100.00	2,155,000.00
05/01/42	180,000.00	4.000%	43,100.00	223,100.00	1,975,000.00
11/01/42			39,500.00	39,500.00	1,975,000.00
05/01/43	185,000.00	4.000%	39,500.00	224,500.00	1,790,000.00
11/01/43			35,800.00	35,800.00	1,790,000.00
05/01/44	195,000.00	4.000%	35,800.00	230,800.00	1,595,000.00
11/01/44			31,900.00	31,900.00	1,595,000.00
05/01/45	200,000.00	4.000%	31,900.00	231,900.00	1,395,000.00

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 (PHASE ONE) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/45			27,900.00	27,900.00	1,395,000.00
05/01/46	210,000.00	4.000%	27,900.00	237,900.00	1,185,000.00
11/01/46			23,700.00	23,700.00	1,185,000.00
05/01/47	220,000.00	4.000%	23,700.00	243,700.00	965,000.00
11/01/47			19,300.00	19,300.00	965,000.00
05/01/48	230,000.00	4.000%	19,300.00	249,300.00	735,000.00
11/01/48			14,700.00	14,700.00	735,000.00
05/01/49	235,000.00	4.000%	14,700.00	249,700.00	500,000.00
11/01/49			10,000.00	10,000.00	500,000.00
05/01/50	245,000.00	4.000%	10,000.00	255,000.00	255,000.00
11/01/50			5,100.00	5,100.00	255,000.00
05/01/51	255,000.00	4.000%	5,100.00	260,100.00	-
<b>Total</b>	<b>4,455,000.00</b>		<b>2,946,012.50</b>	<b>7,401,012.50</b>	

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 395,637				\$ 395,637
Allowable discounts (4%)	(15,825)				(15,825)
Assessment levy: net	379,812	\$ 376,540	\$ 3,272	\$ 379,812	379,812
Interest	-	6,895	-	6,895	-
Total revenues	379,812	383,435	3,272	386,707	379,812
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	150,000	-	150,000	150,000	150,000
Interest	222,323	111,161	111,162	222,323	219,023
Total debt service	372,323	111,161	261,162	372,323	369,023
<b>Other fees &amp; charges</b>					
Tax collector	7,913	7,523	390	7,913	7,913
Total other fees & charges	7,913	7,523	390	7,913	7,913
Total expenditures	380,236	118,684	261,552	380,236	376,936
Excess/(deficiency) of revenues over/(under) expenditures	(424)	264,751	(258,280)	6,471	2,876
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(2,295)	-	(2,295)	-
Total other financing sources/(uses)	-	(2,295)	-	(2,295)	-
Fund balance:					
Net increase/(decrease) in fund balance	(424)	262,456	(258,280)	4,176	2,876
Beginning fund balance (unaudited)	218,949	223,942	486,398	223,942	228,118
Ending fund balance (projected)	\$ 218,525	\$ 486,398	\$ 228,118	\$ 228,118	230,994
Use of fund balance:					
Debt service reserve account balance (required)					(92,975)
Principal and Interest expense - November 1, 2025					(107,861)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 30,158

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24			109,511.25	109,511.25	6,330,000.00
05/01/25	150,000.00	2.200%	109,511.25	259,511.25	6,180,000.00
11/01/25			107,861.25	107,861.25	6,180,000.00
05/01/26	155,000.00	2.200%	107,861.25	262,861.25	6,025,000.00
11/01/26			106,156.25	106,156.25	6,025,000.00
05/01/27	160,000.00	2.750%	106,156.25	266,156.25	5,865,000.00
11/01/27			103,956.25	103,956.25	5,865,000.00
05/01/28	165,000.00	2.750%	103,956.25	268,956.25	5,700,000.00
11/01/28			101,687.50	101,687.50	5,700,000.00
05/01/29	170,000.00	2.750%	101,687.50	271,687.50	5,530,000.00
11/01/29			99,350.00	99,350.00	5,530,000.00
05/01/30	175,000.00	2.750%	99,350.00	274,350.00	5,355,000.00
11/01/30			96,943.75	96,943.75	5,355,000.00
05/01/31	180,000.00	2.750%	96,943.75	276,943.75	5,175,000.00
11/01/31			94,468.75	94,468.75	5,175,000.00
05/01/32	185,000.00	3.150%	94,468.75	279,468.75	4,990,000.00
11/01/32			91,555.00	91,555.00	4,990,000.00
05/01/33	190,000.00	3.150%	91,555.00	281,555.00	4,800,000.00
11/01/33			88,562.50	88,562.50	4,800,000.00
05/01/34	195,000.00	3.150%	88,562.50	283,562.50	4,605,000.00
11/01/34			85,491.25	85,491.25	4,605,000.00
05/01/35	200,000.00	3.150%	85,491.25	285,491.25	4,405,000.00
11/01/35			82,341.25	82,341.25	4,405,000.00
05/01/36	210,000.00	3.150%	82,341.25	292,341.25	4,195,000.00
11/01/36			79,033.75	79,033.75	4,195,000.00
05/01/37	215,000.00	3.150%	79,033.75	294,033.75	3,980,000.00
11/01/37			75,647.50	75,647.50	3,980,000.00
05/01/38	220,000.00	3.150%	75,647.50	295,647.50	3,760,000.00
11/01/38			72,182.50	72,182.50	3,760,000.00
05/01/39	230,000.00	3.150%	72,182.50	302,182.50	3,530,000.00
11/01/39			68,560.00	68,560.00	3,530,000.00
05/01/40	235,000.00	3.150%	68,560.00	303,560.00	3,295,000.00
11/01/40			64,858.75	64,858.75	3,295,000.00
05/01/41	245,000.00	3.150%	64,858.75	309,858.75	3,050,000.00
11/01/41			61,000.00	61,000.00	3,050,000.00
05/01/42	255,000.00	4.000%	61,000.00	316,000.00	2,795,000.00
11/01/42			55,900.00	55,900.00	2,795,000.00
05/01/43	265,000.00	4.000%	55,900.00	320,900.00	2,530,000.00
11/01/43			50,600.00	50,600.00	2,530,000.00
05/01/44	275,000.00	4.000%	50,600.00	325,600.00	2,255,000.00
11/01/44			45,100.00	45,100.00	2,255,000.00
05/01/45	285,000.00	4.000%	45,100.00	330,100.00	1,970,000.00

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/45			39,400.00	39,400.00	1,970,000.00
05/01/46	295,000.00	4.000%	39,400.00	334,400.00	1,675,000.00
11/01/46			33,500.00	33,500.00	1,675,000.00
05/01/47	310,000.00	4.000%	33,500.00	343,500.00	1,365,000.00
11/01/47			27,300.00	27,300.00	1,365,000.00
05/01/48	320,000.00	4.000%	27,300.00	347,300.00	1,045,000.00
11/01/48			20,900.00	20,900.00	1,045,000.00
05/01/49	335,000.00	4.000%	20,900.00	355,900.00	710,000.00
11/01/49			14,200.00	14,200.00	710,000.00
05/01/50	350,000.00	4.000%	14,200.00	364,200.00	360,000.00
11/01/50			7,200.00	7,200.00	360,000.00
05/01/51	360,000.00	4.000%	7,200.00	367,200.00	-
<b>Total</b>	<b>6,480,000.00</b>		<b>3,988,857.50</b>	<b>10,468,857.50</b>	

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

<b>On-Roll</b>
----------------

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2025 O&amp;M Assessment per Unit</b>	<b>FY 2025 DS Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>
<u>Series 2020 Bonds</u>					
TH 20'	74	\$ 143.82	\$ 656.52	\$ 800.34	\$ 782.34
SF 40'	82	208.77	1,250.51	1,459.28	1,433.15
SF 50'	81	231.97	1,563.14	1,795.11	1,766.07
SF 60'	2	255.17	1,563.14	1,818.31	1,786.36
	239				
 <u>Series 2021 Bonds</u>					
TH 20'	94	\$ 143.82	\$ 656.58	\$ 800.40	\$ 782.40
SF 40'	117	208.77	1,250.63	1,459.40	1,433.27
SF 50'	120	231.97	1,563.29	1,795.26	1,766.22
	331				
 <b>Total</b>					
	<b>570</b>				

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **6A**



$$\} \text{ss}$$

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 nor 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.

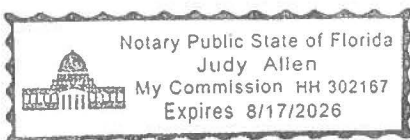
  
Signature Affiant

Sworn to and subscribed before me this 07/31/2024

Judy Allen  
Signature of Notary Public

Personally known X or produced identification

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



# SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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 Summerstone Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 23, 2024, at 10:00 a.m., and at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.**

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, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, 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 2024/2025; 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. 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:

Land Use	ERUs	Total # of Units / Acres	Annual O&M Assessment(1)
TH 20'	0.62	168	\$151.01
SF 40'	0.9	199	\$219.21
SF 50'	1.0	201	\$243.57
SF 60'	1.1	2	\$267.93

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

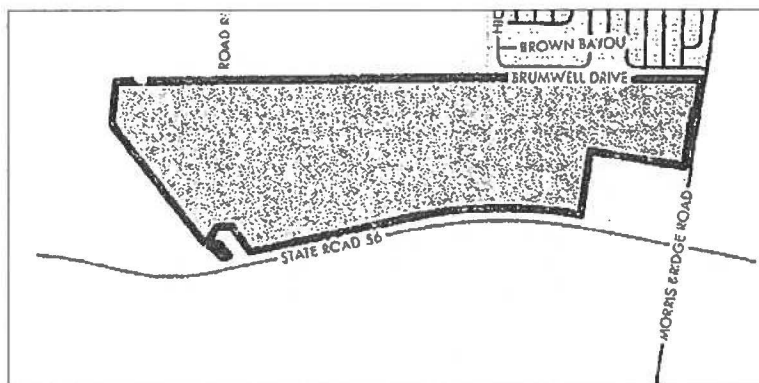
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. IT IS IMPORTANT TO PAY 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.

## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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 and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **6B**

STATE OF FLORIDA                   )  
COUNTY OF PALM BEACH        )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

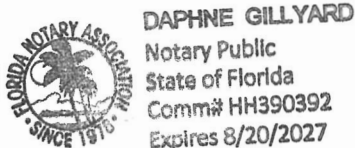
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Summerstone Community Development District ("District"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on August 2, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.


**FURTHER AFFIANT SAYETH NOT.**

  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization this 2<sup>nd</sup> day of August 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided \_\_\_\_\_ as identification, and who ☐ did or ☒ did not take an oath.

NOTARY PUBLIC



  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: HH 390392  
My Commission Expires: 8/20/2027

**EXHIBIT A:** Copies of Forms of Mailed Notices, including Addresses

**Summerstone**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W • Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

August 2, 2024

**VIA FIRST CLASS MAIL**

XXX

XXX

XXX

PARCEL ID: XXX

PRODUCT TYPE: XXX

RE: Summerstone Community Development District  
Fiscal Year 2024/2025 Budget and O&M Assessments

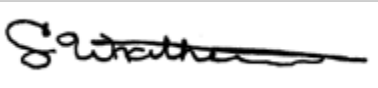
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Summerstone Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **August 23, 2024, at 10:00 a.m., and at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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 and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Craig Wrathell  
District Manager

**EXHIBIT A**  
***Summary of O&M Assessments***

The O&M Assessments are allocated on an “equivalent residential unit” or “ERU” basis. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025.

**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.**

Land Use	ERU(s)	Total # of Units	Annual O&M Assessments Per Unit <sup>(1)</sup>
TH 20’	0.62	168	\$151.01
SF 40’	0.90	199	\$219.21
SF 50’	1.00	201	\$243.57
SF 60’	1.10	2	\$267.93

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$118,486** in gross revenue.

PARCELID	NAME1
25-26-20-0040-03900-0110	12 SUGAR MAPLE CIRCLE REALTY TRUST
30-26-21-0010-01800-0050	2882 PEONY LLC
30-26-21-0010-02900-0140	34101 SMD PROPERTY LLC
30-26-21-0010-03000-0190	A LA MODE DEVELOPMENT LLC
25-26-20-0040-04100-0090	ABDALLAH MOHAMMAD ZIAD & KADER RANIA ADIL
25-26-20-0040-04100-0260	ABDALLAH ZAID SLEMAN & MUBARAK GHADEER
25-26-20-0040-03400-0040	ABDELGHANY OMAR KAMAL & CHABALLOUT TASNEEM ET AL
25-26-20-0040-04200-0030	ABRAHAM EBEN & JACQUILINE ELZA
25-26-20-0040-03800-0100	ABRAMSON ROBERT E & ABRAMSON CHERYL C
30-26-21-0010-02200-0030	ABREU RICARDO LUIS HAACK & CASTILLO NOLASKA ISABEL SALAZAR
25-26-20-0040-03600-0100	ABSALON JORGE LUIS ACOSTA & SALAS PAOLA ANDREA CORREA
30-26-21-0010-00100-0100	ACOSTA TIN NATHAN
30-26-21-0040-00800-0050	AGUDELO STEPHANIE A & AGUDELO ERICA
25-26-20-0040-03500-0070	AGUIAR-CRUZ EDWIN TOMAS & AGUIAR SHERRY R
30-26-21-0040-02500-0020	AGYEI SELINA TERKPERKIE & EMMANUEL
30-26-21-0010-00300-0030	AHMED ABDULKADIR OSMAN
30-26-21-0010-02700-0020	AHMED YASIN KHALID & JABBAR DIMA H ABDUL
30-26-21-0010-02700-0050	AHMED YASIN KHALID & JABBAR DIMA H ABDUL
30-26-21-0010-02700-0080	AHMED YASIN KHALID & JABBAR DIMA HAITHAM A
30-26-21-0010-02700-0010	AHMED YASIN KHALID & JABBAR DIMA HAITHAM ABDUL
30-26-21-0010-00200-0310	AKHTAR SHAKEEL & SHAKEEL HOREB
25-26-20-0040-04100-0210	ALASHKER MOHANNAD IBRAHIM & ABUKHDAIR SHATHA EHAB
30-26-21-0040-00700-0070	ALBA CHRISTOPHER ANTHONY
25-26-20-0040-03800-0250	ALEMAN JUAN I BARRERA & CARTAGENA VIVIAN B
25-26-20-0040-04100-0200	ALI SHEIK RAUF & WOLFE BRIELLE ELAINE
25-26-20-0010-02900-0360	AL-KHAWALDEH ZIYAD MAHER & SAMHOURI TAMARA SAMI
30-26-21-0010-02700-0040	ALLEN STEPHEN TODD & SHANNA MARIE
30-26-21-0010-00200-0040	ALMAROOF ZEYAD TAREQ KHALID
25-26-20-0040-03300-0180	ALMONTE GODWIN & ORTEGA LINA GARCIA
30-26-21-0040-02500-0060	ALVAREZ DANIEL CHARON
25-26-20-0040-03900-0220	AL-WAKEEL RAMI ABDULWAHAB & MAHMOOD LINA & ET AL
30-26-21-0040-00600-0040	ANDERSON DINARA
25-26-20-0010-02900-0350	ANDUJAR ANGEL & ALVAREZ ANGLEA GABRIELA
25-26-20-0040-03400-0140	ANGLEMYER JIM STANLEY JR & MILA PETROVA
25-26-20-0040-03700-0130	ANSARI MOHAMMED
30-26-21-0010-03100-0050	ANUSURI MURALI SRINIVAS & BODITHABOYINA RAMYA
30-26-21-0040-01200-0060	APPEL NATALIE BROOKE
25-26-20-0040-04100-0140	ARAFAT MUHANNAD & BRAGG KELSIE SUMMER
25-26-20-0010-00200-0150	ARALERE SHREYAS S & GURULINGASWAMY SOWMYA
25-26-20-0040-03700-0160	ARESON CHRISTINE ANN
25-26-20-0040-03900-0170	ASHADAPU SRIKANTH & TUMMALAPALLI PHANI SRAVANI
25-26-20-0040-03200-0300	ASLAN IBRAHIM & MATANAT MAHARRAMOVA
25-26-20-0040-03300-0280	AUGUSTE ASHLEY REBECCA
25-26-20-0010-00100-0260	AUGUSTINE RICHARD A & FRANCIS SHAKUNTALA
25-26-20-0040-04100-0030	AWAD MALIK A & ASALAH MOHEMAD ABDELJAW
30-26-21-0010-00400-0040	AYUBA TEMITOPE OLANREWAJU

25-26-20-0040-03900-0040	BAGHAJATI AMER & OTHMAN SALLY HASAN
30-26-21-0040-01300-0050	BAIG MIRZA U & SULTAN NASIR & NASIR TANVIR
30-26-21-0010-00400-0020	BAJAJ ASHA & SIDHU SHEETAL
30-26-21-0040-01100-0060	BANKS JOI DENYS
30-26-21-0040-00600-0050	BARBERA NICHOLAS C & VALENTIN VIANCA A
25-26-20-0040-03300-0300	BARBOZA LEONARDO ALBERTO G & VALBUENA BRENDA ISABEL B
30-26-21-0010-03000-0300	BARNES CALEB WILLIAM & BARRE ALEXA ANN
30-26-21-0040-01600-0010	BARSOUM SAMIR
25-26-20-0040-03200-0230	BATRA AMOL
25-26-20-0040-03800-0210	BECKMAN ALAN D & SHEILA R
25-26-20-0040-04100-0270	BENNETT ORLAN LENNON RUDOLPH
30-26-21-0010-00200-0350	BERISHAJ CHRISTINA
30-26-21-0040-01200-0040	BERRIOS LOURDES MARIE CORTES & SOTO CHRISTIAN JOEL
25-26-20-0040-03800-0050	BIRD DANIEL EUGENE & KRISTINA JOANNE
30-26-21-0040-00900-0030	BLOISE AALIYAH CHIMERE
30-26-21-0010-00100-0150	BOGER JAMES MICHAEL
25-26-20-0040-03300-0130	BOGUE BETH ANN & DEREK KEITH
30-26-21-0010-01900-0050	BOLLEPALLI GURUCHARAN & MUNUKUNTLA CHARU NEHA
30-26-21-0010-00100-0200	BOMMA HYMAVATHI & RAVIKIRAN REDDY
30-26-21-0010-00200-0260	BONILLA ARIANA ALEXIS
30-26-21-0010-02700-0070	BONILLA CYNTHIA JAIMAR & VITAL RUBEN ALEXANDER
30-26-21-0010-02900-0070	BORJA ALEX XAVIER
30-26-21-0010-02100-0010	BRACHO HAROLD ENRIQUEZ PAREDES
30-26-21-0010-02900-0310	BRADLEY JULIA CHALLEN
25-26-20-0040-04100-0190	BRAVO KENNETH HYLTON
30-26-21-0010-02000-0030	BUFORD ANNE MARIE & BRISCO QUENTIN
30-26-21-0010-02900-0320	BURGESS KEVIN TERRELL & DESENA KRISTEN L
25-26-20-0040-03900-0250	BURNS ROBERT JAMES JR & BURNS DILLON JAMES
30-26-21-0040-01500-0030	BUTCHER PETER LEE & UDEMANS BENNETTA-ANN
30-26-21-0010-02900-0240	BUTTS JAMES H
25-26-20-0040-04100-0050	CABRERA YOHANNA KARINA
30-26-21-0010-02200-0010	CACCESE ERNEST A
30-26-21-0010-03100-0180	CAGNO REBECCA H
30-26-21-0010-02100-0040	CAICEDO LEIDY ALEXANDRA & RUIZ DARIEL
30-26-21-0040-01100-0030	CAMP JUSTIN TITUS & PEREA MARIA CAMILA JARAMILLO
30-26-21-0040-02400-0070	CAMPBELL ANGILEE KAY & JOSH MUNRO
25-26-20-0040-03300-0040	CAMPOS WILMAURY DEL VALLE GONZALEZ
25-26-20-0040-03200-0150	CARL RANAE ESTHER
25-26-20-0040-03900-0030	CARR TINA KAY & THOMAS MITCHELL
30-26-21-0040-00900-0040	CASASNOVAS DALISHKA N & VAZQUEZ YARIXZA DELACEY C
25-26-20-0040-03300-0100	CASILLAS JAVIER IVAN & KATHERINE ANNE
25-26-20-0040-03500-0020	CASTANEDA ANDREA VICTORIA PALACIOS
30-26-21-0010-00300-0040	CASTILLO JOSHUA
30-26-21-0010-00200-0330	CASTON MICHELLE T & KNOX NATHANIAL AARON
30-26-21-0040-00800-0010	CASTRO FRANKIE A JR & NIEVES CHRISTINE M
25-26-20-0040-03900-0210	CERALDE SERGE LUNA & CHRISTINE LYNN
25-26-20-0040-04200-0020	CHAKRAVARTULA SRIHARSHA & SHYAMA CHANDRIKA



30-26-21-0040-02400-0080	CHAVEZ CARLOS LEAL & CASTILLO DAISY
30-26-21-0040-00700-0020	CHAVEZ YVETTE & VAZQUEZ JOSE GUADALUPE FERREIRA
25-26-20-0010-00100-0350	CHEN CUI CHUN & XIU KANG
30-26-21-0010-02900-0010	CHEWNING HOWARD CLESTER & PAULA MICHELLE
30-26-21-0010-02800-0030	CHIMENTO VANESSA MARIE
25-26-20-0040-03900-0230	CHOUDHURY MONJUR H
25-26-20-0040-04100-0250	CHOUDHURY ZAKIR
30-26-21-0010-03100-0200	CHROMATIC SCALES LLC
25-26-20-0010-00100-0310	CLARK FAMILY TRUST
30-26-21-0040-01400-0030	CLARK TANEISHA LASHAWN
30-26-21-0040-01300-0030	CLAYTON ORAL GEORGE & SHARON ESMINE VIRGINIA
25-26-20-0040-03700-0060	COFFY SHALEECE SAMANKA & JOSEPH MANIELLA & ET AL
25-26-20-0040-03900-0260	COLE ANDRENE NADIA & NORMAN
30-26-21-0010-00200-0110	COLOSOS INVESTMENTS INC
25-26-20-0040-03200-0090	COMEAU AUSTIN KEANE & RACHEL MARIE
30-26-21-0040-01500-0040	CONEY DEVON DEONARDO & MOSS CHONITIA
30-26-21-0010-03100-0120	CONLON ADRIANA ISABEL & CONLON THOMAS MURPHY
25-26-20-0040-03900-0150	CONRAD LINDSAY ANNE & ALFIERI MASSIMILIANO
30-26-21-0010-03000-0180	CORBEAN RYAN MATTHEW & ASHLEY JEFFERSON
30-26-21-0010-00100-0060	COWAN ROMAN ORLANDO
30-26-21-0010-03000-0250	CRUZ ROCIO E REYES & RAMIREZ HECTOR B JIMENEZ
30-26-21-0010-03000-0230	CRUZ ROSMERY AMPARO R & GONZALEZ M A GUIZARRI
25-26-20-0040-03600-0060	CUESTA LIBARDO A G & UMANA ERIKA DELGADO
25-26-20-0040-03800-0120	D R HORTON INC
25-26-20-0010-02900-0380	D R HORTON INC
25-26-20-0040-04200-0010	DABBETI SATHISH & SREEPADA MADHAVI
30-26-21-0040-02500-0010	DADA JOEL ADURALERE & OLADELE ADEOLA IRENE
30-26-21-0010-03000-0220	DAGHER BASSAM JALAL & JAWHAR ROULA WILLIAM
30-26-21-0010-00400-0030	DAIGLE-CAMARA MICHELE FRANCES
25-26-20-0040-03200-0260	DASILVA BRUNA SCHILA
25-26-20-0040-03400-0090	DAVIS CHRIS S & DAVIS MARK C
30-26-21-0010-00200-0250	DAVIS OLIVIA TERESA
30-26-21-0010-03100-0190	DERIBERPREY ALEXIS SIMONE
25-26-20-0040-04200-0040	DESAI SATISH & SANGITA S
25-26-20-0040-04200-0130	DETRINIDAD JOSE MERCEDES & JUANA BEATRIZ
30-26-21-0010-02100-0060	DEUTSCH TAMARA & MEDINA LUIS
25-26-20-0040-03900-0280	DEZEGO RICHARD JR & NICOLE W
30-26-21-0040-00700-0080	DHIMAN DHRUV
25-26-20-0040-03300-0020	DIAO JIEDONG
30-26-21-0010-03000-0140	DIAZ FELIPE NERI & EDITH E
30-26-21-0040-01400-0010	DIAZ YESENIA A & CRUCEY DAVE AGUSTIN
30-26-21-0010-02900-0270	DIEZ GERMAN & MORA ROCIO RIVERO
25-26-20-0040-04000-0060	DIKAS KRISTIN ANN & BRIAN OBINNA
30-26-21-0010-02800-0050	DOLCECORE ENRICO ANTONIO & HAFER CHRISTINE MARIE
25-26-20-0040-03800-0260	DOMINGUEZ BRIAN
30-26-21-0010-00400-0060	DOMINGUEZ JUAN ANDRES PIRELA
30-26-21-0010-03000-0240	DONG WEI

25-26-20-0040-03800-0080	DONGRE KHUSHBOO & ADITYA SURESH
30-26-21-0010-02800-0080	DOROCKE SUSANN
25-26-20-0040-03500-0010	DUBANAEV MARALBEK & ELIZA
30-26-21-0010-00100-0170	DUPREE JANSEN CLAYTON & AGUILAR BRITTANY
25-26-20-0040-03200-0110	EGNOR JOHN MERLE & MELISSA DAWN
30-26-21-0010-00100-0110	ELSEDOUDI AHMED MAMDOUH & ODEH SUMER ABED
30-26-21-0040-01100-0040	ELUKA VENKATA RATNAM
25-26-20-0040-03800-0070	EMERALD OCEAN ISLE LLC
30-26-21-0040-00600-0070	EMERALD OCEAN ISLE LLC
30-26-21-0010-02800-0070	ENGER CRYSTAL LORRAINE
25-26-20-0040-04000-0070	ERDEN HASAN
25-26-20-0040-04100-0170	ERUVARAM PREETHI & PULICHARIA MOHAN RAJA
25-26-20-0040-03300-0120	ESCOBAR SANDRA P SALINAS & VILLEDA MARTINA D ET AL
25-26-20-0040-03700-0100	ESTRELLA CARLOS F & NUNEZ E & PEREZ-VAZQUEZ S
30-26-21-0010-01800-0020	ET-4
30-26-21-0010-01800-0030	ET-4 LP
30-26-21-0010-02000-0040	ET-4 LP
25-26-20-0040-03200-0010	EVERSON RICHARD STUART II & MARIE DANIELLE
30-26-21-0010-00200-0320	FARIAS MANUEL JOSE GARCIA &
30-26-21-0010-00500-0040	FARINEZ ERNESTO J LEON & BALLESTEROS GLORIMAR E U
30-26-21-0010-00500-0010	FELICIANO ILEANA
30-26-21-0010-02200-0050	FERIA JOSE LUIS OVIEDO
30-26-21-0040-00900-0020	FERRER ULISES & WENDY & BONIFACIO SIMEON
30-26-21-0010-03000-0020	FERRERA GISELLE & FERNANDEZ JHONATHAN ROBERTO
30-26-21-0010-02100-0020	FIELDS ALICIA DEMETRIA
30-26-21-0040-01200-0050	FIGUEROA MARIVETTE M & CRUZ JUAN JOSE C
25-26-20-0040-03200-0270	FLANNERY KELSEY M & RODRIGUES JOAO M FONTES
25-26-20-0040-03900-0120	FLORENCIANO RODRIGO JURGENSEN & LYA SARTORI
30-26-21-0040-02500-0040	FLORIO TAYLOR MORGAN
30-26-21-0040-01400-0020	FRANCIS GARETH M & WALKER-FRANCIS ODETTE T
30-26-21-0010-03000-0200	FUENTES EUMAR ENRIQUE A & TORRES MERCIBELL DE L A A
30-26-21-0010-00200-0010	FUENTES RANDY J T & GARCIA JENNIFER J B
25-26-20-0010-00100-0300	FUZZELL LINDSAY NICOLE & TORRES ANDY ROLDAN
30-26-21-0040-01200-0030	GALANTE ERIC BRIAN & EMILY ROSE
30-26-21-0010-02900-0060	GALES ALVESTER IVEY
30-26-21-0010-00400-0010	GALVIS JOHN J & TORRES ALBA PATRICIA
25-26-20-0040-04200-0190	GAMBOA CAMILO A BARRIOS & RUIZ JENNY M RINCON
25-26-20-0040-03300-0220	GANAC MARIA HELENA MERCADO
25-26-20-0040-04200-0110	GANGULY DHRUBA JYOTI
25-26-20-0040-03600-0020	GARCIA CAROL
25-26-20-0040-04100-0320	GARCIA ELMER MARTE & MARTE ELVI & GARCIA MARIA D
25-26-20-0040-04100-0230	GARCIA GIOVANNY LUCAS
30-26-21-0010-00200-0070	GARCIA LUIS MARNON MUNOZ & BICKHAM APRIL MARIE
25-26-20-0040-04000-0040	GARCIA RENEE
25-26-20-0010-00200-0240	GARZA ALEX TREVINO & ANA SUNILDA
30-26-21-0010-00200-0270	GAYOSO DIANA M
25-26-20-0040-03800-0220	GEEDIPALLY CHANDRA SHEKAR REDDY & MESTRY AVANI REDDY

25-26-20-0040-04100-0080	GIBSON TERRIL STEPHON
25-26-20-0040-03200-0070	GIL IVAN & KLINGER LAUREN
30-26-21-0010-00100-0020	GILLILAN NATHANIEL A & MANDUJANIO ERIKA CRISTAL
25-26-20-0040-03300-0260	GLENNON BRITTNEY MARIE & GLENNON HELEN BALABAN
25-26-20-0040-03300-0160	GODOY EDUARDO RODRIGUEZ & MUNOZ GLORIA A
30-26-21-0010-00100-0190	GOMEZ SEBASTIAN M & SANCHEZ JULIANA G
25-26-20-0040-03400-0050	GOMEZ SOLANY DEL VALLE SALAZAR
25-26-20-0040-03200-0330	GONZALEZ LUIS MANUEL & LONDONO LUZ DAMARIS
30-26-21-0010-01800-0060	GONZALEZ VIVIANA CRISTINA & SARGSYAN ANDRANIK
30-26-21-0010-00400-0070	GONZALO RYAN DAVID & DALTORIO DEONNA MARIE
25-26-20-0010-00200-0170	GORDON NICKO RASHAD & SHAKIA JANAE
30-26-21-0040-00700-0030	GRACE KEENAN JACOREY & ANAIS
30-26-21-0040-02500-0030	GRAHAM BRIANA B
30-26-21-0010-02900-0300	GRASSO PETER SAMUEL JR
30-26-21-0010-01700-0060	GRIGGS LARRY LAROME & KIMBERLY YVONNE
30-26-21-0010-01700-0040	GUERRA GIL RODOLFO S &
25-26-20-0040-03800-0200	GUNUGULA PREETHI & VALLAPUREDDY SHASHANK REDDY
25-26-20-0040-03900-0290	GUZMAN JHON & SALA PATRICIA
30-26-21-0010-00100-0160	HAIRSTON CHARLES C JR & DE YANILL ALEXANDRA G H
25-26-20-0010-00100-0270	HAMMAD ASHRAF & KHWAIRA HEBA
25-26-20-0040-03900-0330	HAN JIAN & ZHOU HUI
25-26-20-0040-03700-0180	HANNA SAWSAN ALFRED
30-26-21-0040-01600-0030	HARRIS JASON SCOTT & BRENNAN REBECCA
25-26-20-0040-03900-0130	HARRIS JOSEPH T WHITNEY & SHELIA KAYE
25-26-20-0040-03700-0080	HARRIS NICOLE NERISSA
30-26-21-0010-00200-0050	HELAL RACHID BEN & BOUTHOUR SARRA & MZAH M S
25-26-20-0040-03200-0050	HENDRY JOSHUA KING & JESSICA ELIZABETH
30-26-21-0010-01900-0030	HERNANDEZ AMBER TIFFANY
25-26-20-0040-03300-0140	HERNANDEZ ANGELA BETTY & ZUNIGA MARIA CECILIA
25-26-20-0040-03300-0240	HERNANDEZ ERIC & LLANES CAROL
30-26-21-0010-02000-0020	HIGGINS KIRK WASHINGTON
30-26-21-0010-02000-0010	HOLDEN RICHARD FRANCIS & KELLY LYNN
30-26-21-0010-03000-0050	HOPKINS VONDA DENISE
30-26-21-0010-03000-0280	HU BOYI
25-26-20-0040-03400-0010	HUANG YUGI & WANG JIAYI
30-26-21-0040-01100-0020	HUMPHREYS RONALD LEE & HUMPHREYS JAKE & ET AL
25-26-20-0040-03200-0200	HUSKEY GABRIEL LEE & TARA MAIN
25-26-20-0040-03700-0140	HUSSEIN MALEK SHUKRI & ALAEDDIN HUDA
30-26-21-0010-03000-0160	IH6 PROPERTY FLORIDA L P
25-26-20-0040-03300-0290	ISAAC OMAR HASHIM & ADAMS HUDA KASEM
30-26-21-0010-03100-0150	JABER BASEM M & AL-BASHIR RANA
30-26-21-0040-01000-0040	JACKSON SADIYAH M
30-26-21-0010-02900-0020	JACKSON SHAKIRA DAMITA SHAND & ANDY LANZE
30-26-21-0010-03100-0060	JEAN-LOUIS SANDRA
30-26-21-0010-00100-0210	JHA SRIKANT & NITU
25-26-20-0040-03800-0140	JIANG YUQIN & CHEN BAO SONG
30-26-21-0040-02600-0060	JOHNSON BETHANY KRISTINE

25-26-20-0040-03400-0130	JOHNSON BRIAN ALEXANDER & CHRISTINA MICHELLE
30-26-21-0010-03000-0270	JONES COURTNEY MARIE
30-26-21-0010-02800-0020	JORDAN JUISMININ M A & GUTIERREZ CARLOS J J
30-26-21-0010-03100-0210	JOYCE ELIZABETH BEERS
30-26-21-0010-03100-0160	JOYCE JENNIFER ANNE
30-26-21-0010-02100-0050	JULIEN MIKE & HILLIARD COURTNEY
30-26-21-0010-00100-0080	JUNCAL ANTONIO III & AMBERLY MARIE
30-26-21-0010-03000-0080	KAHHALE ABELARDO JORGE DRIKHA
30-26-21-0010-03000-0040	KAHHALE GREGORIO D & OROPEZA JUSMARDY J GOMEZ
25-26-20-0040-03900-0140	KAKKAD NIEL RAKESHKUMAR & JAIN AMISHA KAILASH
30-26-21-0010-00300-0050	KALOKO IBRAHIM
25-26-20-0040-03700-0040	KAMANI KISHORE & ELURI UMA LAKSHMI
25-26-20-0040-03900-0100	KANAGARAJAN JAYABARATHI
30-26-21-0010-02900-0210	KAPARTHI ARAVIND & SNEHAL
25-26-20-0040-04200-0160	KAPIL SHUBHRA DILIP & SAPRE SPARSH
30-26-21-0010-01900-0010	KASIBHATLA SUBRAHMANYA M & BHANU R & CHAVALI RAVINDRA
30-26-21-0010-00100-0140	KASTURI MALA SREE
25-26-20-0010-02900-0340	KAUL RITESH & TRIPTI
30-26-21-0040-02500-0050	KEIGHER CHRISTOPHER D & MOLINARES GABRIELA
25-26-20-0040-03300-0210	KELLER STEVEN EDWARD & BAJRAMOVIC EMA
30-26-21-0010-02000-0050	KENNERLY NICOLE RASHEL
30-26-21-0010-01700-0010	KENZIN RUSLAN & KENZINA EVGENIIA VASILYEVNA
30-26-21-0040-02600-0080	KENZIN VLADISLAV
25-26-20-0040-03900-0190	KEOWN RHODA LOUISE
30-26-21-0040-00700-0060	KESINENI ADITHYA SAI KRISHNA & BATTU GEOL G
30-26-21-0040-02600-0010	KHAN SHAMSHER & PARVEEN YASMIN
30-26-21-0010-02800-0010	KHARE ADITI & ROHIT
30-26-21-0010-02900-0170	KIM NAYEON
30-26-21-0040-00800-0020	KLISURIC GARRETT THOMAS & RIGGLE ALEXIS DAWN
30-26-21-0010-01900-0020	KOCA OGUZHAN
30-26-21-0010-02900-0180	KOLANGARA ANAND & DIVAKARAN SOWMYA RANA
25-26-20-0040-03800-0230	KONIDALA SWAPNA & RAVURU VENKATA SATISH
25-26-20-0040-04100-0150	KOPPULA VENKATA DHEERAJKUM & PIZARRO CRISTINA
30-26-21-0010-00500-0060	KOTTURI HARITHA
25-26-20-0010-00100-0360	KOVVURI PRADEEP KUMAR REDDY & SUDHARANI
30-26-21-0010-00100-0070	KUKLIK ALIAKSANDR & LAANNA
25-26-20-0040-03800-0010	KUMAR DEEPAK & LOHANI SWEETY
25-26-20-0040-03700-0030	KUMAR FAMILY TRUST
25-26-20-0040-03200-0340	KUMAR PRAMOD & CHAURASIA SIMA KUMARI
25-26-20-0040-04100-0120	KUNISSETTY VENKATA NAVEEN KUMAR & MOGILI KRISHNAKKAR
30-26-21-0040-01400-0060	KUPER MAGDA MARILYN
25-26-20-0040-04200-0180	KUPERMAN DENIS
25-26-20-0040-03300-0190	LAM CESAR AUGUSTO & GUILLERMINA
30-26-21-0010-03100-0040	LANGANEY MAYKEL
25-26-20-0040-03200-0240	LASANTA MICHAEL ROBERT & QUECANO PAMELA
25-26-20-0040-03200-0140	LE PATRICK & LAM ANGEL
25-26-20-0040-03600-0090	LEE ASTHER

25-26-20-0040-03500-0090	LEON MARIA C U & PARRA MIGUEL ALFONSO G
30-26-21-0010-02900-0330	LEON NORMA PARTRICIA MORENO DE
25-26-20-0040-03800-0130	LI CHUNNING & JIN WEIDONG
30-26-21-0010-00200-0360	LI YING BO & ZHANG SULEI
25-26-20-0040-03900-0270	LIN FEIFEI
25-26-20-0010-00200-0220	LIN JOHN
25-26-20-0040-04200-0090	LIU XU
25-26-20-0010-00100-0280	LLINAS MARIELYS DEL CARMEN MELENDEZ
25-26-20-0040-04100-0180	LOPES VANDERLEIA LIMA & SPATARO MICHELE
30-26-21-0040-00800-0060	LOPEZ MARIA ISABEL SANTIAGO
30-26-21-0010-03000-0290	LOTT MASON HENRY
30-26-21-0040-02600-0040	LOUCA MICHELLE
25-26-20-0040-03900-0050	LOUIS REMIYA & CLEETUS VARUN A
30-26-21-0040-02500-0070	LOZANO JORGE & CARRERO VIANY ESPERANZA ROJAS
30-26-21-0010-01700-0030	LUSTER MATTHEW
30-26-21-0010-03000-0030	LUX MICHAEL JOSEPH & BARROW SAMANTHA TIARA
25-26-20-0010-00200-0200	MABIEN TONI
30-26-21-0010-03000-0110	MACEO ALGENIS ALBIZU & SAFE SHEILA A
25-26-20-0040-03900-0180	MADIREDDI RAMYA & IMMANENI HARISH
25-26-20-0040-03200-0170	MAI THI MY LE
25-26-20-0040-03800-0090	MAKANA USHA
25-26-20-0010-00200-0160	MAKAR TRACEY A & MAKAR LUKE MAGDY
25-26-20-0040-03200-0290	MAKWANA KUSHAL & DHAMECHA BHOOMIKA JANAK
30-26-21-0010-00200-0290	MALISKA TORI ANN & ZIROPOULOS ANDREW G
25-26-20-0040-04200-0070	MANDADI KRISHNA KISHORE REDDY
30-26-21-0040-01100-0010	MANDAVA HARI CHANDRA PRASAD & DOPPALAPUDI BHAVANA
25-26-20-0040-03700-0170	MANTHENA AVANISH KUMAR & RUDRAWAR AARTHI
25-26-20-0040-03200-0040	MARRI LAXMI NARASIMHA REDDY & ADMALA TEJASHWINI
30-26-21-0010-02900-0120	MARTIN JONATHON WILLIAM & DEZIREE LEANNE
25-26-20-0040-03200-0100	MARTINEZ GABRIELA BECERRIL
30-26-21-0040-00900-0050	MARTINEZ KEANA & JONES ELLIOT ALLEN
25-26-20-0040-04100-0110	MATAR MAHMOUD ABU & KASEM SABREEN SAID
30-26-21-0040-01000-0050	MATUTE JEAN CARLOS BRITO & SALAZAR ADRIANA C MARTINEZ
25-26-20-0040-03400-0070	MAUGHAN TRAVIS TYLER & KELLY ANN
30-26-21-0040-00600-0030	MAYNARD JOHN JOSEPH JR & CHERYL ANN
30-26-21-0010-03100-0170	MCDONALD JACQUELINE
25-26-20-0010-00100-0290	MCLEAN ALEXANDER JOEL & DOMINIKA NIKOLA
30-26-21-0040-01500-0050	MCLEOD JEANINE SHEVLIN
30-26-21-0010-01900-0060	MCNULTY MICHELLE ROBINSON & RYAN P
25-26-20-0040-03800-0040	MEHRA SANAM
30-26-21-0010-03100-0110	MEHRA VARUN S & MEHRA SUKUMAR & VIJOO S
30-26-21-0010-00200-0300	MENDEZ DAVID JESUS ME & GARCIA LUCIA ALEJANDRA C
30-26-21-0010-03000-0260	MENDEZ ELVY CAROLINA & UTATE SANDY JOSE ROSA
30-26-21-0040-00700-0050	MENDOZA ARNALDO JOSE
25-26-20-0040-03600-0080	MENWER NOOFAN M & MERVAT
25-26-20-0040-04000-0090	MERAL OMER ERGUN & GULSEN BENGU CANBAZER
30-26-21-0040-01600-0040	MILLAN DE MENDOZA BEATRIZ EUGENIA

30-26-21-0010-03100-0220	MITCHUM TIMOTHY SCOTT JR & VIVIAN ASHLY
30-26-21-0010-03000-0150	MOHAMMED STEVEN ALI SHAHEED & FERWA SYEDA
30-26-21-0010-00400-0080	MOHAN MANJITH
25-26-20-0040-03800-0020	MOLINA MICHELLE ANDREA & HANS ASHLEY KRISTEN
30-26-21-0010-03100-0140	MONCRIEF LUTHER LEE JR & YU HONGYU
25-26-20-0040-03600-0010	MONTECINOS CRISTIAN & DAHIANNA & SANTOS FLOR
30-26-21-0040-02400-0060	MONTERO CARLOS
25-26-20-0040-04100-0070	MORA ANDREA STEFANIA TRIVINO & JAVIER CARLOS
30-26-21-0040-01600-0050	MOREIRA FERNANDO A & BAKADJILLE JAQUELINE M A
25-26-20-0040-04200-0120	MORENO ABIGAIL M & PORTILLO SIMON A
30-26-21-0010-01900-0040	MOUCHARRAFIE ROMMEL W S & MARQUEZ FLOR M Z
25-26-20-0040-03500-0040	MUKHAMEDSHARIPOV AKHAT & DILFUZA
30-26-21-0040-00700-0040	MULLIGAN ELIZABETH PAULINE
30-26-21-0010-00500-0030	MUNGARA PRANAY
25-26-20-0010-00200-0190	MUNHOZ RODRIGO & LUCIANA LEGAZ EI ACHI
25-26-20-0040-04200-0050	MURALIDHAR MANOHAR & PERI SRISESHA
25-26-20-0040-04200-0140	MURU PROPERTIES LLC
25-26-20-0040-03800-0240	NABHA KASSEM & TAKASH LARA AL
30-26-21-0010-03100-0010	NAGARAJAN JAYAPRAKASH N & NARAYANAN SUBHASINI J
25-26-20-0040-03900-0200	NAGARAJAN SUBU & SEETHALAKSHMI
30-26-21-0010-00100-0030	NALLA NAGARAJU REDDY & GANGAM SANDHYA RANI
25-26-20-0040-03300-0010	NAVAS EGDY SEGUNDO A & OCHOA MARIANA CECILIA M
30-26-21-0040-01200-0020	NELSON MILES BRADLEY & LEWIS LAUREN RENEE
30-26-21-0010-00100-0040	NEYRA WILSON & CARVAJAL DIANA C
30-26-21-0010-02900-0080	NGUYEN ANDREW NGOC & CINDY THANH
25-26-20-0040-04100-0060	NGUYEN HIEN THI KHANH & BINH THAI
25-26-20-0040-03700-0110	NGUYEN PHU NHUT
25-26-20-0040-03400-0030	NGUYEN THI THANH HOP
25-26-20-0040-04100-0300	NGUYEN TRANG THI THUY
25-26-20-0040-03400-0080	NGUYEN TUNG XUAN & PHAM NHUANH NGOC
30-26-21-0040-02400-0050	NIEVES ELIOBADIS NIEVES & RUIZ DANIA MARIE AVILES
30-26-21-0040-02400-0010	NILSSON-COLE DANIEL JORDAN & CHANDREA LANAY
30-26-21-0010-03100-0230	NOBLE SHIMRAN ODVAR & RASHADA MARIA BUCHANAN
30-26-21-0010-02900-0280	NOEL SIDNEY & LOUIS KACHELLE
30-26-21-0010-03100-0090	NOGGLE SHAUN D & ALHAMED AYA IBRAHIM
30-26-21-0010-00500-0050	NUNEZ FELIPE A CAMACARO
30-26-21-0010-02900-0100	NUNEZ MARCOS ANTONIO
30-26-21-0010-02200-0020	NUNEZ SONAL
25-26-20-0040-04100-0240	OCTELENE JOEL MILOU & KESHIA GINETTE
25-26-20-0040-03900-0160	ODONNELL STACEY ANN
30-26-21-0040-01200-0010	ODUSANYA ADEOLA A & OLAIDE AJIBIKE
30-26-21-0010-02900-0200	OGILVIE MELINDA DAWN
25-26-20-0040-03400-0120	OHARE VINCENT R & COLETTA M
25-26-20-0010-00100-0230	OLAJIDE KEHINDE J & ADERONKE OLABIMPE
25-26-20-0040-03300-0200	OLESEN JAY DOUGLAS
30-26-21-0040-00600-0010	OLIVA MANUEL JR & RANGEL DEVIA EUSMARY DEL CARMEN
30-26-21-0040-02600-0050	OMANA OVIDIO JOSE & TRIAS CLARA ROSA

25-26-20-0040-03200-0130	ORTEGA JEANETTE M & GRADY DEREK A JR
25-26-20-0040-03300-0110	OUELLETTE PAUL ERNEST & BETTE SUSAN
30-26-21-0010-02900-0150	OWEN KYLE BLAKE & HOWARD NATHAN S
30-26-21-0010-02900-0250	PACHECO ERROL A & RIVERA LILIANA MARCELA SOTO
30-26-21-0010-00100-0090	PALACIOS DANIELA UPEGUI & PEREZ LEIDY PATRICIA P
30-26-21-0040-00900-0010	PALMER MARIAM JUNE & CHRISTOPHER DARWIN
25-26-20-0010-00100-0250	PANTANGI AVURAVA K & CHILAKAMARRI RAMYA R
30-26-21-0010-02900-0040	PANTER KACY JAMES & GRACE ALEXA ANGELA
30-26-21-0010-02900-0090	PARRISH ROBERT O & CHRISTINA M
30-26-21-0010-03100-0030	PATEL DHARA SHAILESHKUMAR
30-26-21-0010-03100-0020	PATEL HARSHABEN A & ASHOKBHAI A & PATEL SUMITKUMAR A
25-26-20-0040-03900-0070	PATEL HITESH & BHARTIBEN R
30-26-21-0010-02900-0160	PATEL JAYDEEP N & DHARABEN M
30-26-21-0040-01500-0020	PATEL JAYMISH NAVINCHANDRA & VIDHI JAYMISH
30-26-21-0010-00200-0100	PATEL KETAN KAMLESH & NIRALI KETAN
30-26-21-0010-03100-0080	PATEL KOKILABEN ARVIND
25-26-20-0040-03800-0030	PATEL MANSI ROHITKUMAR & SAGAR MUKESHKUMAR
30-26-21-0040-01300-0060	PATEL PAYAL
30-26-21-0010-02900-0290	PATEL RAKESH C & PRERANABEN R
25-26-20-0010-00100-0220	PATEL SAGAR AJIT & PATEL AJIT MANHARBHAI
25-26-20-0040-04200-0060	PATHAK DEEPAK & PANDEY DEEPA
25-26-20-0040-03300-0070	PATIBANDLA ADARSH & UTLA MASTANAMMA
25-26-20-0040-04200-0100	PAUL KEVIN ROBERT
25-26-20-0010-00100-0330	PERALTA ARISTIDES I
30-26-21-0040-00800-0040	PEREZ ALICIA JESENIA
25-26-20-0040-03800-0170	PEREZ BERNARDINO VICTA & JAZELL BILBAO
30-26-21-0040-01100-0050	PEREZ JOSELYN REBECA RAMIREZ
30-26-21-0010-03100-0100	PERRY EDWARD JOSEPH & FANNY ELIZABETH
30-26-21-0040-01000-0010	PETITO LUIZ ANDRE NEGRIN & MEIRELENE DOS REIS LAIA PETITO
30-26-21-0040-02400-0020	PHARR DIAMONIQUE WYNTER & JEAN LUDIE DATELE
30-26-21-0010-03100-0070	PICKETT KOREY R & LESLIE
25-26-20-0040-03900-0310	PIETRO LAURE ANN
25-26-20-0040-03200-0250	PINTO MARIANA BULISANI & SHARTUN CARLOS JOSE RANGEL
30-26-21-0010-02700-0030	PIRELA LUIS O MACHADO & TOLEDO MARIAJOSE C
25-26-20-0040-03300-0090	PITTI RAVIKUMAR S & REDDY SUJAYA T
25-26-20-0010-00100-0240	PLUMLEY TRISTON DEAN & FEDRICK VIVICA LADERIA
30-26-21-0010-00200-0030	PREMIER JUNA
25-26-20-0040-03300-0050	QUINN ROSEMARY GRACE
30-26-21-0040-01400-0050	QUINTANAR ANDREA & QUINTANAR JUAN J & PRADO MIRIAM
30-26-21-0010-00500-0020	RABANAL POLA ROSARIO
25-26-20-0040-04000-0030	RAINEY RODNEY JAY JR & NAYSHA ELISH
25-26-20-0040-03200-0160	RAJENDRAN SENTHIL & SENTHIL PARVATHY
30-26-21-0010-00200-0080	RALLE MEAGAN MICHELLE
30-26-21-0040-01000-0020	RAMIREZ EMMANUEL G & MONTANEZ ALICIA ESTHER F
30-26-21-0040-00700-0010	RAMIREZ JOSE A V & RAMIREZ JUAN CARLOS V
30-26-21-0010-00200-0370	RASSAS MAGED SHAFEK
25-26-20-0040-03500-0050	RASTE PARTH & PATEL BINJAL SHANTILAL

30-26-21-0010-01800-0040	RATAN CHERISSE CHIDCHANOK
25-26-20-0040-04000-0050	REINHARDT MATTHEW C & RADDI CYNTHIA M
30-26-21-0010-00500-0080	REQUENA FRANKLIN DE JESUS P & FERNANDEZ SARA H
25-26-20-0040-04100-0220	RIVAS SHARON CAROLINA GOMEZ
25-26-20-0040-03900-0020	RIVERA LUIS A & JESSICA ARLENE
30-26-21-0010-02200-0040	ROBAYO GUSTAVO ALDANA & BOLANOS MERCEDES SANCHEZ
30-26-21-0010-00100-0010	ROBB JASON A
30-26-21-0040-02600-0030	ROBINSON EBONY TAKARA
30-26-21-0040-01000-0060	ROBLES GERARDO RIVERA
30-26-21-0010-01700-0050	ROBLES RICHARD & BERMUDEZ GINA MARIE
30-26-21-0010-02900-0130	RODRIGUEZ ADRIAN ALEXANDER
25-26-20-0010-00100-0320	RODRIGUEZ ANTHONY
25-26-20-0040-03400-0020	RODRIGUEZ JEREMY RAUL & NICOLE ASHLEY
30-26-21-0010-03000-0170	RODRIGUEZ LUIS J & ESQUIVEL DIANA
25-26-20-0040-03200-0180	RODRIGUEZ MARVIN & KIRSY MARIA
30-26-21-0040-01300-0010	RODRIGUEZ VANESSA A & PAZO CESAR M GONZALEZ
25-26-20-0040-03300-0270	ROMAN IVETTE ENID
25-26-20-0040-03900-0060	ROMAN KRISTINE & DINO
30-26-21-0010-00200-0090	ROSAS SILVESTRE
25-26-20-0040-04100-0020	ROZA LUIGI ADDONO & CAMILLA DE CASTRO ALVES
25-26-20-0040-03300-0250	RUA WILDER & JULIANA
30-26-21-0010-00300-0020	RUIZ DANIEL ALEJANDRO
30-26-21-0010-02800-0060	RUMMEL HOLDINGS LLC
30-26-21-0040-01000-0030	SAED SAYFF SABRIS
25-26-20-0040-03700-0070	SAID SHAHER GHANEM
25-26-20-0040-03900-0090	SALAH WALID A & BASMA & SALAH AMRO WALID
25-26-20-0040-04100-0310	SALAMANCA GEORGE JR
30-26-21-0040-01500-0060	SAMONTE ANTHONY J & SHANNON TIFFANY L
25-26-20-0040-04100-0330	SAMPSON ABIGAIL JOYCE & SINGH BRANDON JASON
25-26-20-0010-00200-0180	SANCHEZ JENNY MARILUZ TROYA ET AL
30-26-21-0010-02900-0260	SANKEPALLI SANDEEP KUMAR & PANDINIBOYINI RAJITHA
30-26-21-0010-02000-0060	SAUERLAND ANNA
30-26-21-0040-00800-0030	SCAFFIDI SALVATORE JOHN JR & RICKMAN ALEXIS D
25-26-20-0040-03800-0160	SCAGLIONE MICHAEL ANTHONY II
30-26-21-0010-02700-0060	SCHMIDT AARON LEE & MCKENNA KRISTINE
30-26-21-0040-01600-0020	SCHMITZ JOANIE TUYET & LESLIE RICHARD
30-26-21-0040-02400-0030	SEEKIE NYONNOHWLEH FARLEH
30-26-21-0010-01700-0020	SELVAM HARI PRASAD PANNEER & MALLELA GEETHA
25-26-20-0010-00200-0130	SERNA JERRY
30-26-21-0010-00300-0060	SHAAM1 LLC
30-26-21-0040-01500-0010	SHAFIQ UMER
25-26-20-0040-03600-0070	SHAH KUNJALBEN SAMIR & SHAH KAJRI SAMIR & ET AL
25-26-20-0040-03800-0110	SHAH VRAJESH V & DIPTI VRAJESH
25-26-20-0040-03400-0060	SHARMA SHIVANI & MANISH
25-26-20-0040-03900-0240	SHEA TIMOTHY GEORGE & MARIA
25-26-20-0040-04100-0280	SHEPELSKY MATTHEW
25-26-20-0040-04000-0010	SHNITSER BENJAMIN RICHARD & MARIYAN & NATALIE



25-26-20-0040-03700-0050	SIEGRIST MADISON MARIE
25-26-20-0040-03200-0080	SIMMONDS GREGORY S & HEATHER A
25-26-20-0040-04200-0170	SIMMS KELLY MICHELLE & EALES MICHAEL DAVID
25-26-20-0040-03300-0030	SINGH ATULKUMAR RAMNARESH & KRITIKA ATULKUMAR
30-26-21-0010-00200-0020	SINGH KIRANJIT & MULTANI NAVNEET KAUR
25-26-20-0040-03700-0010	SINGH RAJSHREE
30-26-21-0010-00100-0130	SIVARAMAN PRADEEP & PRADEEP KAVITHA
30-26-21-0040-02600-0070	SKOG DANIEL LEE & SIBEL
30-26-21-0010-03000-0090	SMITH DANIEL EDWARD
30-26-21-0010-03000-0130	SMITH MARIA ANTOINETTE
25-26-20-0010-00100-0340	SMITH RICHARD SCOTT
30-26-21-0010-00500-0070	SNYDER CHELSEA ELIZABETH
25-26-20-0040-04100-0160	SONANI SHRUTI HARSHADKUMAR & HARSHADKUMAR
25-26-20-0040-03800-0060	SONG LEN CHENGXUAN & SONG DANNI
25-26-20-0010-00200-0140	SOTO ELVIRA
30-26-21-0010-02900-0220	SOTO KIMBERLY
25-26-20-0040-04100-0010	SOUKAR TAMBI & STASS SHEREEN
25-26-20-0040-03200-0190	SPANOPOULOS IOANNIS & TOMATSIDOU ANASTASIA
30-26-21-0010-01800-0010	SRIVASTAVA ABHISHEK & NISHTHA
30-26-21-0010-03000-0010	SRREEHANUMANJI LLC
25-26-20-0040-03600-0040	STAGG MANUEL & LINA MARCELA
25-26-20-0040-03700-0090	STAM TATUM M & BUTTS COREY CARLIN
25-26-20-0040-03200-0030	STEHLI DANIEL RAFAEL & WAPSHOTT-STEHLI HANNAH LEIGH
25-26-20-0040-03500-0080	STEVENSON YENEY MARTIN
25-26-20-0040-03300-0170	STEWART-COARD ANISHAH SHERE & COARD LATOYA KATINA
25-26-20-0040-04100-0290	STREETS JOSEPH GEORGETTO
25-26-20-0040-03300-0150	SUCHINI-GARCIA CINDY MELISSA
25-26-20-0040-04200-0150	SUKHDEO SHANTI DENA & HERPAL INDRANIE
30-26-21-0010-00300-0010	SUNNYSIDE PROPERTIES LLC
30-26-21-0010-03000-0070	SUPERVILLE IAN MARIO LAWRENCE
25-26-20-0040-03200-0120	SWANSON HOLLY MAY
25-26-20-0040-04100-0040	TACHER ROBERT DAVID
25-26-20-0040-04100-0130	TADIKONDA SRIKANTH & YALAMANCHILI ANUSHA
25-26-20-0040-03200-0210	TAKARA JESSICA YUKARI
25-26-20-0040-04000-0020	TAVAREZ ANA CRISTINA & RODRIGUEZ EDUARDO ANTONIO TAVAREZ
30-26-21-0040-00600-0080	TAWFIK MINA ADEL HABIB
30-26-21-0010-00200-0060	THAKER RANJAN H & THAKER BINAL H
25-26-20-0040-03200-0320	THAKOR SONU J & VANSIA MAYURDHVAJSINH MUKESHKUMAR
30-26-21-0010-00200-0340	THOMAS-HENRY YVETTE & HENRY THOMAS AZERIAH
30-26-21-0040-02600-0020	THOMPSON GRACE MCKAYLA & THOMPSON TIMOTHY & ET AL
30-26-21-0010-02900-0190	THOTA NAVEEN KUMAR & APPISETTY SIREESHA
30-26-21-0010-02200-0060	TILLIS DIANE ELIZABETH
30-26-21-0040-00900-0060	TINAJERO CESAR G & BRUNILDA RIVERA
30-26-21-0010-03100-0240	TODOROV STANIMIR TODOROV & TODOROVA HRISTINA VIKTOROVA
30-26-21-0040-00600-0020	TOLWANI AVNISH HARISH & VAIDEHI AVNISH
30-26-21-0010-00200-0280	TORRES EDWIN ROMAN & JIMENEZ CID MARIE R ET AL
25-26-20-0040-03200-0310	TORRES MEJIAS DANIEL & ROBLES SANCHEZ MARILYN

30-26-21-0010-03000-0100	TRAN ANTONIUS
25-26-20-0040-03500-0030	TRAN DAT QUOC & LAN THI DIEM
25-26-20-0010-02900-0370	TRAN HIEU THANH & LE HIEN DIEU T
25-26-20-0040-03800-0150	TRAN NANCY NGUYEN
30-26-21-0040-02400-0040	TRIGG QUIN LEWIS
30-26-21-0010-02900-0050	TRONCOSO MARIA DANIELA & GIL LUIS GABRIEL HOYOS ET AL
25-26-20-0040-03300-0230	TRUONG JENNY & LE LYNN
25-26-20-0010-00200-0230	TUILEPA UILIAMU ARMANI
30-26-21-0010-03000-0060	UDELI CHRISTOPHER & CHIJIJOKE AKUDO MERCY
30-26-21-0010-02100-0030	UGUZ MUSTAFA
25-26-20-0040-03700-0120	URIBE FABIO ARLEY & GARCIA GLADYS A
30-26-21-0010-00100-0120	VADLAPALLY MANIDEEP REDDY
30-26-21-0010-00100-0050	VALLURUPALLI TARAKESWAR & NALINI
25-26-20-0040-03300-0080	VANAUKEN AMY JO
25-26-20-0040-04200-0080	VELEZ ISRAHEL & BARBERII ALEJANDRA MARIA
30-26-21-0040-00600-0060	VERMA APURV & KAPOOR RICHA
25-26-20-0040-04100-0100	VILLEGAS HEMAN OCHOA & MARIN LUZ ELENA BERRIO
25-26-20-0040-03500-0060	VUTUKURU NIRANJAN & SUREKHA A
25-26-20-0040-03200-0220	VYAS SONAL C
30-26-21-0010-03000-0120	WALDECK CHANTZ PRESTON KAM-LUNG ET AL
25-26-20-0040-03900-0300	WALKER GILLIAN
30-26-21-0040-02500-0080	WALLACE EUGENIA TIARA
30-26-21-0040-01600-0060	WALTERS MARCHON RONELL
25-26-20-0040-04200-0200	WANG MIN & HUANG BETTY
25-26-20-0040-03900-0320	WANG WEI LI & SHIH YA HUI
30-26-21-0010-03100-0130	WEDGE LEI XUAN
30-26-21-0010-02900-0110	WEEKS MELISSA
25-26-20-0040-03200-0060	WEI XUEJUN & LIU SUE
25-26-20-0040-03600-0050	WEIDMAN JOSHUA ANDREW
25-26-20-0040-03800-0190	WELLONS NICHOLAS DAVID
30-26-21-0040-01300-0020	WHITAKER KASHANTE SENYA MARIE
30-26-21-0010-02800-0040	WIESSNER JULIANNA
30-26-21-0010-00400-0050	WILLIAMS ASHLEY MICHELLE
30-26-21-0010-02900-0030	WILLIAMS-BROWN PAULETTE R & BROWN HAROLD E
30-26-21-0010-03000-0210	WRIGHT TAJSEAN RENVILLE & BELINDA
25-26-20-0040-03800-0270	XU ZHUN & WANG XIN
30-26-21-0040-01300-0040	YAMOAH SHIRLEY
25-26-20-0040-03200-0280	YANG ENMING & LIU XIUQING
25-26-20-0040-03200-0020	YAVUZ HALIL & EMINE
25-26-20-0040-04000-0080	YENUGULA INDRAJA & NUNNA MAHESHWAR RAO
25-26-20-0040-03300-0060	YERRA VENU BABU & RAVI ANUPAMA
30-26-21-0010-00200-0120	YOCOM THOMAS JOSEPH & CYNTHIA FACONTI
30-26-21-0010-00100-0180	YOUNOUSSI IMANE EI & ZAATARA EYAD HISHAM
30-26-21-0040-01400-0040	YOUSEFI SOROUSH CHAIEDEH & GANTMAN ASHLEY SARA ROSHELL
25-26-20-0040-03700-0150	ZAITOUN IBRAHIM ALI & ALSYOUF MANAR SAMI
25-26-20-0010-00200-0210	ZAMBRANO MARLON ALFREDO NOGUERA
25-26-20-0040-03700-0020	ZELAYA NANCY

25-26-20-0040-03400-0100	ZHANG PINGTING
25-26-20-0040-03900-0010	ZHANG XUEGUANG
25-26-20-0040-03800-0180	ZHANG YISHENG & YANG SHAN
25-26-20-0040-03900-0080	ZHAO XUHUI
30-26-21-0010-02900-0230	ZIELINSKI RICK
25-26-20-0040-03600-0030	ZOLOTKOVSKY REBECCA & MAXIM

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6C**

## RESOLUTION 2024-10

### [FY 2025 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Summerstone Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit A**; and

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

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

**1. FUNDING.** As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

**a. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the

assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

## 2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** [RESERVED.]
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

**PASSED AND ADOPTED** this 23rd day of August, 2024.

ATTEST:

**SUMMERSTONE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 23, 2024

**RE:** HB7013 - Special Districts Performance Measures and Standards Reporting

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

## **Exhibit A:** Goals, Objectives and Annual Reporting Form

**SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2024-04**

**A RESOLUTION OF THE SUMMERSTONE COMMUNITY  
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND  
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025  
AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Summerstone Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

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

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 23rd day of August, 2024.

Attest:

**SUMMERSTONE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



Exhibit A

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Avalon Park West Amenity Center</i>		
<i>5060 River Glen Boulevard, Wesley Chapel, Florida 33545</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2024	Regular Meeting	10:00 AM*
November 22, 2024	Landowners' Meeting & Regular Meeting	10:00 AM*
December __, 2024**	Regular Meeting	10:00 AM*
January 24, 2025	Regular Meeting	10:00 AM*
February 28, 2025	Regular Meeting	10:00 AM*
March 28, 2025	Regular Meeting	10:00 AM*
April 25, 2025	Regular Meeting	10:00 AM*
May 23, 2025	Regular Meeting	10:00 AM*
June 27, 2025	Regular Meeting	10:00 AM*
July 25, 2025	Regular Meeting	10:00 AM*
August 22, 2025	Regular Meeting	10:00 AM*
September 26, 2025	Regular Meeting	10:00 AM*
<i>*Meetings will convene immediately following the adjournment of the Avalon Park West CDD meetings, scheduled to commence at 10:00 AM.</i>		

**\*\*Exception**

*The December meeting date is two days following the Christmas Day holiday.*

**SUMMERSTONE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2024**

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2024**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2021	Capital Projects Fund Series 2020	Capital Projects Fund Series 2021	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$112,645	\$ -	\$ -	\$ -	\$ -	\$ 112,645
Investments						
Revenue	-	113,469	134,203	-	-	247,672
Reserve	-	132,006	37,190	-	-	169,196
Construction	-	-	-	156	-	156
Cost of issuance	-	-	2,119	-	-	2,119
Interest	-	-	4,510	-	-	4,510
Due from debt service fund	56	-	-	-	-	56
Due from other	43	-	-	-	-	43
Total assets	<u>\$112,744</u>	<u>\$245,475</u>	<u>\$178,022</u>	<u>\$ 156</u>	<u>\$ -</u>	<u>\$ 536,397</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Due to other	\$ 1,647	\$ -	\$ -	\$ -	\$ -	\$ 1,647
Due to Landowner	15,565	-	-	-	-	15,565
Due to general fund	-	23	33	-	-	56
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>23,212</u>	<u>23</u>	<u>33</u>	<u>-</u>	<u>-</u>	<u>23,268</u>
Fund balances:						
Restricted for:						
Debt service	-	245,452	177,989	-	-	423,441
Capital projects	-	-	-	156	-	156
Unassigned	89,532	-	-	-	-	89,532
Total fund balances	<u>89,532</u>	<u>245,452</u>	<u>177,989</u>	<u>156</u>	<u>-</u>	<u>513,129</u>
Total liabilities and fund balances	<u>\$112,744</u>	<u>\$245,475</u>	<u>\$178,022</u>	<u>\$ 156</u>	<u>\$ -</u>	<u>\$ 536,397</u>

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Adopted Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 94,991	\$ 94,766	100%
Total revenues	-	94,991	94,766	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	684	2,615	14,500	18%
Engineering	-	-	3,000	0%
Audit	4,100	4,100	4,500	91%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	1,667	2,000	83%
Trustee	-	8,063	9,000	90%
Telephone	17	167	200	84%
Postage	-	-	500	0%
Printing & binding	42	417	500	83%
Legal advertising	-	127	1,500	8%
Annual special district fee	-	175	175	100%
Insurance	-	5,785	6,000	96%
Contingencies/bank charges	16	169	500	34%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Property appraiser	-	150	-	N/A
Tax collector	-	1,888	1,974	96%
Total expenditures	9,026	66,238	94,764	
Excess/(deficiency) of revenues over/(under) expenditures	(9,026)	28,753	2	
Fund balances - beginning	98,558	60,779	40,382	
Fund balances - ending	\$ 89,532	\$ 89,532	\$ 40,384	

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND, SERIES 2020  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 270,349	\$ 269,630	100%
Interest	978	12,002	-	N/A
Total revenues	<u>978</u>	<u>282,351</u>	<u>269,630</u>	105%
<b>EXPENDITURES</b>				
Principal	-	95,000	95,000	100%
Interest	-	167,825	167,825	100%
Total debt service	<u>-</u>	<u>262,825</u>	<u>262,825</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	5,402	5,617	96%
Total expenditures	<u>-</u>	<u>268,227</u>	<u>268,442</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	978	14,124	1,188	
Fund balances - beginning	<u>244,474</u>	<u>231,328</u>	<u>222,516</u>	
Fund balances - ending	<u><u>\$ 245,452</u></u>	<u><u>\$ 245,452</u></u>	<u><u>\$ 223,704</u></u>	

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND, SERIES 2021  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 380,861	\$ 379,812	100%
Interest	732	12,532	-	N/A
Total revenues	<u>732</u>	<u>393,393</u>	<u>379,812</u>	104%
<b>EXPENDITURES</b>				
Principal	-	150,000	150,000	100%
Interest	-	222,323	222,323	100%
Tax collector	-	7,610	7,913	96%
Total debt service	<u>-</u>	<u>379,933</u>	<u>380,236</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	732	13,460	(424)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	181	59,413	-	N/A
Total other financing sources	<u>181</u>	<u>59,413</u>	<u>-</u>	N/A
Net change in fund balances	551	(45,953)	(424)	
Fund balances - beginning	177,438	223,942	218,949	
Fund balances - ending	<u>\$ 177,989</u>	<u>\$ 177,989</u>	<u>\$ 218,525</u>	

**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND, SERIES 2020  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 6
Total revenues	<u>-</u>	<u>6</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	6
Fund balances - beginning	156	150
Fund balances - ending	<u><u>\$ 156</u></u>	<u><u>\$ 156</u></u>



**SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND, SERIES 2021  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 195	\$ 403
Total revenues	<u>195</u>	<u>403</u>
<b>EXPENDITURES</b>		
Construction costs - Developer	<u>8,028</u>	<u>63,813</u>
Total expenditures	<u>8,028</u>	<u>63,813</u>
Excess/(deficiency) of revenues over/(under) expenditures	(7,833)	(63,410)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>181</u>	<u>59,413</u>
Total other financing sources/(uses)	<u>181</u>	<u>59,413</u>
Net change in fund balances	(7,652)	(3,997)
Fund balances - beginning	<u>7,652</u>	<u>3,997</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

# **SUMMERSTONE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on May 30, 2024, immediately following the adjournment of the 10:00 a.m., Avalon Park West CDD meeting, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

**Present were:**

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ty Vincent	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Alex Gormley	Access Management
Neeraj Chander	Access Management
John Wiggins	Supervisor-Appointee
Josh Tepper	Supervisor-Appointee

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:25 a.m. Supervisors Moulton, Cotter, and Vincent were present. Supervisor Carmack and Supervisor-Elect Zook were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Ryan Zook [Seat 5] (the following will also be provided in a separate package)**

Ms. Cerbone stated her understanding that Mr. Zook declined the appointment to Seat 5 and asked if an email to that effect is necessary.

Mr. Earlywine replied affirmatively and noted that it will be reflected in the Meeting Minutes.

▪ **Consideration of Appointment to Fill Seat 5**

**This item was an addition to the agenda.**

Ms. Sanchez stated her understanding that the Board wishes to appoint Mr. John Wiggins to fill the unexpired term of Seat 5.

No other nominations were made.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the appointment of Mr. John Wiggins to fill Seat 5, was approved.**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Wiggins. Having served on other Boards, Mr. Wiggins is familiar with the following:

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

**B. Membership, Obligations and Responsibilities**

**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FOURTH ORDER OF BUSINESS**

**Acceptance of Resignation of Andre Carmack [Seat 3]; Term Expires November 2026**

Ms. Sanchez presented the resignation letter of Mr. Andre Carmack from Seat 3.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the resignation of Mr. Andre Carmack from Seat 3, was accepted.**

▪ **Consideration of Appointment to Fill Seat 3**

**This item was an addition to the agenda.**

Ms. Sanchez stated her understanding that the Board wishes to appoint Mr. Joshua Tepper to fill the unexpired term of Seat 3.

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the appointment of Mr. Joshua Tepper to fill Seat 3, was approved.

▪ **Administration of Oath of Office to Appointed Supervisor**

This item was an addition to the agenda.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tepper.

▪ **Acceptance of Resignation of Supervisor Ty Vincent, Seat 4**

This item was an addition to the agenda.

Mr. Vincent expressed his desire to resign from Seat 4.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Ty Vincent from Seat 4, was accepted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2024-01. The slate was as follows:

Chair	Christian Cotter
Vice Chair	Mary Moulton
Assistant Secretary	Josh Tepper
Assistant Secretary	John Wiggins

This Resolution removes Mr. Andre Carmack and Mr. Ty Vincent from the Board.

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer, and Assistant Secretaries Cindy Cerbone and Jamie Sanchez, remain unaffected by this Resolution.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02,  
Approving a Proposed Budget for Fiscal  
Year 2024/2025 and Setting a Public**

Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-02. She reviewed the proposed Fiscal Year 2025 budget highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 23, 2024 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

#### SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Ms. Sanchez presented Resolution 2024-03. Seats 1 and 2, currently held by Supervisors Moulton and Cotter, respectively, and Seat 4, currently vacant, are up for election at the Landowner Election.

Discussion ensued regarding scheduling the Landowners' Election and possible changes to the Board. The consensus was to schedule the Landowners' Election and re-set it if necessary.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-03, Designating a Date, Time and Location of November 13, 2024 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545, for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

**NINTH ORDER OF BUSINESS**

Consideration of Project Completions Items

Mr. Earlywine presented the following:

**A. Letter and Certificate Regarding Release Conditions**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Letter and Certificate Regarding Release Conditions, was approved.

**B. Resolution 2024-05, Recognizing a Contribution to Off-Set the Series 2020 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2020 Assessments]**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-05, Recognizing a Contribution to Off-Set the Series 2020 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2020 Assessments], was adopted.

**C. Resolution 2024-06, Recognizing a Contribution to Off-Set the Series 2021 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2021 Assessments]**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-06, Recognizing a Contribution to Off-Set the Series 2021 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2021 Assessments], was adopted.

D. Resolution 2024-07, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project(s) Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [Project Completion Resolution for 2020 and 2021 Projects]

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-07, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project(s) Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [Project Completion Resolution for 2020 and 2021 Projects], was adopted.

Discussion ensued regarding funds remaining in the Construction Accounts following the full execution of the deed. A small amount will be left in the accounts; necessary information will be forwarded to Mr. Szymonowicz.

Mr. Earlywine stated that Staff will provide advance notice for wire transfers.

#### TENTH ORDER OF BUSINESS

#### Ratification of Acquisition of Work Product

Mr. Earlywine presented the Acquisition of Work Product related to landscape plans and associated work product, previously executed by the Chair. The Contract Amount totals \$864,500; the CDD Eligible Amount is \$759,568.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Acquisition of Work Product, in the CDD-Eligible amount of \$759,568, was ratified.

#### ELEVENTH ORDER OF BUSINESS

#### Acceptance of Unaudited Financial Statements as of April 30, 2024



On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

**TWELFTH ORDER OF BUSINESS**

Approval of August 25, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the August 25, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

**THIRTEENTH ORDER OF BUSINESS**

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Clearview Land Design, P.L.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- 529 Registered Voters in District as of April 15, 2024
- NEXT MEETING DATE: June 28, 2024 at 10:00 AM or immediately following the adjournment of the Avalon Park West CDD meetings
  - QUORUM CHECK

The next meeting will be on June 28, 2024, unless cancelled.

**FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

Public Comments

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 10:41 a.m.

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272  
273  
274  
275  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**SUMMERSTONE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
Avalon Park West Amenity Center 5060 River Glen Boulevard, Wesley Chapel, Florida 33545		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM*
November 24, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM*
December 22, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM*
January 26, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM*
February 23, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM*
March 22, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM*
April 26, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM*
May 24, 2024 <i>Rescheduled to May 30, 2024</i>	Regular Meeting	10:00 AM*
May 30, 2024	Regular Meeting	10:00 AM*
June 28, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM*
July 26, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM*
August 23, 2024	Regular Meeting	10:00 AM*
September 27, 2024	Regular Meeting	10:00 AM*
*Meetings will convene immediately following the adjournment of the Avalon Park West CDD meetings, scheduled to commence at 10:00 AM.		