

SUMMERSTONE

**COMMUNITY DEVELOPMENT
DISTRICT**

September 26, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING

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

September 19, 2025

Board of Supervisors
Summerstone Community Development District

Dear Board Members:

The Board of Supervisors of the Summerstone Community Development District will hold a Public Hearing and Regular Meeting on September 26, 2025, at 10:00 a.m., 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 of Olivia Davis Fill Unexpired Term of Seat 3; *Term Expires November 2026*
 - Administration of 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 2025-13, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2025-14, Amending Resolution 2025-10 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairperson in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication

ATTENDEES:

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

- B. Consideration of Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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
8. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by McDimit Davis
 - A. Consideration of Resolution 2025-17, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
9. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
10. Ratification of Florida Tow, LLC Towing Authorization Agreement
 - Rule Relating to Parking and Parking Enforcement
11. Acceptance of Unaudited Financial Statements as of August 31, 2025
12. Approval of April 25, 2025 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Lighthouse Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 601 Registered Voters in District as of April 15, 2025
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - Hard Copy Agendas vs Tablets
 - NEXT MEETING DATE: October 27, 2025 at 10:00 AM [Genesis Center]

○ QUORUM CHECK

SEAT 1	SANDRA JEAN-LOUIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RILEY OTERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	OLIVIA DAVIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KOREY PICKETT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MAGGIE KUPER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

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

Sincerely,



Jamie Sanchez
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

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**SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 202__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Summerstone Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-13

**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 September 26, 2025:

_____ 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 September 26, 2025:

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 26th day of September, 2025.

ATTEST:

**SUMMERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-10 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2025/2026, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRPERSON IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, as amended, and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-10, approving the proposed budget for Fiscal Year 2025/2026 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 22, 2025, at 10:00 a.m. at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545; and

WHEREAS, the District Manager in consultation with the Chairperson reset the public hearing to be held on September 26, 2025, at 10:00 a.m. at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 and has caused, or will cause, published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager and Chairperson’s actions in resetting and noticing for the amended public hearing date.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager and Chairperson in resetting the public hearing, the District Secretary in publishing the notice of public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified, confirmed and approved. Resolution 2025-10 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

SECTION 2. RESOLUTION 2025-10 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-10 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 26th day of September, 2025.

ATTEST:

**SUMMERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

6

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

6A

Serial Number
25-01851P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Summerstone Board of Supervisors Meeting on September 26, 2025

in the Court, was published in said newspaper by print in the

issues of 9/5/2025, 9/12/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Summer stone Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 26, 2025
TIME: 10:00 AM
LOCATION: Avalon Park West Amenity Center
5060 River Glen Boulevard
Wesley Chapel, Florida 33545

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). 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, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://summerstonecdd.net/>.

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) / 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
September 5, 12, 2025

25-01851P

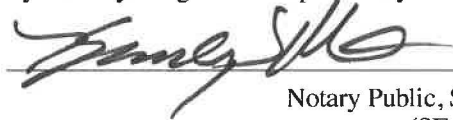


Lindsey Padgett

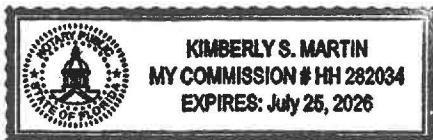
Sworn to and subscribed, and personally appeared by physical presence before me,

12th day of September, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2025-15

[FY 2026 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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, 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, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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, 2026."
- 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 2025/2026 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 26TH DAY OF SEPTEMBER, 2025.

ATTEST:

**SUMMERSTONE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

By: _____

Title: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
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**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 112,843				\$ 112,810
Allowable discounts (4%)	(4,514)				(4,512)
Assessment levy: on-roll - net	108,329	\$ 105,872	\$ 2,457	\$ 108,329	108,298
Total revenues	108,329	105,872	2,457	108,329	108,298
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	431	5,383	5,814	8,612
Meeting room	-	-	-	-	240
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	14,500	964	13,536	14,500	14,500
Engineering	3,000	-	3,000	3,000	15,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	9,000	8,062	-	8,062	9,000
Telephone	200	83	117	200	200
Postage	500	25	475	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	632	868	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,364	6,016	-	6,016	6,500
Contingencies/bank charges	500	70	430	500	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax Collector	2,257	2,115	142	2,257	2,256
Total professional & administrative	108,329	40,319	59,620	99,939	117,398
Total expenditures	108,329	40,319	59,620	99,939	117,398
Excess/(deficiency) of revenues over/(under) expenditures	-	65,553	(57,163)	8,390	(9,100)
Fund balance - beginning (unaudited)	56,550	77,179	142,732	77,179	85,569
Fund balance - ending (projected)					
Assigned					
Working capital	31,855	-	-	-	34,225
Unassigned	24,695	142,732	85,569	85,569	42,244
Fund balance - ending	\$ 56,550	\$ 142,732	\$ 85,569	\$ 85,569	\$ 76,469

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 8,612
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Meeting room	240
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (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	15,000
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	6,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,500
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	2,256
Total expenditures	<u><u>\$ 117,398</u></u>

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2026**

	Fiscal Year 2024				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 280,865				\$ 280,865
Allowable discounts (4%)	(11,235)				(11,235)
Net assessment levy - on-roll	269,630	\$ 263,514	\$ 6,116	\$ 269,630	269,630
Interest	-	4,162	-	4,162	-
Total revenues	269,630	267,676	6,116	273,792	269,630
EXPENDITURES					
Debt service					
Principal	95,000	-	95,000	95,000	100,000
Interest	165,450	82,725	82,725	165,450	163,075
Tax collector	5,617	5,265	352	5,617	5,617
Total expenditures	266,067	87,990	178,077	266,067	268,692
Excess/(deficiency) of revenues over/(under) expenditures	3,563	179,686	(171,961)	7,725	938
Fund balance:					
Beginning fund balance (unaudited)	239,148	248,740	428,426	248,740	256,465
Ending fund balance (projected)	<u>\$242,711</u>	<u>\$428,426</u>	<u>\$ 256,465</u>	<u>\$ 256,465</u>	<u>257,403</u>
Use of fund balance:					
Debt service reserve account balance (required)					(132,006)
Interest expense - November 1, 2026					(79,913)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 45,484</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	4,265,000.00		2,612,737.50	6,877,737.50	

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2024				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 395,637				\$ 395,637
Allowable discounts (4%)	(15,825)				(15,825)
Assessment levy: net	379,812	\$ 371,196	\$ 8,616	\$ 379,812	379,812
Interest	-	2,832	-	2,832	-
Total revenues	379,812	374,028	8,616	382,644	379,812
EXPENDITURES					
Debt service					
Principal	150,000	-	150,000	150,000	155,000
Interest	219,023	109,512	109,511	219,023	215,723
Total debt service	369,023	109,512	259,511	369,023	370,723
Other fees & charges					
Tax collector	7,913	7,416	497	7,913	7,913
Total other fees & charges	7,913	7,416	497	7,913	7,913
Total expenditures	376,936	116,928	260,008	376,936	378,636
Excess/(deficiency) of revenues over/(under) expenditures	2,876	257,100	(251,392)	5,708	1,176
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(286)	-	(286)	-
Transfers in	-	622	-	-	-
Total other financing sources/(uses)	-	336	-	(286)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,876	257,436	(251,392)	5,422	1,176
Beginning fund balance (unaudited)	228,118	180,909	438,345	180,909	186,331
Ending fund balance (projected)	\$ 230,994	\$ 438,345	\$ 186,953	\$ 186,331	187,507
Use of fund balance:					
Debt service reserve account balance (required)					(37,190)
Principal and Interest expense - November 1, 2026					(106,156)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 44,161

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	6,180,000.00		3,547,512.50	9,727,512.50	

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<u>Series 2020 Bonds</u>					
TH 20'	74	\$ 143.78	\$ 656.52	\$ 800.30	\$ 800.34
SF 40'	82	208.71	1,250.51	1,459.22	1,459.28
SF 50'	81	231.90	1,563.14	1,795.04	1,795.11
SF 60'	2	255.09	1,563.14	1,818.23	1,818.31
	239				
 <u>Series 2021 Bonds</u>					
TH 20'	94	\$ 143.78	\$ 656.58	\$ 800.36	\$ 800.40
SF 40'	117	208.71	1,250.63	1,459.34	1,459.40
SF 50'	120	231.90	1,563.29	1,795.19	1,795.26
	331				
 Total					
	570				

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-16

[FY 2026 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 2025/2026; 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, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), 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 26th day of September, 2025.

ATTEST:

**SUMMERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

8

Financial Report

September 30, 2024

**Summerstone
Community
Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Summerstone Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, and each major fund of *Summerstone Community Development District*, (the "District"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 11, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
June 11, 2025

Our discussion and analysis of *Summerstone Community Development District*, Pasco County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2024 by \$212,750, an increase in net position of \$306,328 in comparison with the prior year.
- At September 30, 2024, the District's governmental funds reported fund balances of \$507,316, a decrease of \$9,746 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Summerstone Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$212,750 at September 30, 2024. The analysis that follows focuses on the net position of the District's governmental activities.

	September 30, 2024	September 30, 2023
Assets, excluding capital assets	\$ 535,995	\$ 549,123
Capital assets, net of depreciation	10,692,852	10,629,039
Total assets	11,228,847	11,178,162
Liabilities, excluding long-term liabilities	188,876	194,622
Long-term liabilities	10,827,401	11,077,298
Total liabilities	11,016,277	11,271,920
Net Position:		
Net investment in capital assets	(134,061)	(444,112)
Restricted for debt service	269,453	292,709
Unrestricted	77,178	57,645
Total net position	\$ 212,570	\$ (93,758)

Summerstone Community Development District
Management's Discussion and Analysis

Changes to Net Position

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2024 and 2023.

	<u>2024</u>	<u>2023</u>
Revenues:		
Program revenues	\$ 774,706	\$ 764,223
Total revenues	<u>774,706</u>	<u>764,223</u>
Expenses:		
General government	85,491	94,103
Interest on long-term debt	382,887	388,497
Total expenses	<u>468,378</u>	<u>482,600</u>
Change in net position	306,328	281,623
Net position, beginning	(93,758)	(375,381)
Net position, ending	<u>\$ 212,570</u>	<u>\$ (93,758)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2024 was \$468,378. The majority of these costs are interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$507,316. Of this total, \$430,138 is restricted, \$31,855 is assigned, and the remainder of \$45,323 is unassigned.

The fund balance of the general fund increased \$19,533 due to assessment revenue. The debt service fund balance decreased by \$25,620 due to transfers out. The capital projects fund decreased \$3,659 due to capital expenditures.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments for the fiscal year ended September 30, 2024. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2024, the District had \$10,692,852 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2024, the District had \$10,690,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Summerstone Community Development Districts* Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

FINANCIAL STATEMENTS

Summerstone Community Development District
Statement of Net Position
September 30, 2024

	Governmental Activities
Assets	
Cash	\$ 105,324
Receivables	3,456
Restricted assets:	
Temporarily restricted investments	427,215
Capital assets:	
Capital assets being depreciated, net	10,692,852
Total assets	11,228,847
Liabilities	
Accounts payable and accrued expenses	7,114
Due to developers	21,565
Accrued interest payable	160,197
Noncurrent liabilities:	
Due within one year	245,000
Due in more than one year	10,582,401
Total liabilities	11,016,277
Net Position	
Net investment in capital assets	(134,061)
Restricted for debt service	269,453
Unrestricted	77,178
Total net position	\$ 212,570

Summerstone Community Development District
Statement of Activities
Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities:					
General government	\$ 85,491	\$ 94,991	\$ -	\$ -	\$ 9,500
Interest on long-term debt	382,887	651,210	28,074	431	296,828
Total governmental activities	\$ 468,378	\$ 746,201	\$ 28,074	\$ 431	306,328
General Revenues:					
Investment and miscellaneous income					-
Total general revenues					-
Change in net position					306,328
Net position, beginning					(93,758)
Net position, ending					\$ 212,570

Summerstone Community Development District
Balance Sheet
Governmental Funds
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash	\$ 105,324	\$ -	\$ -	\$ 105,324
Due from other funds	56	-	-	56
Investments	-	426,727	488	427,215
Receivables	477	2,979	-	3,456
Total assets	\$ 105,857	\$ 429,706	\$ 488	\$ 536,051
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 7,114	\$ -	\$ -	\$ 7,114
Due to other funds	-	56	-	56
Due to developers	21,565	-	-	21,565
Total liabilities	28,679	56	-	28,735
Fund balances:				
Restricted for debt service	-	429,650	-	429,650
Restricted for capital assets	-	-	488	488
Assigned for working capital	31,855	-	-	31,855
Unassigned	45,323	-	-	45,323
Total fund balances	77,178	429,650	488	507,316
Total liabilities and fund balances	\$ 105,857	\$ 429,706	\$ 488	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 10,692,852

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

Accrued interest payable	(160,197)	
Bonds payable	(10,827,401)	(10,987,598)

Net position of governmental activities		\$ 212,570
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Summerstone Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessment revenue	\$ 94,991	\$ 651,210	\$ -	\$ 746,201
Investment and miscellaneous income	-	28,074	431	28,505
Total revenues	<u>94,991</u>	<u>679,284</u>	<u>431</u>	<u>774,706</u>
Expenditures				
Current:				
General government	75,458	10,033	-	85,491
Debt Service:				
Interest	-	390,148	-	390,148
Principal	-	245,000	-	245,000
Capital Outlay	-	-	63,813	63,813
Total expenditures	<u>75,458</u>	<u>645,181</u>	<u>63,813</u>	<u>784,452</u>
Excess (Deficit) of Revenues Over Expenditures	<u>19,533</u>	<u>34,103</u>	<u>(63,382)</u>	<u>(9,746)</u>
Other Financing Sources (Uses)				
Transfer Out	-	(59,723)	-	(59,723)
Transfer In	-	-	59,723	59,723
Total Other Financing Sources (Uses)	<u>-</u>	<u>(59,723)</u>	<u>59,723</u>	<u>-</u>
Net change in fund balances	<u>19,533</u>	<u>(25,620)</u>	<u>(3,659)</u>	<u>(9,746)</u>
Fund balances, beginning of year	<u>57,645</u>	<u>455,270</u>	<u>4,147</u>	<u>517,062</u>
Fund balances, end of year	<u>\$ 77,178</u>	<u>\$ 429,650</u>	<u>\$ 488</u>	<u>\$ 507,316</u>

**Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities**

Year Ended September 30, 2024

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - Total Governmental Funds	\$ (9,746)
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Governmental Funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital Outlay	63,813
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Repayment of long-term liabilities are reported as expenditures in governmental funds, while repayment reduces long-term liabilities in the statement of net position	245,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	2,364
Amortization of bond discount and premium	4,897

Change in net position of governmental activities	\$ 306,328
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Summerstone Community Development District
Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2024

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Assessment revenue	\$ 94,766	\$ 94,766	\$ 94,991	\$ 225
Total revenues	<u>94,766</u>	<u>94,766</u>	<u>94,991</u>	<u>225</u>
Expenditures				
Current:				
General government	<u>94,764</u>	<u>94,764</u>	<u>75,458</u>	<u>19,306</u>
Total expenditures	<u>94,764</u>	<u>94,764</u>	<u>75,458</u>	<u>19,306</u>
Excess (deficit) of revenues over expenditures	<u>2</u>	<u>2</u>	<u>19,533</u>	<u>19,531</u>
Net change in fund balance	<u>2</u>	<u>2</u>	<u>19,533</u>	<u>19,531</u>
Fund balance, beginning	<u>57,645</u>	<u>57,645</u>	<u>57,645</u>	<u>-</u>
Fund balance, ending	<u><u>\$ 57,647</u></u>	<u><u>\$ 57,647</u></u>	<u><u>\$ 77,178</u></u>	<u><u>\$ 19,531</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Summerstone Community Development District, (the "District") was established on July 14, 2020 by Pasco County, Florida, Ordinance 2020-28 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. Four of the Board of Supervisors are affiliated with the Developer, Forestar Real Estate Group.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Project Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid costs

Prepaid costs are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	10 - 30

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Interfund Balances

The outstanding balances between funds result mainly from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, and payments are made. Transfers between the debt service and capital projects funds are transfers of excess reserve balances as allowed in the bond indentures.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New GASB Statements Implemented

In fiscal year 2024, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

- a. The Local Government Surplus Funds Trust Fund (SBA);
- b. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
- c. Interest-bearing time deposits or savings accounts in qualified public depositories;
- d. Direct obligations of the U.S. Treasury.

The District has the following recurring fair value measurements as of September 30, 2024:

- Money market mutual funds of \$427,215 are valued using Level 2 inputs.

Investments made by the District at September 30, 2024 are summarized below.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
First American Government Obligation Fund, Class Y	\$ 427,215	AAAm	31 Days
	<u>\$ 427,215</u>		

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk:

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2024, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2024, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
Capital assets not being depreciated:				
Improvements under construction	\$ 10,629,039	\$ 63,813	\$ (10,692,852)	\$ -
Total capital assets not being depreciated	10,629,039	63,813	(10,692,852)	-
Capital Assets Being Depreciated:				
Infrastructure	-	10,692,852	-	10,692,852
Total Capital Assets Being Depreciated	-	10,692,852	-	10,692,852
Less Accumulated Depreciation for:				
Infrastructure	-	-	-	-
Total Accumulated Depreciation	-	-	-	-
Total Capital Assets Being Depreciated, net	-	10,692,852	-	10,692,852
Governmental activities capital assets, net	\$ 10,629,039	\$ 10,756,665	\$ (10,692,852)	\$ 10,692,852

NOTE 5 LONG-TERM LIABILITIES

Series 2020 Special Assessment Revenue Bonds- Public Offering

In October 2020, the District issued \$4,640,000 of Special Assessment Revenue Bonds Series 2020 consisting of \$375,000 Term Bonds due May 1, 2025 with a fixed interest rate of 2.50%, \$535,000 Term Bonds due May 1, 2030 with an interest rate of 3.25%, \$1,405,000 Term Bonds due May 1, 2040 with an interest rate of 3.75%, and \$2,325,000 Term Bonds due May 1, 2051 with an interest rate of 4.00%. Interest is due semiannually on each May 1 and November 1. The Bonds were issued to finance the construction, acquisition, equipping and/or improvement of a portion of the 2020 capital project, pay capitalized interest, and fund the 2020 reserve account, and pay certain costs associated with the issuance of the Bonds. Principal on the Series 2020 Bonds is due annually commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity on or after May 1, 2030 and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2024.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2020 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2020 assessments levied and collected on the District lands benefited by the 2020 Project. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2024, total principal and interest remaining on the Series 2020 Special Assessment Revenue Bonds totaled \$7,138,189. For the year ended September 30, 2024, principal and interest paid was \$262,825. Special assessment revenue pledged was \$270,349.

Series 2021 Special Assessment Revenue Bonds- Public Offering

In September 2021, the District issued \$6,765,000 of Special Assessment Revenue Bonds Series 2021 consisting of \$740,000 Term Bonds due May 1, 2026 with a fixed interest rate of 2.20%, \$850,000 Term Bonds due May 1, 2031 with an interest rate of 2.75%, \$2,125,000 Term Bonds due May 1, 2041 with an interest rate of 3.15%, and \$3,050,000 Term Bonds due May 1, 2051 with an interest rate of 4.00%. Interest is due semiannually on each May 1 and November 1. The Bonds were issued to finance the construction, acquisition, equipping and/or improvement of a portion of the 2021 capital project, pay capitalized interest, fund the 2021 reserve account, and pay certain costs associated with the issuance of the Bonds. Principal on the Series 2021 Bonds is due annually commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity on or after May 1, 2031 and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2024.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2021 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2021 assessments levied and collected on the District lands benefited by the 2021 Project. The District is in compliance with the requirements of the Bond Indenture.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

As of September 30, 2024, total principal and interest remaining on the Series 2021 Special Assessment Revenue Bonds totaled \$10,096,538. For the year ended September 30, 2024, principal and interest paid was \$372,323. Special assessment revenue pledged was \$380,861.

Long-term liability activity for the year ended September 30, 2024 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities					
Bonds payable:					
Series 2020	\$ 4,455,000	\$ -	\$ (95,000)	\$ 4,360,000	\$ 95,000
Less: Discount	(8,694)	-	310	(8,384)	-
Series 2021	6,480,000	-	(150,000)	6,330,000	150,000
Add: bond premium	150,992	-	(5,207)	145,785	-
Governmental activity long-term liabilities	<u>\$ 11,077,298</u>	<u>\$ -</u>	<u>\$ (249,897)</u>	<u>\$ 10,827,401</u>	<u>\$ 245,000</u>

At September 30, 2024, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2025	\$ 245,000	\$ 384,473
2026	255,000	378,798
2027	265,000	372,138
2028	270,000	364,326
2029	280,000	356,375
2030-2034	1,540,000	1,646,373
2035-2039	1,815,000	1,371,018
2040-2044	2,170,000	1,030,826
2045-2049	2,640,000	567,400
2050-2051	1,210,000	73,000
	<u>\$ 10,690,000</u>	<u>\$ 6,544,727</u>

NOTE 6 RELATED PARTY TRANSACTIONS

Developer Transaction

The Developer owns a portion of land within the District; therefore revenue in the general and debt service funds include assessments levied on those lots owned by the Developer and developer contributions. At September 30, 2024, the District owed the Developer \$21,565.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial advisory and accounting services as well as clubhouse management services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Summerstone Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities, and each major fund of *Summerstone Community Development District* (the "District") as of and for the year ended September 30, 2024 and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 11, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses, or significant deficiencies, may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 11, 2025

MANAGEMENT LETTER

To the Board of Supervisors
Summerstone Community Development District

Report on the Financial Statements

We have audited the financial statements of *Summerstone Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 11, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 11, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the annual financial audit report. There were no findings or recommendations made in the annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 2.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as not applicable.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$88,866.

- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as disclosed in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as O&M- \$150.02, and debt service- \$975.05 - \$3,291.06.
- b. The total amount of special assessments collected by or on behalf of the District as \$746,201.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
June 11, 2025



1800 Pembroke Drive, Suite 170
Orlando, Florida 32810
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Summerstone Community Development District

We have examined *Summerstone Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants *and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States* and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

McDermitt Davis

Orlando, Florida
June 11, 2025

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

8A

RESOLUTION 2025-17

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, McDirmit Davis, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 26th day of September, 2025.

ATTEST:

**SUMMERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

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 ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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Towing Authorization Agreement

This Towing Authorization Agreement (this “**Agreement**”) is entered as of 3/28, 2025, between the **Summerstone Community Development District**, a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “**District**”) and **Florida Tow LLC** (“**Towing Operator**”).

Background Information:

The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property (as defined herein) in violation of the District’s *Rule Relating to Parking and Parking Enforcement* an excerpt of which is attached hereto as **Exhibit A (“Parking and Towing Policy”)**. The District is the owner of certain common areas that are located within the boundaries of the District as shown in the map prepared by the District attached to the Parking and Towing Policy (the “**District Property**”). This Agreement does not authorize towing on any other property within the District. The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Pasco County regulations to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations. Towing Operator has provided a proposal for services attached hereto as **Exhibit B (the “Towing Operator Proposal”)**.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Authorization to Tow.**
 - a. The District hereby authorizes the Towing Operator, only after complying with applicable laws and regulations, to remove any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy.
 - b. The Towing Operator is authorized to patrol the community (roam towing) for violations of the District’s Parking and Towing Policy.
 - c. Residents may contact the Towing Operator directly for any potential violations of the District’s Parking and Towing Policy.
 - d. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of six (6) months, or such longer period as may be required by law, and shall be produced upon request by the District or any law enforcement agency.
 - e. Upon towing/removal of a vehicle, such vehicle shall be stored by the Towing Operator within a ten (10) -mile radius of the point of the removal, and Towing Operator shall provide for public access to such storage facility as set forth in section 715.07, *Florida Statutes*.
3. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically sections 715.07 and 713.78, *Florida Statutes*, as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any of the Towing Operator’s operations authorized under this Agreement.
4. **Signage.** The Towing Operator shall provide and install the signage required by applicable laws and

regulations.

5. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, *Florida Statutes*. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Pasco County.
6. **Manner of Performance and Care of Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents, and landowners from damage.
7. **Term.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
8. **Termination.** Either party may terminate this Agreement at any time, without cause, with fifteen (15) days' written notice to the other party.
9. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District and its staff, consultants, and supervisors as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Towing Operator will maintain Worker's Compensation insurance as required by law.
10. **Care of Property; Indemnification.** The Towing Operator shall use all due care to protect the property of the District and its residents and landowners from damage. The District shall not be held responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorney's fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the execution of this Agreement, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to, including, but not limited to, the negligence, sole or concurrent, of the District, its agents or employees.
11. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
13. **Chapter 287 Requirements.** Towing Operator acknowledges that, notwithstanding any other law or regulation that applies to this Agreement, the following provisions of Florida law (“Public Contracting Laws”) apply to this Agreement:
- a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Towing Operator acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Towing Operator certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Towing Operator shall immediately notify the District.

14. **Public Records.** As required under section 119.0701, *Florida Statutes*, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Towing Operator acknowledges that the designated public records custodian for the District is Jamie Sanchez (“Public Records Custodian”).

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC

**RECORDS AT (561) 571-0010, SANCHEZJ@WHHASSOCIATES.COM,
AND 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

15. **Governing Law and Venue.** This Agreement is governed under the laws of the State of Florida with venue in Pasco County, Florida.
16. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.
17. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
18. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
19. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Towing Operator as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
20. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
21. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

A. If to the District:

Summerstone Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager
Tel: 561-571-0010
Email: sanchezj@whhassociates.com

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

Florida Tow LLC
11713 US-92
Seffner, Florida 33584
Attn: Ryan Smith

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

22. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
23. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.
24. **E-Verify.**
 - a. The Towing Operator shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Towing Operator shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Towing Operator has knowingly violated section 448.09(1), *Florida Statutes*.
 - b. If the Towing Operator anticipates entering into agreements with a subcontractor for the services provided under this Agreement, Towing Operator will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Towing Operator shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.
 - c. In the event that the District has a good faith belief that a subcontractor has knowingly violated section 448.095, *Florida Statutes*, but the Towing Operator has otherwise complied with its obligations hereunder, the District shall promptly notify the Towing Operator. The Towing Operator agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Towing Operator or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
 - d. By entering into this Agreement, the Towing Operator represents that no public employer has terminated a contract with the Towing Operator under section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

25. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

Florida Tow LLC

Name: _____
Title: _____

**Summerstone
Community Development District**

Name: _____
Chair of the Board of Supervisors

Exhibit A: Parking and Towing Policy
Exhibit A: Towing Operator Proposal

Exhibit A
Parking and Towing Policy

Exhibit B Towing Operator Proposal

Florida Tow LLC

11713 US-92
Seffner, FL 33584
PH: 813-352-0586
FloridaTowLLC@gmail.com
www.FloridaTowLLC.com

This contract between Florida Tow LLC (Hereafter referred to as Contractor) and

(Legal Property Name).

The above named company or private owner hereby enters into an agreement with the authorized named company to remove vehicles from the above named property. The only person allowed to remove vehicles from this property is any driver with Florida Tow LLC

IF ANY CHANGES TO CONTRACT AGREEMENT PLEASE CERTIFIED MAIL US YOUR REQUEST WITHIN 10 DAYS INCLUDING DESIRED CHANGES, ETC.

A 30 DAY WRITTEN NOTICE IS REQUIRED FOR TERMINATION OF THIS AGREEMENT BY EITHER PARTY.

Florida Tow LLC is authorized to act as an agent for the property owner or property manager in reference to towing of vehicles from said property accordance to the FLORIDA STATE STATUTE 715.07. The removal of any vehicles from the above property shall only be done under the guidelines and stipulations of FLORIDA STATE STATUTE 715.07.

TOWING WILL BE IN EFFECT AS SOON AS ALL DOCUMENTS ARE SIGNED AND RETURNED TO TOWING COMPANY.

Property Name: _____

Address: _____

City/ State/ Zip: _____

Manager / Contact Person : _____

Phone Number:() - Fax:() -

Email: _____

Please fill any alternate address if applicable... i.e. Management/ Association, HOA or correct billing address if different from the physical towing location. Please include any Email addresses that may be helpful for communications.

Type(s) of Services to be Provided For

Property Name: _____

Florida Tow strives to customize services to fit each properties specific needs. Please check all of the following that apply, if 24 hour service is required for only some items, note them on the "24hr" line.

_____ PATROL SERVICE (AND/OR) _____ CALL IN ONLY
Hours of Patrol: Starting _____ AM PM Ending _____ AM PM or _____ 24HRS

- ☐ Fire Lanes
- ☐ Taking up 2 Spaces
- ☐ Handicap Violations
- ☐ Guest in Resident Parking
- ☐ Expired/ No Tags
- ☐ Expired/ No Inspection
- ☐ Abandoned/ Junk Vehicles
- ☐ Commercial Vehicles
- ☐ Parked on Grass/ Curb
- ☐ Blocking Dumpster
- ☐ No Permit
- ☐ Expired Permit
- ☐ No Guest Permit
- ☐ Resident in Guest
- ☐ Resident in Commercial
- ☐ Inoperable / Wrecked Vehicle
- ☐ Double Parked
- ☐ Altered Permit
- ☐ No Parking Zones
- ☐ **-Commercial**
- ☐ No Commuter
- ☐ No Overnight Parking
- ☐ Customer Parking Only
- ☐ For Sale Vehicles
- ☐ 24hrs items _____
- ☐ Residents may request removal of vehicles parked in their reserved space. (Signature required)
- ☐ Property Manager / Authorized Personnel are required to call in vehicles or special situations. Please list all Authorized Personnel with their phone number.

By signing below both parties acknowledge that they are the authorized agents and agree to all the terms and conditions stated in the above Towing Service Contract.

Contractor	Authorized Property Owner/Agent
Florida Tow LLC	
Print:	Print: <i>Magda M. Kuper</i>
Authorized Signature:	Authorized Signature: <i>(Magda M. Kuper)</i>
Date:	Date: <i>3/28/2025</i>

Florida Tow LLC

2022

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on March 28, 2025 at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Summerstone Community Development District ("District") adopted the following Rule Relating to Parking and Parking Enforcement ("Rule") to govern parking and parking enforcement on District property.

(1) **Introduction:** The District finds that vehicles and vessels parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule authorizes the towing/removal of unauthorized vehicles and vessels parked on District property designated as Tow-Away Zones, which are identified on **Exhibit A** attached hereto and incorporated herein by this reference.

(2) **Designated Parking Areas:** Vehicles and vessels may be parked on District property only as set forth below:

a. **DISTRICT AND COUNTY ROADWAYS.** Parking on District roadways in contravention of state law and/or local ordinances, specifically including Pasco County, is not permitted at any time. Please refer to Chapter 316, *Florida Statutes*, and Sections 70, 82 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of vehicles or vessels on District and County property including roadways. Please note that Pasco County regulations prohibit the obstruction of rights-of-way if such obstruction, among other things, interferes with the efficient delivery of emergency or law enforcement services. Please also note that some of the District roadways were not designed or constructed to accommodate on-street parking, and on-street parking may interfere with the efficient delivery of emergency or law enforcement services. During holidays, the District understands that many will have visitors and there are not many parking areas. In addition to abiding by state law and local ordinances, the District asks residents to be respectful to your neighbors and not block driveways or areas that prevent vehicles or vessels from backing up from their driveways.

b. **OTHER DISTRICT PROPERTY.** For all other District property, no parking is permitted at any time.

(3) **Establishment of Tow-Away Zones.**

- a. **DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited as set forth in Section (2) herein is identified in Exhibit A and is hereby declared a Tow-Away Zone.
- b. **DISTRICT AND COUNTY ROADWAYS.** In the event that a vehicle or vessel is parked on District or County roadways in contravention of state law and/or local ordinances, the District Manager or his/her designee may first (i) contact the Pasco County Sheriff's Office to enforce such parking regulations and then, if needed (ii) enforce the provisions of this Rule and effectuate the towing/removal of such vehicle or vessel. The District hereby authorizes law enforcement personnel of Pasco County and other units of government to enforce the provisions of this Rule, and to enforce any and all traffic and parking laws on District rights-of-way. The District may enter into traffic enforcement or other agreements in order to effect the provisions of this subsection.

(4) **Exceptions.**

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park vehicles or vessels in Tow -Away Zones without charge in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize in writing vendors/consultants to park company vehicles or vessels in Tow -Away Zones without charge and in order to facilitate District business; provided, however, that such authorization is limited to active projects or construction/maintenance related activities. All vehicles or vessels so authorized must be identified by a vendor window pass or have company signage clearly visible. Unless written authorization is provided, no vehicle or vessel used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.
- c. **District and County Roadways.** The exceptions set forth above do not apply to vehicles or vessels parked on District or County roadways in contravention of state law and/or local ordinances.

(5) **Towing/Removal Procedures.**

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section (3) herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.

- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

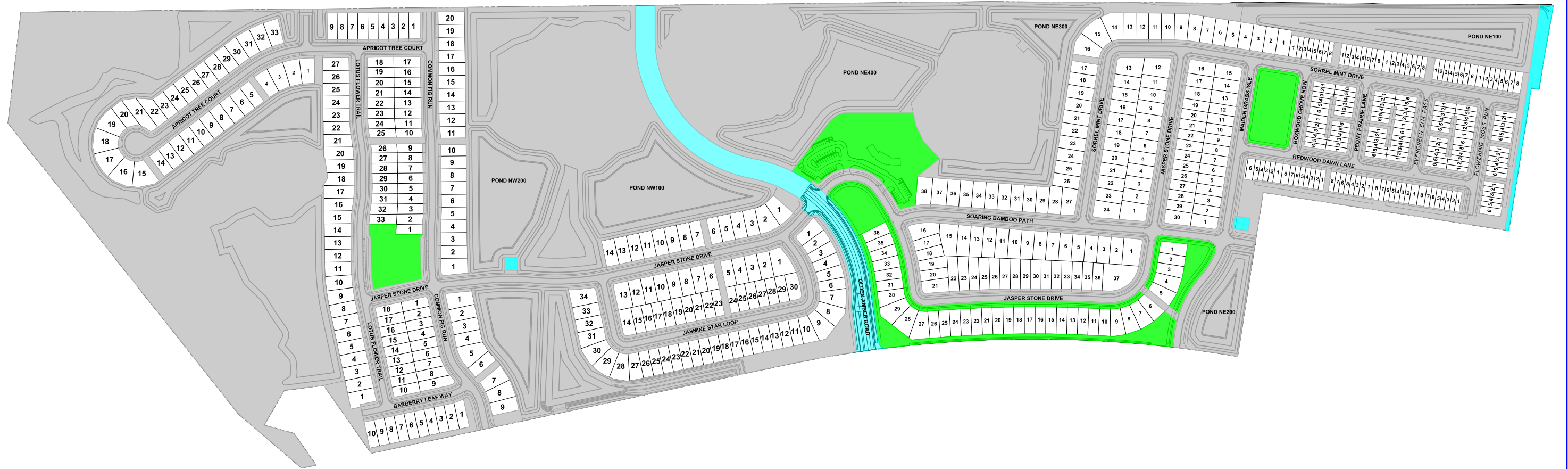
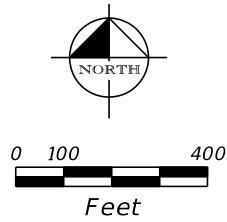
(6) **Other District Penalties.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law. Fines shall be imposed as follows: (i) the first violation will incur a fine of \$100, (ii) a second violation will incur a fine of \$500, and (iii) any additional violations will incur a fine of \$1,000 per violation. The District Manager shall have the authority to enforce and collect the fines as set forth above.

(7) **Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or vehicles or vessels parked on District property.

(8) **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.


Effective date: March 28, 2025

EXHIBIT A
TOW-AWAY ZONES



LEGEND:

- SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT (CDD)
- SUMMERSTONE COMMUNITY ASSOCIATION, INC.
- PASCO COUNTY

<div>JOB #</div> <div>DRAWN TL</div> <div>DESIGNED TL</div> <div>CHECKED BSF</div>	<div>CITY OF WESTLEY CHAPEL SUBMITTAL</div> <div></div> <div></div> <div></div> <div>REVISIONS: ORIGINAL :</div>	<div></div> <div>LIGHTHOUSE ENGINEERING INC. 701 ENTERPRISE ROAD, SUITE 410 SAFETY HARBOR, FL 34695 PHONE: (727) 726-7856 FAX: (727) 683-9848 CERTIFICATE OF AUTHORIZATION NO. 28576 E.O.R.: BRADLEY S. FORAN , P.E. NO. 52634</div>	<div>PREPARED FOR:</div> <div>SUMMERSTONE CDD</div>	<div>OWNERSHIP EXHIBIT</div>	<div>BRADLEY S. FORAN P.E. NO. 52634</div>
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SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	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
ASSETS						
Cash	\$133,115	\$ -	\$ -	\$ -	\$ -	\$ 133,115
Investments						
Revenue	-	131,547	147,485	-	-	279,032
Reserve	-	132,000	37,436	-	-	169,436
Construction	-	-	-	164	-	164
Cost of issuance	-	-	2,218	-	-	2,218
Interest	-	-	5,569	-	-	5,569
Sinking	-	-	3	-	-	3
Prepayment	-	7	885	-	-	892
Due from other	43	-	-	-	-	43
Total assets	<u>\$133,158</u>	<u>\$263,554</u>	<u>\$193,596</u>	<u>\$ 164</u>	<u>\$ -</u>	<u>\$ 590,472</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 4,225	\$ -	\$ -	\$ -	\$ -	\$ 4,225
Due to other	1,645	-	-	-	-	1,645
Due to Landowner	15,565	-	-	-	-	15,565
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>27,435</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,435</u>
Fund balances:						
Restricted for:						
Debt service	-	263,554	193,596	-	-	457,150
Capital projects	-	-	-	164	-	164
Unassigned	105,723	-	-	-	-	105,723
Total fund balances	<u>105,723</u>	<u>263,554</u>	<u>193,596</u>	<u>164</u>	<u>-</u>	<u>563,037</u>
Total liabilities and fund balances	<u>\$133,158</u>	<u>\$263,554</u>	<u>\$193,596</u>	<u>\$ 164</u>	<u>\$ -</u>	<u>\$ 590,472</u>

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Adopted Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 108,394	\$ 108,329	100%
Total revenues	-	108,394	108,329	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,799	12,918	22%
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	-	5,231	14,500	36%
Engineering	-	2,875	3,000	96%
Audit	-	4,100	4,500	91%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	1,833	2,000	92%
Trustee	-	8,063	9,000	90%
Telephone	16	183	200	92%
Postage	-	175	500	35%
Printing & binding	41	458	500	92%
Legal advertising	-	725	1,500	48%
Annual special district fee	-	175	175	100%
Insurance	-	6,016	6,364	95%
Contingencies/bank charges	23	196	500	39%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	4,247	77,534	106,072	73%
Other fees & charges				
Property appraiser	-	150	-	N/A
Tax collector	-	2,166	2,257	96%
Total other fees & charges	-	2,316	2,257	103%
Total expenditures	4,247	79,850	108,329	74%
Excess/(deficiency) of revenues over/(under) expenditures	(4,247)	28,544	2,257	
Fund balances - beginning	109,970	77,179	56,550	
Fund balances - ending	\$ 105,723	\$ 105,723	\$ 58,807	

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND, SERIES 2020
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 269,791	\$ 269,630	100%
Interest	873	10,863	-	N/A
Total revenues	<u>873</u>	<u>280,654</u>	<u>269,630</u>	104%
EXPENDITURES				
Principal	-	95,000	95,000	100%
Interest	-	165,450	165,450	100%
Total debt service	<u>-</u>	<u>260,450</u>	<u>260,450</u>	100%
Other fees & charges				
Tax collector	-	5,390	5,617	96%
Total expenditures	<u>-</u>	<u>265,840</u>	<u>266,067</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	873	14,814	3,563	
Fund balances - beginning	<u>262,681</u>	<u>248,740</u>	<u>239,148</u>	
Fund balances - ending	<u>\$ 263,554</u>	<u>\$ 263,554</u>	<u>\$ 242,711</u>	

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND, SERIES 2021
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 380,038	\$ 379,812	100%
Interest	641	8,929	-	N/A
Total revenues	<u>641</u>	<u>388,967</u>	<u>379,812</u>	102%
EXPENDITURES				
Principal	-	150,000	150,000	100%
Interest	-	219,023	219,023	100%
Total debt service	<u>-</u>	<u>369,023</u>	<u>369,023</u>	100%
Other fees & charges				
Tax collector	-	7,592	7,913	96%
Total other fees and charges	<u>-</u>	<u>7,592</u>	<u>7,913</u>	96%
Total expenditures	<u>-</u>	<u>376,615</u>	<u>376,936</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	641	12,352	2,876	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	622	-	N/A
Transfer out	<u>-</u>	<u>(287)</u>	<u>-</u>	N/A
Total other financing sources	<u>-</u>	<u>335</u>	<u>-</u>	N/A
Net change in fund balances	641	12,687	2,876	
Fund balances - beginning	192,955	180,909	228,118	
Fund balances - ending	<u>\$ 193,596</u>	<u>\$ 193,596</u>	<u>\$ 230,994</u>	

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND, SERIES 2020
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 6
Total revenues	<u>-</u>	<u>6</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	6
Net change in fund balances	-	6
Fund balances - beginning	164	158
Fund balances - ending	<u><u>\$ 164</u></u>	<u><u>\$ 164</u></u>

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND, SERIES 2021
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 5
Total revenues	<u>-</u>	<u>5</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	5
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(622)
Transfer in	-	287
Total other financing sources/(uses)	<u>-</u>	<u>(335)</u>
Net change in fund balances	-	(330)
Fund balances - beginning	-	330
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 April 25, 2025, at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present:

Maggie Kuper	Chair
Korey Pickett	Vice Chair
Riley Otero	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Ryan Dugan (via telephone)	District Counsel
Jere Earlywine (via telephone)	Kutak Rock LLP
Sandra Jean-Louis	
Several members of the public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:02 a.m.

Supervisors Kuper, Pickett and Otero were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 1; Term Expires November
2026**

Ms. Kuper nominated Sandra Jean-Louis to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the appointment of Sandra Jean-Louis to fill Seat 1, was approved.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to
Appointed Supervisor, (the following to be
provided under separate cover)

This item was addressed following the Seventh Order of Business.

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****FIFTH ORDER OF BUSINESS**

Consider Appointment to Fill Unexpired
Term of Seat 3; *Term Expires November
2026*

This item was deferred.

- Administration of Oath of Office to Appointed Supervisor

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09,
Electing and Removing Officers of the
District and Providing for an Effective Date

This item was presented following the Eleventh Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-10,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting Public Hearing
Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date

Ms. Sanchez presented Resolution 2025-10. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law for August 22, 2025 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.

Ms. Sandra Jean-Louis arrived at the meeting.

- **Administration of Oath of Office to Appointed Supervisor, (the following to be provided under separate cover)**

This item, previously part of the Fourth Order of Business, was presented out of order.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Sandra Jean-Louis.

Ms. Sanchez noted that she previously reviewed the contents of the new Supervisor packet with Ms. Jean-Loius via telephone.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-11.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-12,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-12.

Mr. Earlywine stated this is a statewide agreement where local governments will cooperate in the event of a major storm. The CDD can ask for help or provide help and be reimbursed for the services provided.

Discussion ensued regarding whether to adopt the resolution, if the agreement includes definitions of debris, if there are emergency meetings, the County and the reimbursement obligation.

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor,
Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement;
Providing for Severability; and Providing for an Effective Date, was adopted.**

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the
Unaudited Financial Statements as of March 31, 2025, were accepted.**

ELEVENTH ORDER OF BUSINESS

**Approval of March 28, 2025 Public Hearing
and Regular Meeting Minutes**

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the
March 28, 2025 Public Hearing and Regular Meeting Minutes, as presented, were
approved.**

- **Consideration of Resolution 2025-09, Electing and Removing Officers of the District and
Providing for an Effective Date**

This item, previously the Sixth Order of Business, was presented out of order.

150 Ms. Sanchez presented Resolution 2025-09.

151 The responsibilities of the Board Chair were discussed.

152 Ms. Kuper nominated the following slate:

153 Maggie Kuper Chair

154 Kory Pickett Vice Chair

155 Riley Otero Assistant Secretary

156 Sandra Jean-Louis Assistant Secretary

157 No other nominations were made.

158 The following prior appointments by the Board remain unaffected by this Resolution:

159 Craig Wrathell Secretary

160 Cindy Cerbone Assistant Secretary

161 Jamie Sanchez Assistant Secretary

162 Craig Wrathell Treasurer

163 Jeff Pinder Assistant Treasurer

164

165 **On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor,**
166 **Resolution 2025-09, Electing, as nominated, and Removing Officers of the**
167 **District and Providing for an Effective Date, was adopted.**

168

169

170 **TWELFTH ORDER OF BUSINESS**

Staff Reports

171

172 **A. District Counsel: Kutak Rock LLP**

173 Mr. Dugan recalled that the District's Parking Policy was presented at the last meeting
174 and more work needs to be done in terms of how best to handle parking on District roadways.
175 Staff is finalizing the language of the Policy and a few specific points need to be determined
176 before the Policy can be finalized. Mr. Dugan stated he prepared and forwarded a follow up
177 summary of the Policy to the Chair and Vice Chair, asking how they wish to approach parking on
178 District roadways.

179 The Board and Staff discussed the verbiage in the Policy, the Board's options in terms of
180 towing and parking enforcement, parking signage, the Agreement with the HOA, specifying that

they designate one of their Board Members to contact the towing company, the use of stickers on illegally parked vehicles, County regulations, the Sheriff's office, District roads being public and not private, the need for a visual map of the District to attach to the policy and establishing a not to exceed amount for the map.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, authorizing the District Engineer to prepare a map of the District, outlining roadways from which vehicles will be towed, in a not to exceed amount of \$5,000, was approved.

B. District Engineer: Lighthouse Engineering, Inc.

There was no report.

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

- **Discussion: Insurance Vertical Assets**

This item was not discussed.

- **NEXT MEETING DATE: May 23, 2025 at 1:00 PM at Genesis Center, 38120 15th Ave, Zephyrhills, Florida 33542**

- **QUORUM CHECK**

The May, June and July meetings will be canceled.

The next meeting will be held on August 22, 2025.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the meeting adjourned at 10:55 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE

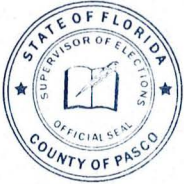
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Secretary/Assistant Secretary

Chair/Vice Chair

SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Daphne Gillyard
Director of Administrative Services
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Genesis Center, 38120 15th Ave, Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2025	Regular Meeting	10:00 AM
January 26, 2026	Regular Meeting	10:00 AM
February 23, 2026	Regular Meeting	10:00 AM
March 23, 2026	Regular Meeting	10:00 AM
April 27, 2026	Regular Meeting	10:00 AM
June 22, 2026	Regular Meeting	10:00 AM
August 24, 2026	Regular Meeting	10:00 AM
September 28, 2026	Regular Meeting	10:00 AM