

***SUMMER WOODS  
COMMUNITY DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisors  
Meetings***

***Tuesday  
July 10, 2012***

***11:00 am***

***At the offices of:  
Neal Communities, Inc.  
8210 Lakewood Ranch Boulevard  
Bradenton, Florida***

# Summer Woods Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

July 5, 2012

Board of Supervisors  
**Summer Woods Community  
Development District**

Dear Board Members:

The Regular Meeting and Public Hearing of the Board of Supervisors of the Summer Woods CDD is scheduled for **Tuesday, July 10, 2012 at 11:00 a.m.** in the offices of Neal Communities, 8210 Lakewood Ranch Boulevard, Lakewood Ranch, Florida. *The advanced copy of the agenda for each meeting is attached.*

Enclosed for your review in the Advanced Board Package is:

- Minutes of May 8, 2012 Meeting;
- Proposed Budget FY 2012-2013;
- Resolution 2012-18, Annual Appropriations Resolution;
- Developer Funding Agreement;
- Resolution 2012-19, Extending Terms of Office; and
- Meeting Schedule for FY 2013.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional support material will be forwarded to you under separate cover or distributed at the meeting. If you have any questions, please contact me.

Sincerely,

*John Daugirda/jmr*

John Daugirda  
District Manager

JD:jmr  
Enclosures

District: SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: **Tuesday, July 10, 2012**  
Time: 11:00 a.m.  
Location: Neal Communities  
8210 Lakewood Ranch Boulevard  
Lakewood Ranch, Florida

***Business Meeting***  
***Agenda***

1. Roll Call
2. Approval of Minutes of May 8, 2012 Meeting
3. Public Hearing to Consider the Adoption of the Budget for FY 2012-2013 and Developer Funding Agreement
  - A. Open Public Hearing
  - B. Presentation and Discussion of FY 2012-2013 Budget
  - C. Close Public Hearing
  - D. Resolution 2012-18, Annual Appropriations Resolution
  - E. Developer Funding Agreement FY 2013
4. Business Matters:
  - A. Update on Bond Validation Matters
  - B. Resolution 2012-19, Extending the Terms of Office
  - C. Meeting Schedule for FY 2013
5. Staff Reports
  - A. Manager
  - B. Attorney
  - C. Engineer
6. Financial Statements
7. Supervisors Requests and Audience Comments
8. Adjournment

**SECTION TWO**

**Item A**

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**MINUTES OF MEETING  
SUMMER WOODS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on Tuesday, May 8, 2012 at 11:00 a.m. at the offices of Neal Communities, 8210 Lakewood Ranch Boulevard, Lakewood Ranch, Florida.

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. Daugirda called the meeting to order.

Present were:

Priscilla Heim	Chairman
Karen Byrnes	Supervisor
Jolin Solie	Supervisor
Eddie Guadette	Supervisor [joined meeting in progress]

Also present were:

John Daugirda	Manager
Jim Schier	Neal Communities
Cindy Wright	Citizens Management Services

**SECOND ORDER OF BUSINESS – Organizational Matters**

**A. Acceptance of Resignation of Mr. Bowen as Treasurer**

Mr. Daugirda stated Mr. Bowen, the District's Treasurer, has given his resignation and requested a motion to accept the resignation.

On MOTION by Ms. Heim, SECONDED by Ms. Solie, WITH ALL IN FAVOR, the Board accepted the resignation of Mr. Bowen as Treasurer.

**B. Appointment of Treasurer**

Mr. Daugirda requested a nomination for Treasurer.

Ms. Byrnes nominated Ms. Nancy Reynolds.

Mr. Daugirda requested a motion to accept the nomination of Ms. Reynolds.

On MOTION by Ms. Byrnes, SECONDED by Ms. Solie, WITH ALL IN FAVOR, the Board appointed Ms. Nancy Reynolds as Treasurer.

1 **C. Resolution 2012 -16 Election of Officers.**

2 Mr. Daugirda reviewed the current Board and their seats and asked the Board if they  
3 had any changes other than adding Ms. Reynolds as Treasurer.

4 The Board had no changes and Mr. Daugirda requested a motion to approve  
5 Resolution 2012-16 elections of officers.

6  
7 On MOTION by Ms. Byrnes, SECONDED by Ms. Heim, WITH ALL IN FAVOR, the  
8 Board adopted Resolution 2012-16 Election of Officers, Priscilla Heim as Chairperson, Dale  
9 Weidemiller as Vice Chairperson, John Daugirda as Secretary, Nancy Reynolds as Treasurer,  
10 Jodi McConnell as Assistant Treasurer, Jolin Solie, Karen Byrnes, Eddie Gaudette, Carolyn  
11 Stewart and Jeannie Rugg as Assistant Secretaries.

12  
13 The record will reflect Mr. Gaudette joined the meeting.

14  
15 **THIRD ORDER OF BUSINESS - Approval of Minutes of Meeting**

16 **A. December 29, 2011**

17 **B. January 10, 2012**

18 Mr. Daugirda stated each Board member received a copy of the minutes of the  
19 December 29, 2011 and January 10, 2012 meetings, and requested any additions, corrections  
20 or deletions.

21 There not being any,

22  
23 On MOTION by Ms. Byrnes, SECONDED by Ms. Solie, WITH ALL IN FAVOR, the  
24 Board approved the Minutes of the December 29, 2011 Meeting.

25  
26 On MOTION by Ms. Heim, SECONDED by Ms. Byrnes, WITH ALL IN FAVOR, the  
27 Board approved the Minutes of the January 10, 2012 Meeting.

28  
29 **FOURTH ORDER OF BUSINESS – Fiscal Year 2012-2013 Budget**

30 **A. Presentation of Proposed Budget**

31 Mr. Daugirda presented the 2012-2013 budget stating that it is for the operations and  
32 maintenance only. It is for a not to exceed amount of \$12,175.

1 **B. Consideration of Resolution 2012-17 Setting Budget Public Hearing**

2 Mr. Daugirda stated Resolution 2012-17 approves the proposed budget and set the  
3 budget public hearing for July 10, 2012 at 11:00 a.m. at the Neal Communities located at  
4 8210 Lakewood Ranch Boulevard, Lakewood Ranch, Florida.

5  
6 On MOTION by Ms. Byrnes, SECONDED by Ms. Solie, WITH ALL IN FAVOR, the  
7 Board adopted Resolution 2012-17, approving the Proposed Fiscal Year 2012-2013 Budget  
8 and Setting the Public Hearing on July 10, 2012 at 11:00 a.m. at the Neal Communities  
9 8210 Lakewood Ranch Boulevard, Lakewood Ranch, Florida.

10  
11 **FIFTH ORDER OF BUSINESS – Business Matters**

12 **A. Update on Bond Validation Matters**

13 Mr. Daugirda stated the bond validation has been filed in the circuit court and will be  
14 set for a hearing in the summer.

15  
16 **SIXTH ORDER OF BUSINESS – Staff Reports**

17 **A. Manager**

18 There being no report, the next item followed.

19  
20 **B. Attorney**

21 There being no report, the next item followed.

22  
23 **C. Engineer**

24 There being no report, the next item followed.

25  
26 **SEVENTH ORDER OF BUSINESS – Financial Statements as of March 31, 2012**

27 There were no financial statements presented, the next item followed.

28  
29  
30 **EIGHTH ORDER OF BUSINESS – Supervisor Request and Audience Comments**

31 There being no comments, the next item followed.

32  
33 **NINTH ORDER OF BUSINESS – Adjournment**

34 There being no further business,

35  
36 On MOTION by Ms. Byrnes, SECONDED by Ms. Heim, WITH ALL IN FAVOR, the  
37 Board adjourned at 11:07 a.m.

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*\*These minutes were prepared in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



**SECTION THREE**

**Item B**

**SUMMER WOODS CDD**  
**Operating Budget**  
**For the year ended September 30, 2013**

	No BUDGET FY 2012	ACTUAL THRU APRIL 2012	PROJECTED APR- SEPT 2012	TOTAL PROJECTED 9/30/2012	PROJECTED BUDGET FY 2013
<b>REVENUE</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Loan Proceeds	-	12,801	10,824	23,425	12,175
Fund Balance Transfer	-	-	-	-	-
Special Assessments - On Roll	-	-	-	-	-
Special Assessments - Off Roll	-	-	-	-	-
Special Assessments - (Discounts)	-	-	-	-	-
<b>TOTAL REVENUE</b>	<b>-</b>	<b>\$ 12,801</b>	<b>\$ 10,824</b>	<b>\$ 23,425</b>	<b>\$ 12,175</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
P/R-Board of Supervisors	-	-	-	-	-
FICA Taxes	-	-	-	-	-
SUTA	-	-	-	-	-
ProfServ-Engineering	-	124	876	1,000	1,000
ProfServ-Legal Services	-	4,884	1,018	6,000	3,000
ProfServ-Mgmt Consulting Serv	-	-	1,250	1,250	3,000
ProfServ-Special Assessment	-	6,000	6,000	12,000	-
Auditing Services	-	-	-	-	-
Communication - Telephone	-	-	-	-	-
Postage and Freight	-	-	-	-	-
Rentals - General	-	-	-	-	-
Insurance - General Liability	-	-	-	-	-
Printing and Binding	-	-	-	-	-
Legal Advertising	-	1,518	1,482	3,000	3,000
Misc - Bank Charges	-	-	-	-	2,000
Misc-District Filing Fees	-	176	-	175	176
Misc-Assessment Collection Fee	-	-	-	-	-
Interest & Penalties	-	-	-	-	-
Transfer Out - Debt Service	-	-	-	-	-
Office Supplies	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>-</b>	<b>12,801</b>	<b>10,824</b>	<b>23,425</b>	<b>12,175</b>
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>12,801</b>	<b>10,824</b>	<b>23,425</b>	<b>12,175</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE, OCTOBER 1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**SECTION THREE**

**Item D**

**RESOLUTION 2012-18**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2012, AND ENDING SEPTEMBER 30, 2013**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2012, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year 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 annual budget (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**, In accordance with Section 189.418, Florida Statutes, the District's Secretary was further directed to post this proposed budget on the District's website at least two days before the budget hearing date. If the District does not have its own website, the District's Secretary was directed to transmit this approved budget to the above listed governmental agency(s) for posting on the local governing authority's website; and

**WHEREAS**, the Board set July 10, 2012, as the date for 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**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District 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 SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's

Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s 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, 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 for Fiscal Year 2012 and/or revised projections for Fiscal Year 2013.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Summer Woods Community Development District for the Fiscal Year Ending September 30, 2013,” as adopted by the Board of Supervisors on July 10, 2012.
- d. That the District’s Secretary, in accordance with Section 189.418, Florida Statutes, is further directed to post this adopted budget on the District's website within thirty (30) day after its adoption. If the District does not have its own website, the District's Secretary is directed to transmit this adopted budget to the manager or administrator of the local general-purpose government or the local governmental agency(s) for posting on the local governing authority's website.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Summer Woods Community Development District, for the fiscal year beginning October 1, 2012, and ending September 30, 2013, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 10th day of July, 2012.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
SUMMER WOODS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**

Exhibit A: FY 2012-2013 Budget

**SECTION THREE**

**Item E**

DEVELOPER FUNDING AGREEMENT FOR FISCAL YEAR 2013

THIS AGREEMENT, made and entered into this 10th day of July, 2012 by and between:

Summer Woods Community Development District, created pursuant to Chapter 190, Florida Statutes, and Established by Manatee County Ordinance No. 11-13 hereinafter referred to as District;

and

Summer Woods Preservation, LLC., hereinafter referred to as Developer;

WITNESSETH:

WHEREAS, the Developer owns the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 F.S., desires to proceed with the discharge of its duties to include administrative, legal, and the preparation of certain plans and specifications for the Water Management, roadways and water distribution and wastewater collection facilities, hereinafter referred to as capital improvements; and

WHEREAS, the Developer recognizes that in so discharging said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developer is agreeable to funding the operations of the District as called for in the Budget, approved by the Board of Supervisors, which is attached and made a part hereof as Exhibit "A" said budget commencing October 1, 2012 and terminating September 30, 2013;

NOW, THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND MUTUAL COVENANTS OF THE PARTIES HEREINAFTER RECITED, IT IS AGREED AS FOLLOWS;

1. Developer agrees to make available to the District 90 days of working capital moneys necessary for the operation of the District as called for in the Budget, shown as Exhibit "A". Replenishment funds must be received within fifteen (15) days written request by the



District. The funds shall be placed in the District's General checking account in Orange County, Florida.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses are required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

Summer Woods Community Development  
District

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John Daugirda  
Secretary

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Chairman

Attest:

Summer Woods Preservation, LLC.

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Officer of the Corporation

Exhibit A: Budget Fiscal Year 2013

**SECTION FOUR**

**Item B**

**RESOLUTION 2012-19**

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

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

**WHEREAS**, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District on a one acre/one vote basis and currently have terms of office expiring in odd numbered years; and

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

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

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

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

Seat #1	(currently held by Priscilla G. Heim)	Expires 2014
Seat #2	(currently held by Jolin Solie)	Expires 2014
Seat #3	(currently held by Eddie Gaudette)	Expires 2014
Seat #4	(currently held by Dale Weidemiller)	Expires 2015
Seat #5	(currently held by Karen Byrnes)	Expires 2015

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

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

**PASSED AND ADOPTED** this 10th day of July, 2012.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
SUMMER WOODS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**

Exhibit A:    FY 2012-2013 Budget

**SECTION FOUR**

**Item C**

**NOTICE OF MEETINGS**  
**FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**  
**WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT**

The Boards of Supervisors of Forest Creek Community Development District, Harbourage at Braden River Community Development District, Summer Woods Community Development District and Water's Edge Community Development District will hold their meetings for Fiscal Year 2013 at the offices of Neal Communities, Inc., 8210 Lakewood Ranch Boulevard, Lakewood Ranch, Florida, 34202 at the times listed below on the second Tuesday of each month as follows:

- **Forest Creek** Community Development District @ 2:30 p.m.
- **Harbourage at Braden River** Community Development District @ 1:00 p.m.
- **Summer Woods** Community Development District @ 2:00 p.m.
- **Water's Edge** Community Development District @ 1:30 p.m.

October 9, 2012

November 13, 2012 – Landowners Meetings for Forest Creek, Harbourage at  
Braden River & Water's Edge

December 11, 2012

January 8, 2013

February 12, 2013

March 12, 2013

April 9, 2013

May 14, 2013 - Budget Presentation FY 2014

June 11, 2013

July 16, 2013 (3<sup>rd</sup> Tuesday) – Budget Adoption FY 2014

August 13, 2013

September 10, 2013

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings listed above, may be obtained from Development Planning and Financing Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9102, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Development Planning & Financing Group at 813-374-9102. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid

in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings *is* advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

John Daugirda, District Manager

## NOTICE OF FINANCIAL MANAGEMENT MEETINGS

### **FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the above listed Community Development Districts for the purpose of reviewing and approving disbursements, will hold their **financial management meetings at 10:00 a.m. every Tuesday** beginning October 2, 2012 for the Fiscal Year Ending September 30, 2013 at the offices of Neal Communities, 8210 Lakewood Ranch Blvd, Lakewood Ranch, Florida 34202. The purpose of these meetings is to consider invoices, requisitions, financial matters, and cash flow management relating to the development of the CDDs' infrastructure.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

A copy of the agendas may be obtained from the offices of Neal Communities (941) 328-1033.

There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the office at (941) 328-1033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

John Daugirda, District Manager



**SECTION SIX**

*Financial Statements*

**Financial Statements to be provided under separate cover.**



### **Real Estate Consulting Services:**

Land Secured Public Financing  
School District  
Reimbursement and Credit  
Fiscal Impact  
Service Districts  
Municipal District Services  
Development Impact Fee  
Redevelopment District  
Affordable Housing Financing  
Other Public Financing  
Compliance  
Entitlement Analysis  
Cash Flow Feasibility Analysis

Disclosure Services  
Engineering Services  
Project Management Services  
Capital Markets Group  
Property Tax Appeals  
CDD Management Services  
Look Back Diagnostic Review  
Lender Services  
Asset Management Services  
Portfolio Management Services  
Economic Impact  
Market Analysis

[www.dpfg.com](http://www.dpfg.com)

#### **Orange County, CA**

27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675  
P: (949) 388-9269  
F: (949) 388-9272

#### **Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

#### **Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

#### **Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

#### **Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
F: (602) 381-1203

#### **Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

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