GRACEWATER SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

August 21, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND REGULAR MEETING AGENDA

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

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

August 14, 2024

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

Board of Supervisors
Gracewater Sarasota Community Development District

Dear Board Members:

The Board of Supervisors of the Gracewater Sarasota Community Development District will hold Public Hearings and a Regular Meeting on August 21, 2024 at 12:00 p.m., at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
   A. Proof/Affidavit of Publication
   B. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
   A. Proof/Affidavit of Publication
   B. Mailed Notice(s) to Property Owners
   C. Consideration of Resolution 2024-06, Providing for Funding for the FY 2025 Adopted Budget(s); 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

5. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

6. Acceptance of Unaudited Financial Statements as of June 30, 2024

7. Approval of April 17, 2024 Regular Meeting Minutes

8. Staff Reports

   A. District Counsel: *Kutak Rock LLP*

   B. District Engineer: *Morris Engineering & Consulting, LLC*

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

   - 0 Registered Voters in District as of April 15, 2024
   - NEXT MEETING DATE: September 18, 2024 at 12:00 PM
     - QUORUM CHECK

Seat 1	Eldon Johnson	☐ In Person	☐ Phone	☐ No
Seat 2	Clifton Fischer	☐ In Person	☐ Phone	☐ No
Seat 3	Phil Dante	☐ In Person	☐ Phone	☐ No
Seat 4	Kristen Johnson	☐ In Person	☐ Phone	☐ No
Seat 5	Wren Dante	☐ In Person	☐ Phone	☐ No

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,

Kristen Suit

Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

3A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Gracewater Sarasota Community De
Gracewater Sarasota Community Dev Dist
2300 Glades RD
SUITE 410W
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

08/05/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/05/2024

Legal Clerk

Notary, State of WI, County of Brown

3·7·27

My commission expires

Publication Cost:	$219.25	
Tax Amount:	$0.00	
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Order No:	10412248	# of Copies:
Customer No:	537685	1
PO #:	Fiscal 2025 Budget	

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KAITLYN FELTY
Notary Public
State of Wisconsin

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE: August 21, 2024
TIME: 12:00 p.m.
LOCATION: Icard Merrill
2033 Main Street, Suite 600
Sarasota, Florida 34237

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, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above 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, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://gracewatersarasotacdd.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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

Pub: 8/5/24; #10412248

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-05
[FY 2025 APPROPRIATION RESOLUTION]

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

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Gracewater Sarasota Community Development District (**"District"**) prior to June 15, 2024, proposed budget(s) ("**Proposed Budget**") 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 Statute*s; 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

a. 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.

b. 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 Gracewater Sarasota Community Development District for the Fiscal Year Ending September 30, 2025."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

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

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2024.

ATTEST:

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A: FY 2025 Budget

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected Through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross					$ 51,642
Allowable discounts (4%)					(2,066)
Assessment levy: on-roll - net	$ -	$ -	$ -	$ -	49,576
Assessment levy: off-roll	105,365	52,683	52,682	105,365	60,596
Total revenues	105,365	52,683	52,682	105,365	110,172
EXPENDITURES					
Professional & administrative					
Supervisors	5,375	-	5,375	5,375	5,375
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	20,000	192	15,000	15,192	20,000
Engineering	1,200	-	1,200	1,200	1,200
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	5,000	4,031	969	5,000	5,000
Telephone	200	83	117	200	200
Postage	500	21	479	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance/property insurance	15,500	16,750	-	16,750	18,761
Contingencies/bank charges	500	112	388	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	-	-	-	-	775
Tax collector	-	-	-	-	775
Total expenditures	105,365	41,989	59,818	101,807	110,176
Excess/(deficiency) of revenues over/(under) expenditures	-	10,694	(7,136)	3,558	(4)
Fund balance - beginning (unaudited)	-	(347)	10,347	(347)	3,211
Fund balance - ending (projected)					
Unassigned	-	10,347	3,211	3,211	3,207
Fund balance - ending	$ -	$ 10,347	$ 3,211	$ 3,211	$ 3,207

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES		
Professional & administrative		
Supervisors	$	5,375
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.		
Management/accounting/recording		48,000
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		20,000
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		1,200
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		500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.		
Dissemination agent		1,000
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		5,000
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.		
EXPENDITURES (continued)		
Annual special district fee		175
Annual fee paid to the Florida Department of Economic Opportunity.		
Insurance/property insurance		18,761
The District will obtain public officials, general liability and property insurance.		
Contingencies/bank charges		500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.		
Website hosting & maintenance		705
Website ADA compliance		210
Property appraiser		775
Tax collector		775
Total expenditures	$	110,176

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected Through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll					$ 443,487
Allowable discounts (4%)					(17,739)
Net assessment levy - on-roll	$ -	$ -	$ -	$ -	425,748
Assessment levy: off-roll	933,301	-	933,301	933,301	523,074
Interest	-	20,785	-	20,785	-
Total revenues	933,301	20,785	933,301	954,086	948,822
EXPENDITURES					
Debt service					
Principal	350,000	-	350,000	350,000	355,000
Interest	586,448	293,223	293,225	586,448	578,048
Property appraiser	-	-	-	-	6,652
Tax collector	-	-	-	-	6,652
Total expenditures	936,448	293,223	643,225	936,448	946,352
Excess/(deficiency) of revenues over/(under) expenditures	(3,147)	(272,438)	290,076	17,638	2,470
Fund balance:					
Beginning fund balance (unaudited)	1,233,249	1,274,940	1,002,502	1,274,940	1,292,578
Ending fund balance (projected)	$1,230,102	$ 1,002,502	$ 1,292,578	$ 1,292,578	1,295,048
Use of fund balance:					
Debt service reserve account balance (required)					(933,300)
Interest expense - November 1, 2025					(284,764)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 76,984

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			289,023.75	289,023.75	16,090,000.00
05/01/25	355,000.00	2.400%	289,023.75	644,023.75	15,735,000.00
11/01/25			284,763.75	284,763.75	15,735,000.00
05/01/26	365,000.00	2.400%	284,763.75	649,763.75	15,370,000.00
11/01/26			280,383.75	280,383.75	15,370,000.00
05/01/27	375,000.00	2.950%	280,383.75	655,383.75	14,995,000.00
11/01/27			274,852.50	274,852.50	14,995,000.00
05/01/28	385,000.00	2.950%	274,852.50	659,852.50	14,610,000.00
11/01/28			269,173.75	269,173.75	14,610,000.00
05/01/29	400,000.00	2.950%	269,173.75	669,173.75	14,210,000.00
11/01/29			263,273.75	263,273.75	14,210,000.00
05/01/30	410,000.00	2.950%	263,273.75	673,273.75	13,800,000.00
11/01/30			257,226.25	257,226.25	13,800,000.00
05/01/31	425,000.00	2.950%	257,226.25	682,226.25	13,375,000.00
11/01/31			250,957.50	250,957.50	13,375,000.00
05/01/32	435,000.00	3.350%	250,957.50	685,957.50	12,940,000.00
11/01/32			243,671.25	243,671.25	12,940,000.00
05/01/33	450,000.00	3.350%	243,671.25	693,671.25	12,490,000.00
11/01/33			236,133.75	236,133.75	12,490,000.00
05/01/34	465,000.00	3.350%	236,133.75	701,133.75	12,025,000.00
11/01/34			228,345.00	228,345.00	12,025,000.00
05/01/35	480,000.00	3.350%	228,345.00	708,345.00	11,545,000.00
11/01/35			220,305.00	220,305.00	11,545,000.00
05/01/36	500,000.00	3.350%	220,305.00	720,305.00	11,045,000.00
11/01/36			211,930.00	211,930.00	11,045,000.00
05/01/37	515,000.00	3.350%	211,930.00	726,930.00	10,530,000.00
11/01/37			203,303.75	203,303.75	10,530,000.00
05/01/38	535,000.00	3.350%	203,303.75	738,303.75	9,995,000.00
11/01/38			194,342.50	194,342.50	9,995,000.00
05/01/39	550,000.00	3.350%	194,342.50	744,342.50	9,445,000.00
11/01/39			185,130.00	185,130.00	9,445,000.00
05/01/40	570,000.00	3.350%	185,130.00	755,130.00	8,875,000.00
11/01/40			175,582.50	175,582.50	8,875,000.00
05/01/41	590,000.00	3.350%	175,582.50	765,582.50	8,285,000.00
11/01/41			165,700.00	165,700.00	8,285,000.00
05/01/42	610,000.00	4.000%	165,700.00	775,700.00	7,675,000.00
11/01/42			153,500.00	153,500.00	7,675,000.00
05/01/43	635,000.00	4.000%	153,500.00	788,500.00	7,040,000.00
11/01/43			140,800.00	140,800.00	7,040,000.00
05/01/44	665,000.00	4.000%	140,800.00	805,800.00	6,375,000.00
11/01/44			127,500.00	127,500.00	6,375,000.00
05/01/45	690,000.00	4.000%	127,500.00	817,500.00	5,685,000.00
11/01/45			113,700.00	113,700.00	5,685,000.00
05/01/46	720,000.00	4.000%	113,700.00	833,700.00	4,965,000.00

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			99,300.00	99,300.00	4,965,000.00
05/01/47	745,000.00	4.000%	99,300.00	844,300.00	4,220,000.00
11/01/47			84,400.00	84,400.00	4,220,000.00
05/01/48	780,000.00	4.000%	84,400.00	864,400.00	3,440,000.00
11/01/48			68,800.00	68,800.00	3,440,000.00
05/01/49	810,000.00	4.000%	68,800.00	878,800.00	2,630,000.00
11/01/49			52,600.00	52,600.00	2,630,000.00
05/01/50	840,000.00	4.000%	52,600.00	892,600.00	1,790,000.00
11/01/50			35,800.00	35,800.00	1,790,000.00
05/01/51	875,000.00	4.000%	35,800.00	910,800.00	915,000.00
11/01/51			18,300.00	18,300.00	915,000.00
05/01/52	915,000.00	4.000%	18,300.00	933,300.00	-
05/01/52				-	-
Total	**16,090,000.00**		**10,257,597.50**	**26,347,597.50**	

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SFD 50'	92	$ 241.32	$ 2,499.93	$ 2,741.25	$ 2,530.14
SFA Villa 35'	122	241.32	1,749.95	1,991.27	1,836.41
Total	**214**				

Off-Roll

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SFD 50'	124	$ 224.43	$ 2,312.44	$ 2,536.87	$ 2,530.14
SFA Villa 35'	146	224.43	1,618.71	1,843.14	1,836.41
Total	**270**				

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

4A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
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AFFIDAVIT OF PUBLICATION

Gracewater Sarasota Community De
Gracewater Sarasota Community Dev Dist
2300 Glades RD
SUITE 410W
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

07/29/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/29/2024

Keegan Moran

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

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KAITLYN FELTY
Notary Public
State of Wisconsin

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) for the Gracewater Sarasota Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 21, 2024
TIME: 12:00 p.m.
LOCATION: Icard Merrill
2033 Main Street, Suite 600
Sarasota, Florida 34237

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes,* to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (**"FY 2025"**). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes,* to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment per Unit/Acre*
Residential Units	214	1.00	$248.56
Undeveloped Land	65.71	4.11	$1,021.32

includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT RESIDENTIAL UNIT ("ERU") FACTOR, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

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

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

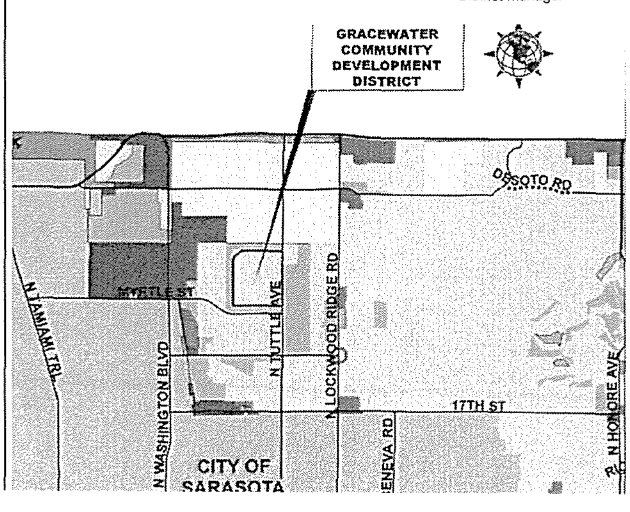
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010(**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://gracewatersarasotacdd.net/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager



GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.

2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC , and, in the course of that employment, serve as and/or assist the Financial Analyst for the Gracewater Sarasota Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.

3. I do hereby certify that on July 22, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A.**

4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

____
By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 22nd day of July 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☑ is personally known to me or ☐ has provided __________________ as identification, and who ☐ did or ☑ did not take an oath.

DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC
Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

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

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

THIS IS NOT A BILL – DO NOT PAY

July 22, 2024

VIA FIRST CLASS MAIL
GRACEWATER COMMUNITY DEVELOPMENT LLC
7016 ISLAND QUEEN CT STE 201
SARASOTA, FL 34233

[PARCEL ID]: please see "Exhibit B"

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

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Gracewater Sarasota Community Development District ("**District**") will be holding a public hearing and a Board of Supervisors' (**"Board"**) meeting for the purposes of levying operations and maintenance assessments ("**O&M Assessments**") to fund the District's Budget for Fiscal Year 2024/2025, on **August 21, 2024 at 12:00 p.m. at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237.** The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (**"District Manager's Office"**). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

Kristen Suit

Kristen Suit
District Manager

EXHIBIT A

Summary of O&M Assessments – FY 2025

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **$120,303** in gross revenue.

2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped land and on an Equivalent Assessment Unit ("EAU") basis for platted lots. Your property is classified as 214 platted lots and 65.71 acres of undeveloped land.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment per Unit/Acre*
Residential Units	214	1.00	$248.56
Undeveloped Land	65.71	4.11	$1,021.32

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Collection.** By operation of law, each year's O&M Assessment constitutes a lien against the property levied on, just as do each year's property taxes. For FY 2025, the District intends to have the Sarasota County ("**County**") Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

0027010004	0027010063	0027160016	0027160070
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0027010016	0027010070	0027160023	0027160077
0027010017	0027010071	0027160024	0027160078
0027010018	0027010072	0027160025	0027160079
0027010019	0027010073	0027160026	0027160080
0027010020	0027010074	0027160027	0027160081
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0027010023	0027010077	0027160030	0027160084
0027010024	0027010078	0027160031	0027160085
0027010025	0027010079	0027160032	0027160086
0027010026	0027010080	0027160033	0027160087
0027010027	0027010081	0027160034	0027160088
0027010028	0027010082	0027160035	0027160089
0027010029	0027010083	0027160036	0027160090
0027010030	0027010084	0027160037	0027160091
0027010031	0027010085	0027160038	0027160092
0027010032	0027010086	0027160039	0027160093
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0027010041	0027010095	0027160048	0027160102
0027010042	0027010096	0027160049	0027160103
0027010043	0027010097	0027160050	0027160104
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0027010045	0027010099	0027160052	0027160106
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0027010048	0027160001	0027160055	0027160109
0027010049	0027160002	0027160056	0027160110
0027010050	0027160003	0027160057	0027160111
0027010051	0027160004	0027160058	0027160112
0027010052	0027160005	0027160059	0027160113
0027010053	0027160006	0027160060	0027160114
0027010054	0027160007	0027160061	0027160115
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0027010057	0027160010	0027160064	0027160118
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GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2024-06
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); 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 Gracewater Sarasota 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, located in Sarasota County, Florida ("**County**"); 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, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (**"FY 2025"**), 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**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; 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 GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **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.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. 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.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025, and 25% due no later than May 1, 2025

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

6. **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.

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

PASSED AND ADOPTED this 21st day of August, 2024.

ATTEST:

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:____________________________________

Its:____________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

5

Memorandum

To: Board of Supervisors

From: District Management

Date: August 21, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

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

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

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

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

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

Exhibit A: Goals, Objectives and Annual Reporting Form

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes □ No □

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes □ No □

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes □ No □

Goal 3.2 **Financial Reports**

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 **Annual Financial Audit**

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

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

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

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	$ 1,752	$ -	$ -	$ 1,752
Investments				
Revenue	-	140,187	-	140,187
Reserve	-	933,300	-	933,300
Interest	-	5	-	5
Capitalized interest	-	7	-	7
Construction	-	-	1,552,124	1,552,124
Sinking	-	130	-	130
Due from debt service fund	52,683	-	-	52,683
Total assets	$ 54,435	$1,073,629	$ 1,552,124	$ 2,680,188
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 4,264	$ -	$ -	$ 4,264
Due to general fund	-	52,683	-	52,683
Tax payable	92	-	-	92
Landowner advance	6,000	-	-	6,000
Total liabilities	10,356	52,683	-	63,039
DEFERRED INFLOWS OF RESOURCES				
Unearned revenue	180	-	-	180
Total deferred inflows of resources	180	-	-	180
Fund balances:				
Restricted for:				
Debt service	-	1,020,946	-	1,020,946
Capital projects	-	-	1,552,124	1,552,124
Unassigned	43,899	-	-	43,899
Total fund balances	43,899	1,020,946	1,552,124	2,616,969
Total liabilities, deferred inflows of resources and fund balances	$ 54,435	$1,073,629	$ 1,552,124	$ 2,680,188

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	$ -	$ 105,367	$ 105,365	100%
Total revenues	-	105,367	105,365	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	646	5,375	12%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	123	1,462	20,000	7%
Engineering	-	-	1,200	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	4,031	5,000	81%
Telephone	17	150	200	75%
Postage	-	59	500	12%
Printing & binding	42	375	500	75%
Legal advertising	-	182	1,500	12%
Annual special district fee	-	175	175	100%
Insurance	-	16,750	15,500	108%
Contingencies/bank charges	105	541	500	108%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	4,370	61,121	105,365	58%
Excess/(deficiency) of revenues over/(under) expenditures	(4,370)	44,246	-	
Fund balances - beginning	48,269	(347)	-	
Fund balances - ending	$ 43,899	$ 43,899	$ -	

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND, SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	$ -	$ 643,224	$ 933,301	69%
Interest	4,465	39,230	-	N/A
Total revenues	4,465	682,454	933,301	73%
EXPENDITURES				
Principal	-	350,000	350,000	100%
Interest	-	586,448	586,448	100%
Total debt service	-	936,448	936,448	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,465	(253,994)	(3,147)	
Fund balances - beginning	1,016,481	1,274,940	1,233,249	
Fund balances - ending	$ 1,020,946	$ 1,020,946	$ 1,230,102	

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND, SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 6,719	$ 85,007
Tax credits	-	103,242
Total revenues	6,719	188,249
EXPENDITURES		
Construction costs	13,843	1,274,175
Total expenditures	13,843	1,274,175
Excess/(deficiency) of revenues over/(under) expenditures	(7,124)	(1,085,926)
Fund balances - beginning	1,559,248	2,638,050
Fund balances - ending	$ 1,552,124	$ 1,552,124

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Gracewater Sarasota Community Development District held a Regular Meeting on April 17, 2024 at 12:00 p.m., at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237.

Present at the meeting were:

Eldon Johnson	Chair
Kristen Johnson	Assistant Secretary
Phil Dante	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 12:03 p.m.

Supervisors Eldon Johnson, Kristen Johnson and Phil Dante were present. Supervisors Fischer and Wren Dante were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Update: Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

Ms. Suit explained filing Form 1 electronically with the Commission on Ethics. She discussed the new requirement to complete four hours of ethics training by December 31, 2024 and noted that there are several free, online options to fulfill the requirement.

Regarding a Board Member's inquiry as to whether the Board Members can be paid for their time completing the ethics training courses, Mr. Johnson suggested scheduling a workshop meeting to conduct a training session, if the Board Members want to be compensated for their time.

The Board decided against holding a workshop and being paid for their time completing the ethics training courses.

If a Board Member chooses to complete courses other than the free ones, District Counsel thinks the Board Members can submit a request for reimbursement of the expense.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2024-01. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

The following change was made to the proposed Fiscal Year 2025 budget:

"Insurance" line item: Increase to $18,761

Discussion ensued regarding the Mailed Notice of the assessment increase and notifying the Developer of the assessment amounts to have on hand when lots/homes sell.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, Resolution 2024-01, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 21, 2024 at 12:00 p.m., at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Ms. Suit presented Resolution 2024-02.

On MOTION by Ms. Johnson and seconded by Mr. Johnson, with all in favor, Resolution 2024-02, Designating a Date, Time and Location of November 5, 2024 at 12:00 p.m., at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237 for the Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-03. The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE, November 5, 2024: Insert "12:00 PM"

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Ms. Suit presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-04, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022**

Ms. Suit presented Resolution 2024-04.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, Resolution 2024-04, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 29, 2024**

Ms. Suit presented the Unaudited Financial Statements as of February 29, 2024.

On MOTION by Ms. Johnson and seconded by Mr. Dante, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of June 21, 2023 Public Hearings and Regular Meeting Minutes**

Ms. Suit presented the June 21, 2023 Public Hearings and Regular Meeting Minutes.

On MOTION by Ms. Johnson and seconded by Mr. Dante, with all in favor, the June 21, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Morris Engineering & Consulting, LLC

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: May 15, 2024 at 12:00 P.M.**
  - **QUORUM CHECK**

The May and July 2024 meetings will be canceled; there is no June 2024 meeting on the schedule. The next meeting will be on August 21, 2024.

TWELFTH ORDER OF BUSINESS — Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS — Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS — Adjournment

On MOTION by Ms. Johnson and seconded by Mr. Dante, with all in favor, the meeting adjourned at 12:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

_____________________________ ______________________________
Secretary/Assistant Secretary Chair/Vice Chair

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

Ron Turner
Supervisor *of* Elections
Sarasota County: Our **County**. Our **Vote**.

April 15, 2024

Daphne Gillyard

Director of Administrative Services

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Subject: Qualified Registered Electors for Gracewater Sarasota CDD

Dear Daphne:

As of April 15, 2024, I show no qualified registered electors residing within the boundaries of the Gracewater Sarasota Community Development District.

Sincerely,

Ron Turner

Ron Turner

Supervisor of Elections

Sarasota County, Florida

RT/tm

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION *offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 18, 2023 CANCELED	**Regular Meeting**	**12:00 PM**
November 15, 2023 CANCELED	**Regular Meeting**	**12:00 PM**
December 20, 2023 CANCELED	**Regular Meeting**	**12:00 PM**
January 17, 2024 CANCELED	**Regular Meeting**	**12:00 PM**
February 21, 2024 CANCELED	**Regular Meeting**	**12:00 PM**
March 20, 2024 CANCELED	**Regular Meeting**	**12:00 PM**
April 17, 2024	**Regular Meeting**	**12:00 PM**
May 15, 2024 CANCELED	**Regular Meeting**	**12:00 PM**
July 17, 2024 CANCELED	**Regular Meeting**	**12:00 PM**
August 21, 2024	**Public Hearings and Regular Meeting**	**12:00 PM**
September 18, 2024	**Regular Meeting**	**12:00 PM**