

GRACEWATER SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT**

June 21, 2023

**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

June 14, 2023

Board of Supervisors
Gracewater Sarasota Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Gracewater Sarasota Community Development District will hold Public Hearings and a Regular Meeting on June 21, 2023 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 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; 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 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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 Resolution 2023-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

6. Acceptance of Unaudited Financial Statements as of April 30, 2023
7. Approval of April 19, 2023 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, 2023
- NEXT MEETING DATE: July 19, 2023 at 12:00 PM

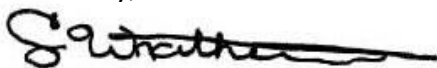
○ QUORUM CHECK

SEAT 1	ELDON JOHNSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KRISTEN JOHNSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PHIL DANTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	WREN DANTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CLIFTON FISCHER	☐ 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 (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
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
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PO Box 631244 Cincinnati, OH 45263-1244

PROOF 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; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota County, Florida, or in a newspaper by print in the issues of, on:

06/08/2023

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 06/08/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$211.75

Order No: 8872628

Customer No: 537685

PO #:

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1

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Please do not use this form for payment remittance.

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGETS; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Gracewater Sarasota Community Development District ("District") will hold a public hearing on June 21, 2023, at 12:00 p.m., and at Offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager
Pub: June 8, 2023; #8872628

KAITLYN FELTY
Notary Public
State of Wisconsin

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Gracewater Sarasota Community Development District (“**District**”) the proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Gracewater Sarasota Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$1,041,813 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 in the following fashion:

TOTAL GENERAL FUND	\$ 105,365
DEBT SERVICE FUND – SERIES 2021	<u>\$ 936,448</u>
TOTAL ALL FUNDS	\$1,041,813

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

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

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

PASSED AND ADOPTED THIS 21ST DAY OF JUNE, 2023.

ATTEST:

**GRACEWATER SARASOTA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
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**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected Through 9/30/2023	Total Actual & Projected	Budget FY 2024
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 105,365
Landowner contribution	95,365	28,337	72,819	101,156	-
Total revenues	95,365	28,337	72,819	101,156	105,365
EXPENDITURES					
Professional & administrative					
Supervisors	5,375	647	4,728	5,375	5,375
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	20,000	861	19,139	20,000	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	11	489	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	5,500	5,375	125	5,500	15,500
Contingencies/bank charges	500	108	392	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	95,365	31,916	63,449	95,365	105,365
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,579)	9,370	5,791	-
Fund balance - beginning (unaudited)	-	(5,791)	(9,370)	(5,791)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(9,370)	-	-	-
Fund balance - ending	\$ -	\$ (9,370)	\$ -	\$ -	\$ -

**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.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance/property insurance	15,500
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
Total expenditures	<u><u>\$ 105,365</u></u>

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected Through 9/30/2023	Total Actual & Projected	Budget FY 2024
REVENUES					
Assessment levy: off-roll	\$ 933,301	\$ 5,833	\$ 927,468	\$ 933,301	\$ 933,301
Total revenues	<u>933,301</u>	<u>5,833</u>	<u>927,468</u>	<u>933,301</u>	<u>933,301</u>
EXPENDITURES					
Debt service					
Principal	340,000	-	340,000	340,000	350,000
Interest	594,608	297,304	297,304	594,608	586,448
Total expenditures	<u>934,608</u>	<u>297,304</u>	<u>637,304</u>	<u>934,608</u>	<u>936,448</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,307)	(291,471)	290,164	(1,307)	(3,147)
Fund balance:					
Beginning fund balance (unaudited)	<u>1,252,078</u>	<u>1,234,556</u>	<u>943,085</u>	<u>1,234,556</u>	<u>1,233,249</u>
Ending fund balance (projected)	<u>\$1,250,771</u>	<u>\$ 943,085</u>	<u>\$ 1,233,249</u>	<u>\$ 1,233,249</u>	<u>1,230,102</u>
Use of fund balance:					
Debt service reserve account balance (required)					(933,300)
Interest expense - November 1, 2024					(289,024)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 7,778</u>

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22			307,213.88	307,213.88	16,780,000.00
11/01/22			297,303.75	297,303.75	16,780,000.00
05/01/23	340,000.00	2.400%	297,303.75	637,303.75	16,440,000.00
11/01/23			293,223.75	293,223.75	16,440,000.00
05/01/24	350,000.00	2.400%	293,223.75	643,223.75	16,090,000.00
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	16,780,000.00		11,745,866.38	28,525,866.38	

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Off-Roll					
		FY 2024 O&M	FY 2024 DS	FY 2024 Total	FY 2023
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	Assessment
					per Unit
SFD 50'	216	\$ 217.70	\$ 2,312.44	\$ 2,530.14	\$ 2,312.44
SFA Villa 35'	268	217.70	1,618.71	1,836.41	1,618.71
Total	484				

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

4A

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF 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; that
the attached copy of advertisement, being a Main Legal
CLEGL, was published on the publicly accessible website of
Sarasota County, Florida, or in a newspaper by print in the
issues of, on:

06/01/2023

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 06/01/2023

Mitch Yehlienger
Legal Clerk
Kaitlyn Felty
Notary, State of WI, County of Brown
317127

My commission expires

Publication Cost: \$1380.00

Order No: 8872779

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Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 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 two public hearings and a regular meeting:

DATE: June 21, 2023
TIME: 12:00 p.m.
LOCATION: Offices of 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 beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Residential Unit	214	1.00	\$235.35
Unplatted Acres	139.28	1.94	\$456.58

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Sarasota County ("County") may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

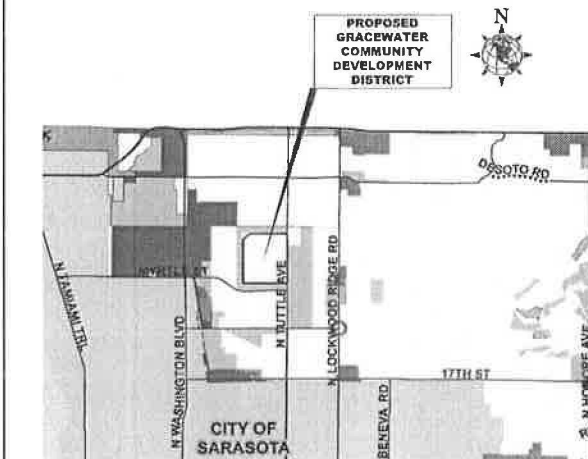
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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.

Kristen Suit
District Manager



GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

4B

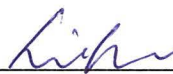
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

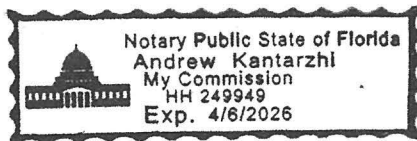
BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

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, Han Liu, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Gracewater Sarasota Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Gracewater Sarasota Community Development District.
4. I do hereby certify that on May 25th, 2023, 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 Gracewater Sarasota Community Development District of their rights under Chapters 190 and 197, *Florida Statutes*, 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 **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Han Liu

SWORN AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this 16 day of June 2023, by [Han Liu], for Wrathell, Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

Print Name: Andrew Kantarzh
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/2026

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

**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

May 25, 2023

VIA FIRST CLASS MAIL

GRACEWATER COMMUNITY DEVELOPMENT LLC
7016 ISLAND QUEEN CT STE 201
SARASOTA, FL, 34233
PARCEL ID: See Exhibit B

RE: Gracewater Sarasota Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

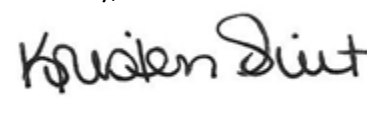
Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Gracewater Sarasota Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on June 21, 2023, at 12:00 p.m., and at 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 Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Sincerely,



Kristen Suit
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$113,908** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Residential Unit (“RU”) basis for platted lots. Your property is classified as 214 Residential Units.

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

Land Use	Total # of Units / Acres	RU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	214	1.00	\$235.35
Unplatted Acres	139.28	1.94	\$456.58

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$45,584.14	\$50,365.11	\$4,780.97

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2023/2024, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. For delinquent assessments that were initially directly billed 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 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 assessments on the 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.

Exhibit B

0027010010	0027010055	0027010100	0027160044	0027160089
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0027010054	0027010099	0027160043	0027160088	

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

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May 25, 2023

VIA FIRST CLASS MAIL

GRACEWATER COMMUNITY DEVELOPMENT LLC
7016 ISLAND QUEEN CT STE 201
SARASOTA, FL, 34233
PARCEL ID: 27010004

RE: Gracewater Sarasota Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

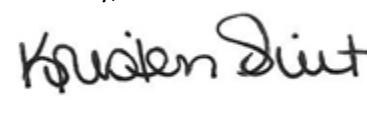
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Sincerely,



Kristen Suit
District Manager

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

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Unplatted Acres	139.28	1.94	\$456.58

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$57,557.46	\$63,592.59	\$6,035.13

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2023/2024, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. For delinquent assessments that were initially directly billed 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 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 assessments on the 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.

List of Addresses:

GRACEWATER COMMUNITY DEVELOPMENT LLC, 7016 ISLAND QUEEN CT, STE 201, SARASOTA, FL

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT**

4C

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; 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; and

WHEREAS, the District is 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, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budgets ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to directly collect the special assessments as identified in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that 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, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, 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.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Direct Bill Assessments.** The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, 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.

- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. 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. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 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 June, 2023.

ATTEST:

**GRACEWATER SARASOTA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 21st day of June, 2023.

ATTEST:

**GRACEWATER SARASOTA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

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

*Exception

Note: June meeting is the Juneteenth holiday

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,612	\$ -	\$ -	\$ 5,612
Investments				
Revenue	-	27,561	-	27,561
Reserve	-	933,300	-	933,300
Interest	-	298,328	-	298,328
Construction	-	-	3,602,308	3,602,308
Sinking	-	340,000	-	340,000
Due from Landowner	5,516	-	-	5,516
Total assets	<u>\$ 11,128</u>	<u>\$1,599,189</u>	<u>\$ 3,602,308</u>	<u>\$ 5,212,625</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,850	\$ -	\$ -	\$ 4,850
Contracts payable	-	-	29,763	29,763
Retainage payable	-	-	4,503	4,503
Accrued wages payable	600	-	-	600
Tax payable	46	-	-	46
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>11,496</u>	<u>-</u>	<u>34,266</u>	<u>45,762</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	5,516	-	-	5,516
Total deferred inflows of resources	<u>5,516</u>	<u>-</u>	<u>-</u>	<u>5,516</u>
Fund balances:				
Restricted for:				
Debt service	-	1,599,189	-	1,599,189
Capital projects	-	-	3,568,042	3,568,042
Unassigned	(5,884)	-	-	(5,884)
Total fund balances	<u>(5,884)</u>	<u>1,599,189</u>	<u>3,568,042</u>	<u>5,161,347</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,128</u>	<u>\$1,599,189</u>	<u>\$ 3,602,308</u>	<u>\$ 5,212,625</u>

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 8,417	\$ 41,501	\$ 95,365	44%
Total revenues	<u>8,417</u>	<u>41,501</u>	<u>95,365</u>	44%
EXPENDITURES				
Professional & administrative				
Supervisors	646	1,292	5,375	24%
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	670	1,531	20,000	8%
Engineering	-	-	1,200	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	583	1,000	58%
Trustee	-	4,031	5,000	81%
Telephone	17	117	200	59%
Postage	38	49	500	10%
Printing & binding	42	292	500	58%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	21	149	500	30%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,517</u>	<u>41,594</u>	<u>95,365</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	2,900	(93)	-	
Fund balances - beginning	(8,784)	(5,791)	-	
Fund balances - ending	<u>\$ (5,884)</u>	<u>\$ (5,884)</u>	<u>\$ -</u>	

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND, SERIES 2021
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 637,304	\$ 637,304	\$ 933,301	68%
Interest	18,770	24,633	-	N/A
Total revenues	<u>656,074</u>	<u>661,937</u>	<u>933,301</u>	71%
EXPENDITURES				
Principal	-	-	340,000	0%
Interest	-	297,304	594,608	50%
Total debt service	<u>-</u>	<u>297,304</u>	<u>934,608</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	656,074	364,633	(1,307)	
Fund balances - beginning	943,115	1,234,556	1,252,078	
Fund balances - ending	<u>\$ 1,599,189</u>	<u>\$ 1,599,189</u>	<u>\$ 1,250,771</u>	

**GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND, SERIES 2021
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
VCTC program funds	\$ -	\$ 410,310
Interest	12,797	81,092
Total revenues	<u>12,797</u>	<u>491,402</u>
EXPENDITURES		
Construction costs	29,763	806,135
Total expenditures	<u>29,763</u>	<u>806,135</u>
Excess/(deficiency) of revenues over/(under) expenditures	(16,966)	(314,733)
Fund balances - beginning	3,585,008	3,882,775
Fund balances - ending	<u><u>\$ 3,568,042</u></u>	<u><u>\$ 3,568,042</u></u>

**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 19, 2023, 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 were:

Kristen Suit	Wrathell, Hunt and Associates, LLC
Jonathan Johnson (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:04 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

Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 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 2023-01. She reviewed the proposed Fiscal Year 2024 budget, which is a Landowner-funded budget, highlighting any line item increases, decreases

and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. The following changes will be made to the proposed Fiscal Year 2024 budget:

“Insurance” line item: Change to “Insurance/property insurance” and increase “5,500” to “15,500”

On MOTION by Ms. Johnson and seconded by Mr. Johnson, with all in favor, Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for June 21, 2023 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.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2023-02.

On MOTION by Mr. Johnson and seconded by Mr. Dante, with all in favor, Resolution 2023-02, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2023-03 Options 1 and 2.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, Resolution 2023-03, Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Ratifying, Confirming and Approving the Sale of the District's Series 2021 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2021 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2023-04.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, Resolution 2023-04, Ratifying, Confirming and Approving the Sale of the District's Series 2021 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2021 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property

Ms. Suit presented the Disclosure of Public Financing and Maintenance of Improvements to Real Property.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Agreement for Facility Management, Operation and Maintenance Services**

Ms. Suit presented the Agreement for Facility Management, Operation and Maintenance Services. The HOA will budget and collect the revenue for management of and to maintain the CDD's facilities. The HOA's legal entity name of Gracewater at Sarasota Association, Inc., will be inserted into the Agreement. Regarding whether to add a list of maintenance categories/facilities/items, District Counsel felt that the chart from the Engineer's Report is comprehensive enough and it can be attached to the Agreement.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the Agreement for Facility Management, Operation and Maintenance Services with Gracewater at Sarasota Association, Inc., in substantial form, and authorizing the Cahir to execute the final form of the Agreement, was approved.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2023**

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

TENTH ORDER OF BUSINESS**Approval of August 17, 2022 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the August 17, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

District Counsel reported legislation that will likely pass is a requirement for Board Members to attend an annual four-hour ethics course, beginning January 1, 2024.

B. District Engineer: Morris Engineering & Consulting, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC**I. Update: Assignment of Professional Services Agreements**

Ms. Suit stated that the Acquisition Agreement that authorized the assignments was already approved; the assignments encompassed the following:

- a. Water Resource Associates, LLC
- b. Morris Engineering and Consulting, LLC
- c. Excalibur Group, LLC
- d. Geosyntec Consultants, Inc.
- e. Universal Engineering Sciences
- f. Terra Management Group

II. NEXT MEETING DATE: May 17, 2023 at 12:00 P.M.**○ QUORUM CHECK**

The May 17, 2023 meeting was canceled. The next meeting will be on June 21, 2023.

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. Johnson, with all in favor, the meeting adjourned at 12:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 21, 2023

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:

Per your written request, I have calculated the qualified registered electors in the Gracewater Sarasota Community Development District as of April 15, 2023.

I show no registered voters residing within the development at this time.

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp



GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2022 CANCELED	Regular Meeting	12:00 PM
November 16, 2022 CANCELED	Regular Meeting	12:00 PM
December 21, 2022 CANCELED	Regular Meeting	12:00 PM
January 18, 2023 CANCELED	Regular Meeting	12:00 PM
February 15, 2023 CANCELED	Regular Meeting	12:00 PM
March 15, 2023 CANCELED	Regular Meeting	12:00 PM
April 19, 2023	Regular Meeting	12:00 PM
May 17, 2023 CANCELED	Regular Meeting	12:00 PM
June 21, 2023	Regular Meeting	12:00 PM
July 19, 2023	Regular Meeting	12:00 PM
August 16, 2023	Regular Meeting	12:00 PM
September 20, 2023	Regular Meeting	12:00 PM