



Rizzetta & Company

Summit View Community Development District

**Board of Supervisors' Special
Meeting
April 19, 2024**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.summitviewcdd.org

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

At the office of Rizzetta & Company, Inc., located at:
5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

www.summitviewcdd.org

Board of Supervisors	Doug Weiland Natalie Feldman Robert Tankel Pete Williams Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Grace Kobitter	KE Law Group
District Engineer	Ed Mazur	Florida Land Design & Permitting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 933-5571. 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), who can aid you in contacting the District Office.

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

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.summitviewcdd.org

April 11, 2024

**Board of Supervisors
Summit View Community
Development District**

AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Summit View Community Development District will be held on **Friday, April 19, 2024 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Resignation of Bob TankelTab 1
 - B. Appointment of Open Board Seat #3 (Term 2021-2024)
 - C. Consideration of Irrigation and Reuse Agreement
(under separate cover)
 - D. Consideration of Bond Matters
 - i. Consideration of Resolution 2024-11; Ratifying
Series 2024 BondsTab 2
 - ii. Consideration of Resolution 2024-12; Project
Completion for Assessment Area One Project
(under separate cover)
 - iii. Ratification of Investment Series 2024 ProceedsTab 3
 - iv. Ratification of Disclosure of Public Finance.....Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Meeting held on January 25, 2024Tab 5
 - B. Consideration of Operation and Maintenance Expenditures
for December 2023 & January & February 2024.....Tab 6
 - C. Ratification of Construction Requisition.....Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Presentation of Website Compliance ReportTab 8

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Matthew Huber
District Manager

Tab 1

From: [Matthew E. Huber](#)
To: [Dawn Valley](#)
Subject: FW: [EXTERNAL]Summit View CDD - Resignation
Date: Wednesday, February 21, 2024 12:26:35 PM
Attachments: [image001.png](#)
[image002.png](#)

Matthew Huber
Regional District Manager

813.933.5571 Ext: 2772
mhuber@rizzetta.com

rizzetta.com

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From: Bob Tankel <bob@tankellawgroup.com>
Sent: Wednesday, February 21, 2024 12:08 PM
To: Matthew E. Huber <MHuber@rizzetta.com>
Cc: dweiland@jesproperties.com
Subject: [EXTERNAL]Summit View CDD - Resignation

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Please accept my resignation from the referenced entity. Thanks, Bob Tankel

Tab 2

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$8,610,000 SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summit View Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in the City of Dade City, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2005-19 and 2024-03 on July 29, 2005 and November 17, 2023, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of its Summit View Community Development District \$8,610,000 Special Assessment Bonds, Series 2024 (Assessment Area Two) (the “**Series 2024 Bonds**”), for the purpose of financing the acquisition and/or construction of all or a portion of the public infrastructure necessary for Assessment Area Two of the District (the “**2024 Project**”), as described in the *Amended and Restated Master Engineer's Report*, dated December 20, 2023, as supplemented by the *2023 Supplemental Engineer's Report for the Summit View Community Development District*, dated December 20, 2023, revised February 14, 2024 (together, the “**Engineer’s Report**”); and

WHEREAS, the District closed on the issuance of the Series 2024 Bonds on March 19, 2024; and

WHEREAS, as prerequisites to the issuance of the Series 2024 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2024 Bonds.

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

SECTION 1. The issuance of the Series 2024 Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2024 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of April 2024.

ATTEST:

**SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Tab 3

The trustee has requested your authorization for the investment of Series 2024 proceeds that are on deposit with Regions. Below are the three options Janet at Regions provided, and corresponding authorization forms. We'll only need your signature for whichever fund you decide on. Jennifer has confirmed you can authorize now, and we can ratify at the meeting in April.

CUSIP	Ticker	FUND NAME	7 Day Yield (as of 10/31/2023)
FIDELITY FUNDS			
316175850	FCVXX	FIMM GOVERNMENT PORTFOLIO CL II FD#604	5.10
TOTAL FIDELITY INV			
GOLDMAN SACHS FUNDS			
38141W265	FOAXX	GOLDMAN SACHS FINANCIAL SQUARE GOVERNMENT FUND 466	4.98
TOTAL GOLDMAN SACHS			
MORGAN STANLEY FUNDS			
61747C608	MAYXX	MORGAN STANLEY GOVERNMENT ADVISORY #8342	5.02
TOTAL MORGAN STANLEY			



February 28, 2024

Re: Summit View Community Development District

Dear District Manager:

In accordance with your instructions, Regions Bank as *Trustee* has invested funds for the above-referenced accounts in the Fidelity Government Money Market Class II Fund #604 (Cusip #316175850). This fund is rated AAA by Standard & Poor’s and AAA by Moody’s. The fund offers a high level of liquidity and will sweep available cash automatically. This money market fund pays a 12b-1 distribution fee to Regions Bank in the annualized amount of 15/100 of 1% of total funds invested. All fees and expenses charged by the fund company are disclosed in the fund’s prospectus, which is available at www.fidelity.com. Also, from time to time, the fund company may elect to share a portion of its management fee with Regions Bank. This revenue sharing will not affect your investment yield.

You should understand that money market funds (i) are investments that involve risk, including possible loss of principal, and which may fluctuate in value; (ii) are not guaranteed by Regions or its affiliates; and (iii) are not insured by the Federal Deposit Insurance Corporation (“FDIC”).

Please sign below as authorization/acknowledgement of the selected investment and return a copy to me. If I do not receive a signed copy of this letter from you within 10 business days, your consent and authorization to invest in this vehicle will be deemed given.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Ricardo".

Janet Ricardo, CCTP
Vice President

AUTHORIZED BY: _____
(Signature of Authorized Representative)

Name: _____

Title: _____

Date: _____



February 28, 2024

Re: Summit View Community Development District

Dear District Manager:

In accordance with your instructions, Regions Bank as *Trustee*, has invested funds for the above-referenced account in the Goldman Sachs Financial Square Government Fund Administration Shares #466 (Cusip #38141W265). This fund is rated AAAM by Standard & Poor's and Aaa by Moody's. The fund offers a high level of liquidity and will sweep available cash automatically. This money market fund pays a 12b-1 distribution fee to Regions Bank in the annualized amount of 25/100 of 1% of total funds invested. All fees and expenses charged by the fund company are disclosed in the fund's prospectus, which is available at www.goldmansachs.com. **Also, from time to time, the fund company may elect to share a portion of its management fee with Regions Bank. This revenue sharing will not affect your investment yield.**

You should understand that money market funds (i) are investments that involve risk, including possible loss of principal, and which may fluctuate in value; (ii) are not guaranteed by Regions or its affiliates; and (iii) are not insured by the Federal Deposit Insurance Corporation ("FDIC").

Please sign the enclosed copy of this letter and return to me. An envelope has been provided for your convenience. If I do not receive a signed copy of this letter from you within 10 business days, your consent and authorization to invest in this vehicle will be deemed given.

Sincerely,

A handwritten signature in blue ink, appearing to read "Janet Ricardo".

Janet Ricardo
Vice President

AUTHORIZED BY: _____
(Signature of Authorized Representative)

Name: _____

Title: _____

Date: _____



February 28, 2024

Re: Summit View Community Development District

Dear District Manager:

In accordance with your instructions, Regions Bank as *Trustee*, has invested funds for the above-referenced account in the Morgan Stanley Institutional Liquidity Government Advisory Fund #8342 (Cusip #61747C608). This fund is rated AAAM by Standard & Poor’s and Aaa by Moody’s. The fund offers a high level of liquidity and will sweep available cash automatically. This money market fund pays a 12b-1 distribution fee to Regions Bank in the annualized amount of 25/100 of 1% of total funds invested. All fees and expenses charged by the fund company are disclosed in the fund’s prospectus, which is available at www.morganstanley.com. Also, from time to time, the fund company may elect to share a portion of its management fee with Regions Bank. This revenue sharing will not affect your investment yield.

You should understand that money market funds (i) are investments that involve risk, including possible loss of principal, and which may fluctuate in value; (ii) are not guaranteed by Regions or its affiliates; and (iii) are not insured by the Federal Deposit Insurance Corporation (“FDIC”).

Please sign the enclosed copy of this letter and return to me. If I do not receive a signed copy of this letter from you within 10 business days, your consent and authorization to invest in this vehicle will be deemed given.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Ricardo".

Janet Ricardo
Vice President

AUTHORIZED BY: _____
(Signature of Authorized Representative)
Name: _____
Title: _____
Date: _____

Tab 4

This instrument was prepared by and upon recording should be returned to:

Jennifer Kilinski, Esq.
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Summit View Community Development District**

Dr. Douglas Weiland
Chairperson

Lee Thompson
Assistant Secretary

Natalie Feldman
Vice Chairperson

Open Seat
Assistant Secretary

Pete Williams
Assistant Secretary

District Manager
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 200
Wesley Chapel, Florida 33544
Tel: (813) 933-5571
(“District Manager’s Office”)

District records are on file at the District Manager’s Office and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of March 13, 2024. For a current list of Board Members, please contact the District Manager’s Office.

TABLE OF CONTENTS

Introduction 1

What is the District and How is it Governed? 1

Overview of the District’s Projects, Bonds & Debt Assessments 2

Methods of Collection 5

District Boundary Legal Description Exhibit A

Assessment Area Two Legal Description Exhibit B

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

On behalf of the Summit View Community Development District (“**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “**Act**”). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 2005-0894, enacted by the City Commission of the City of Dade City, Florida, which became effective on July 12, 2005, as amended by Ordinance No. 2023-39, which became effective on January 23, 2024. The District boundaries encompass approximately 135.989 acres within the City of Dade City, Florida, generally located north of State Road 52 on the east side of Happy Hill Road. The development plan for the lands within the District includes approximately 406 single-family residential units to be constructed in phases. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Pasco County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection at the District Manager’s Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management systems, roadway improvements, on-site and off-site wetland mitigation, landscape/hardscape, parks and recreation facilities, irrigation systems and other infrastructure projects and services necessitated by the development of, and serving lands within, the District. A description of the boundaries of the District is attached hereto as **Exhibit A**.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On September 26, 2005, the Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$35,000,000 in Special Assessment Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). The Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, has entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In 2021, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, master stormwater management system, roadway, water, wastewater, sewer, undergrounding of conduit, landscaping and hardscaping improvements, walking trails, off-site improvements, and soft costs. The CIP is estimated to cost approximately **\$15,567,486.90** and is described in more detail in the *Amended and Restated Engineer's Report for the Summit View Community Development District*, dated June 2, 2021, as amended by the *Amended and Restated Master Engineer's Report for the Summit View Community Development District*, dated December 20, 2023 (the "**Master Improvement Plan Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Special Assessment Allocation Report*, dated April 30, and the *Master Special Assessment Allocation Report (Assessment Area Two)*, dated December 15, 2023 ("**Master Assessment Reports**"). Each of these Master Reports describe the Master Assessments in Assessment Area 1 (Phases 1A and 2B) and Assessment Area 2 (Phases 1B and 2A). A notice of the master assessment lien imposed consistent with the Master Assessment Reports has been recorded in the Official Records of Pasco County. The Master Assessment Reports and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are

changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment is required.

2021 Project/Series 2021 Bonds

The District has authorized the construction and/or acquisition of its “**2021 Project**,” as the first phase of its CIP. On August 10, 2021, the District issued \$3,355,000 Summit View Community Development District Special Assessment Bonds, Series 2021A (“**Series 2021A Bonds**”) and \$2,645,000 Summit View Community Development District Special Assessment Bonds, Series 2021B (“**Series 2021B Bonds**”) and together with the Series 2021A Bonds, the “**Series 2021 Bonds**”), for the purpose of financing a portion of the 2021 Project. The amortization schedules for the Series 2021 Bonds are available at the District Manager’s Office. The 2021 Project is anticipated to cost \$6,911,539.41 and is described in the *Supplemental Report No. 1 to Amended and Restated Master Engineer’s Report Dated June 2, 2021 for the Summit View Community Development District*, dated July 16, 2021 (“**First Supplemental Engineer’s Report**”). The 2021 Project includes improvements related to the stormwater management system, roadway improvements, water and wastewater utilities, undergrounding of conduit, hardscaping and landscaping improvements, walking trails, and soft costs, all as more specifically described in the First Supplemental Engineer’s Report.

The Series 2021 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (“**Series 2021 Assessments**”) on all lands within the approximately 73.77 acres comprising “**Assessment Area One**.” The Series 2021 Assessments are further described in the *Final Supplemental Special Assessment Allocation Report*, dated July 29, 2021 (“**First Supplemental Assessment Report**”). It is anticipated that the Series 2021 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property and for platted lots that are owned by the Developer, as defined in the Series 2021 Bonds financing documents, but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2021 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

The allocation of the Series 2021 Assessments is provided below:

<i>Series 2021A Assessments</i>			
Product Type	No. of Units	Annual Series 2021A Bond Assessment per Unit*	Total Series 2021A Bond Assessment Per Unit
Single Family 40’	82	\$1,063.83	\$15,354.69
Single Family 50’	72	\$1,329.79	\$19,193.36
Single Family 60’	31	\$1,595.74	\$23,032.04

**Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Pasco County tax bill.*

<i>Series 2021B Assessments</i>			
Product Type	No. of Units	Annual Series 2021B Bond Assessment per Unit*	Total Series 2021B Bond Assessment Per Unit
Single Family 40'	82	\$605.26	\$12,105.26
Single Family 50'	72	\$756.58	\$15,131.58
Single Family 60'	31	\$907.89	\$18,157.89

*Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Pasco County tax bill.

2024 Project/Series 2024 Bonds

The District has authorized the construction and/or acquisition of its “**2024 Project**,” as the second phase of its CIP. On March 19, 2024, the District issued \$8,610,000 Summit View Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two) (“**Series 2024 Bonds**”), for the purpose of financing a portion of the 2024 Project. The amortization schedules for the Series 2024 Bonds are available at the District Manager’s Office. The 2024 Project is anticipated to cost \$8,066,806 and is described in the *2023 Supplemental Engineer’s Report for the Summit View Community Development District*, dated December 20, 2023, revised February 14, 2024 (“**Second Supplemental Engineer’s Report**”). The 2024 Project includes improvements related to the stormwater management system, roadway improvements, water and sewer utilities, landscaping and hardscaping improvements, recreational improvements and walking trails, undergrounding of conduit, and soft costs, all as more described in the Second Supplemental Engineer’s Report as applicable to Phase 1B and Phase 2A in the District.

The Series 2024 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (“**Series 2024 Assessments**”) on all lands within the approximately 68.086 acres comprising “**Assessment Area Two**.” The Series 2024 Assessments are further described in the *Final Supplemental Special Allocation Report Special Assessment Bonds, Series 2024 (Assessment Area Two)*, dated March 5, 2024 (“**Second Supplemental Assessment Report**”). It is anticipated that the Series 2024 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2024 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

The allocation of the Series 2024 Assessments is provided below:

<i>Series 2024 Assessments</i>			
Product Type	No. of Units	Annual Series 2024 Bond Assessment per Unit*	Total Series 2024 Bond Assessment Per Unit
Single Family 40'	6	\$2,262.58	\$30,000
Single Family 50'	166	\$2,828.23	\$37,500

Single Family 60'	49	\$3,393.88	\$45,000
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**Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Pasco County tax bill.*

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager’s Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments will be allocated in a manner consistent with the Master Assessment Report.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer’s reports on file in the District Manager’s Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager’s Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the Pasco County Tax Collector in the same manner as county ad valorem taxes (“**Uniform Method**”). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure

action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Summit View Community Development District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Attn: District Manager, Offices: or call (813) 933-5571.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Summit View Community Development District has been executed to be effective as of the 19th day of March 2024, and recorded in the Official Records of Pasco County, Florida.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

By: Matthew Huber
Matthew Huber, District Manager

Witness: Juan Villamil

Witness: Dawn Valley

Print Name: Dawn Valley

Print Name: Juan Villamil

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me in person or by means of remote notarization this 19th day of March, 2024, by Matthew Huber, as District Manager and Assistant Secretary of the Summit View Community Development District, who is personally known to me or who has produced N/A as identification, and did not take the oath.

Diana Kronick
Notary Public, State of Florida
Print Name: Diana Kronick
Commission No.: HH 187730
My Commission Expires: 1-1-2026

- Exhibit A: District Boundaries
- Exhibit B: Assessment Area Two Legal Description

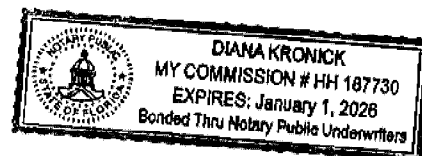


EXHIBIT A
District Boundaries

LEGAL DESCRIPTION:

PARCEL A

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH 00°11'27" EAST, FOR 200.02 FEET; THENCE NORTH 89°55'21" WEST, FOR 82.26 FEET; THENCE NORTH 00°04'39" EAST, FOR 261.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WESTERLY EXTENSION, AND SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 1,329.93 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°17'39" WEST, FOR 663.38 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SOUTH 00°06'05" WEST, FOR 662.88 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'27" WEST, FOR 661.07 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, SOUTH 00°09'32" WEST, FOR 663.01 FEET; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 32, SOUTH 00°08'52" WEST, FOR 331.59 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°56'26" WEST, FOR 662.02 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, NORTH 89°55'37" WEST, FOR 1,326.22 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°15'26" EAST, FOR 331.74 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, NORTH 89°56'22" WEST, FOR 1,292.34 FEET TO THE EAST RIGHT-OF-WAY OF HAPPY HILL ROAD (COUNTY ROAD #579) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14510-2152; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°15'13" EAST, FOR 245.37 FEET; (2) SOUTH 89°44'47" EAST, FOR 5.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (3) NORTHERLY 424.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,392.40 FEET, A CENTRAL ANGLE OF 17°28'59", AND A CHORD BEARING AND DISTANCE OF NORTH 08°59'42" EAST, FOR 423.22 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 32, SAME BEING

LEGAL DESCRIPTION: (CONTINUED)

REFERENCE POINT "A"; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'55" EAST, FOR 559.21 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°14'31" EAST, FOR 663.37 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'29" EAST, FOR 663.19 FEET; THENCE ALONG AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, SOUTH 89°54'39" EAST, FOR 1,325.75 FEET TO THE POINT OF BEGINNING.

PARCEL A CONTAINING 135.972 ACRES.

TOGETHER WITH:**PARCEL B**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "A", SAME BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF HAPPY HILL ROAD (COUNTY ROAD #579) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14510-2152 AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, NORTH 89°55'55" WEST, FOR 83.73 FEET TO THE WEST RIGHT-OF-WAY OF SAID HAPPY HILL ROAD (COUNTY ROAD #579), SAME ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTHERLY 79.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,472.40 FEET, A CENTRAL ANGLE OF 03°05'33", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°12'05" WEST 79.47 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°15'46" EAST, FOR 76.71 FEET TO AFORESAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE SOUTH 89°55'55" EAST, FOR 20.49 FEET TO THE POINT OF BEGINNING.

PARCEL B CONTAINING 0.017 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 135.989 ACRES.

Tab 5

MINUTES OF MEETING

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

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Summit View Community Development District was held on **Thursday, January 25, 2024, at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Dr. Weiland	Board Supervisor, Chairman
Natalie Feldman	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
Kayla O'Connell	Financial Manager, Rizzetta & Company <i>(via conference call)</i>
Grace Kobitter	District Counsel, KVV Law Group
Jennifer Kilinski	District Counsel, KVV Law Group <i>(via conference call)</i>
Ed Mazur	District Engineer, Florida Land Design & Permitting <i>(via conference call)</i>
Audience	None

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Huber advised for the record that no members of the public were present.

46 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
47 **of Supervisors' Meeting held on**
48 **December 15, 2023**
49

On a Motion by Dr. Weiland, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 15, 2023, as presented, for Summit View Community Development District.

50
51 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
52 **Maintenance Expenditures for**
53 **November 2023**
54

On a Motion by Dr. Weiland, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2023 (\$4,169.28), for Summit View Community Development District.

55
56 **FIFTH ORDER OF BUSINESS** **Public Hearing on the District's Intent**
57 **to Use the Uniform Method of**
58 **Collection**
59

On a Motion by Mr. Thompson, seconded by Ms. Feldman, with all in favor, the Board of Supervisors opened the public hearing on utilizing the Uniform Method of Collection, for Summit View Community Development District.

60
61 There were no questions put forward.
62

On a Motion by Mr. Thompson, seconded by Dr. Weiland, with all in favor, the Board of Supervisors closed the public hearing on utilizing the Uniform Method of Collection, for Summit View Community Development District.

63
64 Ms. Kobitter reviewed the resolution for the Board, noting that this will apply to the 4
65 lots impacted by the boundary amendment.
66

On a Motion by Dr. Weiland, seconded by Ms. Feldman with all in favor, the Board of Supervisors approved Resolution 2024-08; Adopting the use of the Uniform Method of Collection, for Summit View Community Development District.

67
68 **SIXTH ORDER OF BUSINESS** **Public Hearing on Special**
69 **Assessments**
70

On a Motion by Mr. Thompson, seconded by Ms. Feldman, with all in favor, the Board of Supervisors opened the public hearing on special assessments, for Summit View Community Development District.

71

72 Mr. Mazur reviewed the Supplemental Engineer's Report and responded to
73 questions from District Counsel.
74

75 Ms. O'Connell reviewed the Master Special Assessment Methodology Report (area
76 two) and confirmed that the assessment levels are fair and equitable across product types.
77

On a Motion by Mr. Thompson, seconded by Dr. Weiland, with all in favor, the Board of Supervisors closed the public hearing on special assessments, for Summit View Community Development District.

78 Ms. Kobitter noted that the Resolution 2024-09 will not impact area #1.
79
80

On a Motion by Mr. Thompson, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved Resolution 2024-09; Authorizing construction projects, acquisition of infrastructure improvements, and the levying of special assessments, for Summit View Community Development District.

81
82 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-10,**
83 **Amending and Restating Resolution**
84 **2024-05 and ratifying the filing of an**
85 **amended petition with the city of Dade**
86 **City, Florida, requesting the adoption**
87 **of an ordinance, and authorizing such**
88 **other options as are necessary in**
89 **furtherance of the boundary**
90 **amendment.**
91

92 Ms. Kobitter stated that this resolution ratifies the actions taken by staff to file the
93 boundary amendment.
94

On a Motion by Mr. Thompson, seconded by Dr. Weiland, with all in favor, the Board of Supervisors approved Resolution 2024-10, Amending and restating resolution 2024-05 and ratifying the filing of an amended petition, for Summit View Community Development District.

95
96 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

97
98 **A. District Counsel**

99 Ms. Kobitter provided a brief update on the status of the boundary
100 amendment, noting that there are documents ready for the Chairman to
101 execute following the meeting.
102

103 Ms. Kobitter reminded the Board of the annual requirement to complete 4
104 hours of ethics training before December 2024.
105
106

107 **B. District Engineer**
108 No Report.

109
110 **C. District Manager**
111 Mr. Huber noted that the next meeting is scheduled for February 16, 2024, at
112 10:00 a.m.

113
114 **NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

115
116
117 There were no audience members present to comment.

118
119 There were no Supervisor requests put forward at this time.

120
121 **TENTH ORDER OF BUSINESS**

Adjournment

122
123 Mr. Huber stated that if there was no further business to come before the Board,
124 then a motion to adjourn the meeting would be in order.

125

On a Motion by Mr. Thompson, seconded by Ms. Feldman, with all in favor, the Board of Supervisors adjourned the meeting at 10:17 a.m., for Summit View Community Development District.
--

126
127
128
129
130 _____
Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 6

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures December 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$61,425.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summit View Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
F Peter Williams	100075	PW102023	Board of Supervisors Meeting 10/20/23	\$ 200.00
F Peter Williams	100075	PW111723	Board of Supervisors Meeting 11/17/23	\$ 200.00
F Peter Williams	100082	PW121523	Board of Supervisors Meeting 12/15/23	\$ 200.00
IPFS Corporation	ACH	GAA-D41159 12/23 ACH	Insurance FY23-24 Autopay 12/23	\$ 498.07
Kilinski / Van Wyk, PLLC	100080	7031	Legal Services 06/23	\$ 1,088.50
Kilinski / Van Wyk, PLLC	100080	7260	Legal Services 07/23	\$ 1,289.00
Kilinski / Van Wyk, PLLC	100080	7479	Legal Services 08/23	\$ 1,004.00
Kilinski / Van Wyk, PLLC	100080	7722	Legal Services 09/23	\$ 500.00
Kilinski / Van Wyk, PLLC	100080	7972	Legal Services 10/23	\$ 2,151.37
Kilinski / Van Wyk, PLLC	100086	8246	Legal Services 11/23	\$ 4,259.87
Landscape Maintenance Professionals, Inc.	100076	178138	Landscape Maintenance 09/23	\$ 2,755.00
Landscape Maintenance Professionals, Inc.	100076	178864	Landscape Maintenance 10/23	\$ 2,755.00
Landscape Maintenance Professionals, Inc.	100076	179069	Landscape Maintenance 10/23	\$ 4,320.00

Summit View Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100081	179594	Landscape Maintenance 11/23	\$ 7,075.00
Landscape Maintenance Professionals, Inc.	100087	180228	Landscape Maintenance 12/23	\$ 7,075.00
Lee R Thompson	100077	LT102023	Board of Supervisors Meeting 10/20/23	\$ 200.00
Lee R Thompson	100077	LT102023 Travel	Board of Supervisors Travel Reimbursement 10/20/23	\$ 15.72
Lee R Thompson	100077	LT111723	Board of Supervisors Meeting 11/17/23	\$ 215.72
Lee R Thompson	100083	LT121523	Board of Supervisors Meeting 12/15/23	\$ 200.00
Natalie T Feldman	100078	NF102023	Board of Supervisors Meeting 10/20/23	\$ 200.00
Natalie T Feldman	100078	NF111723	Board of Supervisors Meeting 11/17/23	\$ 200.00
Natalie T Feldman	100084	NF121523	Board of Supervisors Meeting 12/15/23	\$ 200.00
Rizzetta & Company, Inc.	100073	INV0000083188	District Management Fees 09/23	\$ 4,160.00
Rizzetta & Company, Inc.	100070	INV0000084025	Assessment Roll FY23/24	\$ 5,728.00
Rizzetta & Company, Inc.	100071	INV0000084121	District Management Fees 10/23	\$ 4,425.33
Rizzetta & Company, Inc.	100074	INV0000084914	District Management Fees 11/23	\$ 4,425.33

Summit View Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100072	INV0000085718	District Management Fees 12/23	\$ 4,260.00
Robert Tankel	100079	RT102023	Board of Supervisors Meeting 10/20/23	\$ 200.00
Robert Tankel	100079	RT111723	Board of Supervisors Meeting 11/17/23	\$ 200.00
TECO	100088	211028763996 12/23	Electric Services 12/23	\$ 1,337.14
TECO	100085	211029435370 11/23	Electric Services 11/23	<u>\$ 87.40</u>
Report Total				<u>\$ 61,425.45</u>

Summit View CDD
Meeting Date: October 20, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Doug Weiland*	
Pete Williams	X
Lee Thompson	X
Robert Tankel	X
Natalie Feldman	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

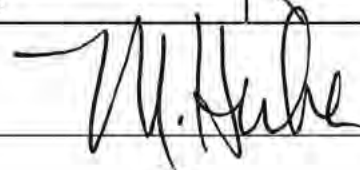
10.20.23

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:30 AM
Meeting End Time:	10:57 AM
Total Meeting Time:	27 mins
Time Over <u>3</u> Hours:	0
Total at \$175 per Hour:	0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00
Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: 

Summit View CDD

Meeting Date: November 17, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Doug Weiland*	
Pete Williams	X
Lee Thompson	X
Robert Tankel	X
Natalie Feldman	X

(*) Does not get paid

NOTE: *Supervisors are only paid if checked.*

EXTENDED MEETING TIMECARD

11.17.23

Meeting Start Time:	10:08am
Meeting End Time:	11:00am
Total Meeting Time:	52 mins

Time Over 3 Hours:	0
---------------------------	----------

Total at \$175 per Hour:	0
--------------------------	----------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

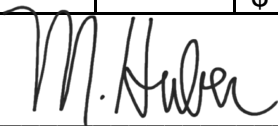
Business Mileage Round Trip	
IRS Rate per Mile-	\$0.655
Mileage to Charge	\$0.00

DM Signature: 

**Summit View CDD
SUPERVISOR PAY REQUEST**

Meeting Date: November 17, 2023 _____

Name of Board Supervisor	Miles traveled	Travel Reimbursement
Lee Thompson	24	\$ 15.72
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

DM Signature: _____ 

Summit View CDD
Meeting Date: December 15, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Doug Weiland*	
Pete Williams	X
Lee Thompson	X
Robert Fankel	X
Natalie Feldman	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

12.15.23

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:14
Meeting End Time:	10:32
Total Meeting Time:	

Time Over <u>3</u> Hours:	0
---------------------------	---

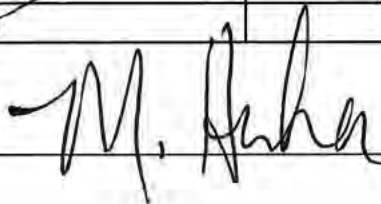
Total at \$175 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____



IPFS CORPORATION

(IPFS)
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(800)584-9969 - FAX: (770)225-2866

ACH PAYMENT LETTER	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER
	GAA-D41159

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (800)584-9969

DATE MAILED: 12/01/23

INSURED

SUMMIT VIEW COMMUNITY DEV DIST
RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

1-0.1600 00000D9RPB9MQ 1/1 BIN:0 0-936

SUMMIT VIEW COMMUNITY DEV DIST
RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390



Subject: Loan Number GAA-D41159

Dear SUMMIT VIEW COMMUNITY DEV DIST:

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$498.07
Transaction Fee: \$0.00 (Included in Payment Amount Above)
Date: 12/04/23
ABA: *****4668

Bank Account Number: *****0443
Drawn On: REGIONS BANK

12.04.23

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (800)584-9969

Make online payments or view account information at www.ipfs.com.

Please use access code

to register (first time users).

1-0.1600 00000D9RPB9MQ 1/1 BIN:0 0-936



KILINSKI | VAN WYK

Kilinski | Van Wyk, PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Summit View CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

SUVCDD-01

Summit View - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	06/06/2023	Review correspondence re: funding for ongoing O&M expenses and options for change	0.20	\$335.00	\$67.00
Service	JK	06/10/2023	Field call from Chair; prepare letter on assessment estimates; confer with DM on same	0.60	\$335.00	\$201.00
Service	JK	06/12/2023	Update assessment letter and confer with district manager on same	0.30	\$335.00	\$100.50
Service	JK	06/13/2023	Review Horton lot closing correspondence; follow up on letter with Huber; review estoppel correspondence	0.20	\$335.00	\$67.00
Service	GK	06/19/2023	Prepare Agreement for Landscape Maintenance Services.	1.30	\$295.00	\$383.50
Service	GK	06/26/2023	Prepare Annual Appropriation and Assessment Resolutions for Fiscal Year 2024, transmit the same.	0.80	\$295.00	\$236.00
Service	JK	06/29/2023	Review property record document; confer with team on same	0.10	\$335.00	\$33.50

Total **\$1,088.50**

07/20/23

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5747 paid 07/19/23 Check #100032	03/21/2023	\$1,044.50	\$0.00	\$1,044.50
6219 paid 07/19/23 Check #100032	04/14/2023	\$100.50	\$0.00	\$100.50
6361 paid 07/19/23 Check #100032	05/14/2023	\$67.00	\$0.00	\$67.00
6582 paid 07/19/23 Check #100032	06/16/2023	\$587.00	\$0.00	\$587.00
6844 entered to be paid	07/06/2023	\$2,478.25	\$0.00	\$2,478.25

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7031	08/09/2023	\$1,088.50	\$0.00	\$1,088.50
Outstanding Balance				\$5,365.75
Total Amount Outstanding				\$5,365.75

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk, PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Summit View CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

SUVCDD-01

Summit View - General Counsel

INVOICE

Invoice # 7260
Date: 08/08/2023
Due On: 09/07/2023

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	07/04/2023	Review O&M and budget correspondence; review payment status for TECO invoices; confer re: budget notices and status thereof	0.30	\$335.00	\$100.50
Service	GK	07/07/2023	Review correspondence from Property Records Office, deed and plat regarding the same.	0.50	\$295.00	\$147.50
Service	GK	07/13/2023	Confer with District Manager regarding website compliance pursuant to Chapter 189.069.	0.20	\$295.00	\$59.00
Service	JK	07/21/2023	Review agenda and prepare for and attend Board meeting	1.40	\$335.00	\$469.00
Service	CR	07/24/2023	Review and analyze in preparation of drafting informal bid package and HOA-CDD agreement for landscaping contract for further handling.	0.30	\$285.00	\$85.50
Service	CR	07/25/2023	Drafting of HOA-CDD agreement for overseeing landscaping contract and informal bid package for developer on construction project.	1.50	\$285.00	\$427.50
Non-billable entries						
Service	CR	07/14/2023	Review and analyze underlying proposals, legal documents, reports, and various other matters in preparation of upcoming Community Development District meeting	1.10	\$285.00	\$313.50

Service	CR	07/26/2023	Continue drafting HOA/CDD agreement and applicable informal bid package.	0.90	\$285.00	\$256.50
Service	CR	07/27/2023	Drafting of home owners association and community development district agreement; Drafting of informal bid package.	1.40	\$285.00	\$399.00
Service	MM	07/28/2023	Property due diligence	0.40	\$350.00	\$140.00
Service	CR	07/31/2023	Further review and analysis of informal bid package for further handling.	0.30	\$295.00	\$85.50
					Total	\$1,289.00

08/11/23

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6844 <small>paid 08/04/23 Check #100047</small>	07/06/2023	\$2,478.25	\$0.00	\$2,478.25
7031 <small>entered to be paid</small>	08/09/2023	\$1,088.50	\$0.00	\$1,088.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7260	09/07/2023	\$1,289.00	\$0.00	\$1,289.00
Outstanding Balance				\$4,855.75
Total Amount Outstanding				\$4,855.75

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Summit View CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

SUVCDD-01 General

Summit View CDD- 01 General Counsel

INVOICE

Invoice # 7479
Date: 09/14/2023
Due On: 10/14/2023

Type	Professional	Date	Notes	Quantity	Rate	Discount	Total
Service	CR	08/02/2023	Continue drafting of informal bid package for upcoming construction project.	0.80	\$285.00	-	\$228.00
Service	CR	08/17/2023	Review and analysis of draft financial statements in accordance with recommendations, finalization, and further handling.	0.90	\$285.00	-	\$256.50
Service	JK	08/18/2023	Review estoppel/bond payoff status and request for documentation on same; review auditor letter; review audit	0.70	\$335.00	-	\$234.50
Service	CR	08/18/2023	Additional review of underlying audit report and financials in accordance with further handling and any revisions necessary.	1.20	\$285.00	50.0% (-\$171.00)	\$171.00
Service	CR	08/31/2023	Finalization of audit review in accordance with checklist and necessary revisions to	0.40	\$285.00	-	\$114.00

the same.

Line Item Discount Subtotal	-\$171.00
Total	\$1,004.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7031	08/09/2023	\$1,088.50	\$0.00	\$1,088.50
7260	09/07/2023	\$1,289.00	\$0.00	\$1,289.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7479	10/14/2023	\$1,004.00	\$0.00	\$1,004.00
Outstanding Balance				\$3,381.50
Total Amount Outstanding				\$3,381.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC

09/14/23

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Summit View CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

INVOICE

Invoice # 7722
Date: 10/07/2023
Due On: 11/06/2023

SUVCDD-01 General

Summit View CDD- 01 General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	09/19/2023	Confer with Huber re: Teco options	0.10	\$335.00	\$33.50
Service	JK	09/20/2023	Confer re: boundary amendment options for existing district and transmit information on same	0.20	\$335.00	\$67.00
Service	JK	09/25/2023	Review resolution extending terms of office and provide comments to same	0.20	\$335.00	\$67.00
Service	GK	09/27/2023	Prepare Amendment to Agreement for Landscape Maintenance Services; prepare FEMA Addendum for LMP.	0.90	\$295.00	\$265.50
Service	JK	09/27/2023	Review landscape maintenance addendum and FEMA addendum and review/edit same	0.40	\$335.00	\$134.00

Total \$567.00

Pay \$500.00 with Credit

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7031	08/09/2023	\$1,088.50	\$0.00	\$1,088.50

7260	09/07/2023	\$1,289.00	\$0.00	\$1,289.00
7479	10/14/2023	\$1,004.00	\$0.00	\$1,004.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7722	11/06/2023	\$567.00	\$0.00	\$567.00
Outstanding Balance				\$3,948.50
Total Amount Outstanding				\$3,948.50

10.9.23

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Summit View CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

SUVCDD-01 General

Summit View CDD- 01 General Counsel

INVOICE

Invoice # 7972
Date: 11/10/2023
Due On: 12/10/2023

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	10/06/2023	Review draft agenda; confer with district manager re: document back up and timeline	0.20	\$340.00	\$68.00
Service	JK	10/09/2023	Review TA and confer re: budget amendment, audit and meeting for October	0.20	\$340.00	\$68.00
Service	JK	10/10/2023	Confer re: requirement for landowners election and terms of office timing; confer re: meeting agenda	0.20	\$340.00	\$68.00
Service	JK	10/11/2023	Confer re: assessment collection timeline options and review correspondence on same; confer with Valley re: meeting timeline and agenda	0.30	\$340.00	\$102.00
Service	GK	10/12/2023	Review Fiscal Year 2024 Annual Assessment Resolution, direct bill collection schedule; review Fiscal Years 2022 and 2023 Annual Assessment Resolutions regarding direct bill collection schedules and amendments to the same; prepare Resolution Amending Fiscal Year 2024 Annual Assessment Resolution.	1.40	\$300.00	\$420.00
Service	JK	10/12/2023	Confer re: assessment schedule and review resolution and background information on same; confer with Chair on same; edit and transmit amended resolution for October Board meeting	0.70	\$340.00	\$238.00
Service	JK	10/13/2023	Review/edit modification resolution of	0.30	\$340.00	\$102.00

		payment schedule for 2021B bonds and confer with Huber on same				
Service	GK	10/16/2023	Review district management agreement regarding termination; review revised agenda materials.	0.70	\$300.00	\$210.00
Service	GK	10/20/2023	Attend board meeting, confer with Chair regarding FEMA contract addendum.	2.80	\$300.00	\$840.00
Expense	AL	10/20/2023	Mileage: Travel GK	54.00	\$0.655	\$35.37
					Total	\$2,151.37
						11.15.23

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7031 Posted 7/10/23	08/09/2023	\$1,088.50	\$0.00	\$1,088.50
7260 Posted 8/08/23	09/07/2023	\$1,289.00	\$0.00	\$1,289.00
7479 Posted 9/14/23	10/14/2023	\$1,004.00	\$0.00	\$1,004.00
7722 Posted 10/07/23	11/06/2023	\$567.00	\$67.00	\$500.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7972	12/10/2023	\$2,151.37	\$0.00	\$2,151.37
Outstanding Balance				\$6,032.87
Total Amount Outstanding				\$6,032.87

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Summit View CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

INVOICE

Invoice # 8246
Date: 12/09/2023
Due On: 01/08/2024

Summit View CDD- 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MM	11/01/2023	Review and analyze corporate data and Phase 1A plat re: dedications to CDD; Prepare Phase 1A property conveyance documents .	1.30	\$325.00	-	\$422.50
Service	JK	11/01/2023	Review deeds and affidavits and transmit same	0.30	\$340.00	-	\$102.00
Service	JK	11/02/2023	Review assessment correspondence and assessment roll	0.20	\$340.00	-	\$68.00
Service	JK	11/03/2023	Review multiple correspondence re: 2021A and 2021B bonds, O&M assessments and pay off amounts; confer with District team on same	0.30	\$340.00	-	\$102.00
Service	GK	11/06/2023	Review public records recordings regarding continuing disclosure compliance/MSRB disclosures	0.40	\$300.00	-	\$120.00
Service	JK	11/09/2023	Review lot information and confer with engineer and Chair re: options for same; review tentative agenda and provide edits and comments to same; confer re: options for covenant or boundary amendment; review budget correspondence and lighting information and	1.50	\$340.00	-	\$510.00

			confer with Huber on same; review previous assessment proceedings to determine assessment notices for additional lots in Phase 2A				
Service	JK	11/10/2023	Confer re: assessment notices and site plan overlay options for assessment notices	0.30	\$340.00	-	\$102.00
Service	JK	11/13/2023	Confer with land use counsel re: lot lines and options for same	0.20	\$340.00	-	\$68.00
Service	JK	11/15/2023	Review resolution for boundary amendment and confer with Mazur on same; review/edit funding agreement and transmit same; review legal; review coordination with the City	0.80	\$340.00	-	\$272.00
Service	JK	11/17/2023	Board meeting preparations and attendance	1.10	\$340.00	-	\$374.00
Service	GK	11/17/2023	Attend board meeting.	2.40	\$300.00	50.0%	\$360.00
Expense	AL	11/17/2023	Mileage: Travel GK	54.00	\$0.655	-	\$35.37
Service	GK	11/20/2023	Prepare Resolution Declaring Special Assessments; review master and supplemental engineer's reports regarding probable costs of construction; prepare mailed and published notices for master assessment hearing and affidavit of mailing for the same.	2.80	\$300.00	-	\$840.00
Service	JK	11/20/2023	Review engineer report amounts, assessment amounts and draft correspondence on updated assessment proceedings for increased construction amounts; begin review of notices and affidavit and resolutions for same	0.80	\$340.00	-	\$272.00
Service	JK	11/21/2023	Confer re: irrigation options; review updated legal description	0.40	\$340.00	-	\$136.00
Service	JK	11/29/2023	Follow up for assessment proceedings re-hearing and documents/dates for same; confer with Rizzetta on same; field call from District Engineer and Chair on same; call with	1.40	\$340.00	-	\$476.00

landowner re: assessment/ boundary options	
Line Item Discount Subtotal	-\$360.00
Total	\$4,259.87

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7031	08/09/2023	\$1,088.50	\$0.00	\$1,088.50
7260	09/07/2023	\$1,289.00	\$0.00	\$1,289.00
7479	10/14/2023	\$1,004.00	\$0.00	\$1,004.00
7722	11/06/2023	\$567.00	\$67.00	\$500.00
7972	12/10/2023	\$2,151.37	\$0.00	\$2,151.37

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8246	01/08/2024	\$4,259.87	\$0.00	\$4,259.87
			Outstanding Balance	\$10,292.74
			Total Amount Outstanding	\$10,292.74

12.11.23

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
9/1/2023	178138

Bill To:
Summit View CDD c/o Rizzetta & Company, Inc. 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Services for the month of September 2023

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	2,755.00	2,755.00
NEW CONTRACT EFFECTIVE JULY 1, 2023		0.00	0.00

RECEIVED
 08/22/23

			Total	\$2,755.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/1/2023	Balance Due	\$2,755.00



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
10/1/2023	178864

Bill To:

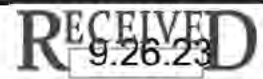
Summit View CDD
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614

Property Information

Services for the month of October 2023

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	2,755.00	2,755.00
NEW CONTRACT EFFECTIVE JULY 1, 2023		0.00	0.00

			Total	\$2,755.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/31/2023	Balance Due	\$2,755.00





Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
10/1/2023	179069

Bill To:
Summit View CDD c/o Rizzetta & Company, Inc. 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Services for the month of October 2023

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE OCTOBER 2023	1	4,320.00	4,320.00
NEW CONTRACT EFFECTIVE JULY 1, 2023, PRICE CHANGE EFFECTIVE 10/1/23		0.00	0.00
TOTAL MONTHLY BILLING : \$7075.00			



			Total	\$4,320.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/31/2023	Balance Due	\$4,320.00



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
11/1/2023	179594

Bill To:

Summit View CDD
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614

Property Information

Services for the month of November 2023

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	7,075.00	7,075.00
NEW PRICE EFFECTIVE OCTOBER 1, 2023		0.00	0.00

RECEIVED
 10.25.23

			Total	\$7,075.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/1/2023	Balance Due	\$7,075.00



Corporate Office
 PO Box 267
 Seffner, FL 33583
 813-757-6500
 813-757-6501

Invoice

Date	Invoice #
12/1/2023	180228

Bill To:
Summit View CDD c/o Rizzetta & Company, Inc. 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Services for the month of December 2023

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	7,075.00	7,075.00
NEW PRICE EFFECTIVE OCTOBER 1, 2023		0.00	0.00

RECEIVED
11.27.23

			Total	\$7,075.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/31/2023	Balance Due	\$7,075.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/1/2023	INV0000083188

Bill To:

SUMMIT VIEW CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Subtotal			\$4,160.00
Total			\$4,160.00

RECEIVED
 08/31/23

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084025

Bill To:

SUMMIT VIEW CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00255

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,728.00	\$5,728.00
			09/21//23
Subtotal			\$5,728.00
Total			\$5,728.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084121

Bill To:

SUMMIT VIEW CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$477.33	\$477.33
Management Services	1.00	\$1,820.00	\$1,820.00
Website Compliance & Management	1.00	\$100.00	\$100.00
			09/21/23
Subtotal			\$4,425.33
Total			\$4,425.33

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/1/2023	INV0000084914

Bill To:

SUMMIT VIEW CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$477.33	\$477.33
Management Services	1.00	\$1,820.00	\$1,820.00
Website Compliance & Management	1.00	\$100.00	\$100.00
			10.30.23
Subtotal			\$4,425.33
Total			\$4,425.33

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/1/2023	INV0000085718

Bill To:

SUMMIT VIEW CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Website Compliance & Management	1.00	\$100.00	\$100.00
			11.27.23
Subtotal			\$4,260.00
Total			\$4,260.00



SUMMIT VIEW CDD
13350 HAPPY HILL RD PH 2B
DADE CITY, FL 34685

Statement Date: December 15, 2023

Amount Due:	\$1,337.14
Due Date:	January 05, 2024
Account #:	211028763996

Account Summary

Current Service Period: November 09, 2023 - December 11, 2023	
Previous Amount Due	\$1,357.20
Payment(s) Received Since Last Statement	-\$1,357.20
Current Month's Charges	\$1,337.14
Amount Due by January 05, 2024	\$1,337.14

Amount not paid by due date may be assessed a late payment charge and an additional deposit.




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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028763996
Due Date: January 05, 2024

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$1,337.14
Payment Amount: \$	<u>1,337.14</u>

641507542335

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

641507542335211028763996000001337142



Service For:
 13350 HAPPY HILL RD PH 2B
 DADE CITY, FL 34685

Account #: 211028763996
Statement Date: December 15, 2023
Charges Due: January 05, 2024

Service Period: Nov 09, 2023 - Dec 11, 2023

Rate Schedule: Lighting Service

Charge Details

	Electric Charges	
	Lighting Service Items LS-1 (Bright Choices) for 33 days	
Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74
	Lighting Charges	\$1,337.14

Total Current Month's Charges **\$1,337.14**

Important Messages

Lower bills starting January 2024
 The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:** **866-832-6249**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SUMMIT VIEW CDD
 300 STATE ST E, APT 210
 OLDSMAR, FL 34677-3704

Statement Date: December 01, 2023

Amount Due:	\$87.40
Due Date:	December 22, 2023
Account #:	211029435370

Account Summary

Current Service Period: October 26, 2023 - November 27, 2023	
Previous Amount Due	\$106.61
Payment(s) Received Since Last Statement	-\$106.61
Current Month's Charges	\$87.40
Amount Due by December 22, 2023	\$87.40

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

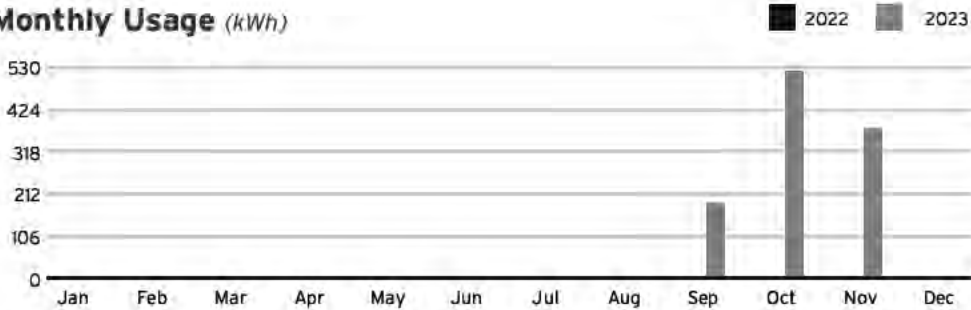


Your Energy Insight

Your average daily kWh used was 38.89% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

DOWNED IS DANGEROUS!
 If you see a downed power line, move a safe distance away and call 911.
 For more safety tips, visit TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211029435370
Due Date: December 22, 2023

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$87.40
Payment Amount:	\$ <u>87.40</u>

672371575880

SUMMIT VIEW CDD
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6723715758802110294353700000000087401



Service For:
300 STATE ST E
APT 210, OLDSMAR, FL 34677-3704

Account #: 211029435370
Statement Date: December 01, 2023
Charges Due: December 22, 2023

Meter Read

Service Period: Oct 26, 2023 - Nov 27, 2023

Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000746314	11/27/2023	52,371	51,994		377 kWh	1	33 Days

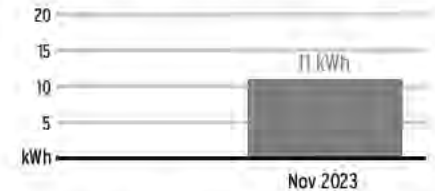
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.71000	\$23.43
Energy Charge	377 kWh @ \$0.06847/kWh	\$25.81
Fuel Charge	377 kWh @ \$0.04908/kWh	\$18.50
Storm Protection Charge	377 kWh @ \$0.00373/kWh	\$1.41
Clean Energy Transition Mechanism	377 kWh @ \$0.00430/kWh	\$1.62
Storm Surcharge	377 kWh @ \$0.01022/kWh	\$3.85
Florida Gross Receipt Tax		\$1.91
Electric Service Cost		\$76.53
Franchise Fee		\$5.01
Municipal Public Service Tax		\$5.86
Total Electric Cost, Local Fees and Taxes		\$87.40

Total Current Month's Charges

\$87.40

Avg kWh Used Per Day



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



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P.O. Box 31318
Tampa, FL 33631-3318
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Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

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877-588-1010
Energy-Saving Programs:
813-275-3909

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Blank

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,053.65**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summit View Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Lee R Thompson	100099	LT012524	Board of Supervisors Special Meeting 01/25/24	\$ 216.08
Natalie T Feldman	100100	NF012524	Board of Supervisors Special Meeting 01/25/24	\$ 200.00
Regions Bank Corporate Trust	100096	109954	Special Assessment Bonds, Series 2012A BI 12237 01/24	\$ 3,500.00
Regions Bank Corporate Trust	100096	109955	Special Assessment Bonds, Series 2021B BI 12238 01/24	\$ 3,500.00
Rizzetta & Company, Inc.	100090	INV0000086363	Annual Dissemination Services 01/24	\$ 6,000.00
Rizzetta & Company, Inc.	100089	INV0000086439	District Management Fees 01/24	\$ 4,260.00
TECO	100101	211028683509 1/24	Electric Services 01/24	\$ 70.13
TECO	100093	211028683509 12/23	Electric Services 12/23	\$ 67.41
TECO	100097	211028763996 1/24	Electric Services 01/24	\$ 1,365.19
TECO	100095	211029435370 12/23	Electric Services 12/23	\$ 52.64
Times Publishing Company	100098	0000322104 12/27/23	Account #314820 Legal Advertising 12/23	\$ 558.80
Times Publishing Company	100094	0000322114 01/10/24	Account #314820 Legal Advertising 01/24	<u>\$ 1,263.40</u>
Report Total				<u>\$ 21,053.65</u>

Summit View CDD

Meeting Date: January 25, 2024-Special Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Doug Weiland*	
Pete Williams	X
Lee Thompson	X
Robert Tankel	X
Natalie Feldman	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

Not present @ mtg

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00
Meeting End Time:	10:17
Total Meeting Time:	17 mins
Time Over 3 Hours:	0
Total at \$175 per Hour:	0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00
Business Mileage Round Trip	
IRS Rate per Mile	\$0.670
Mileage to Charge	\$0.00

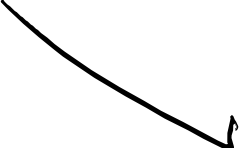
DM Signature: _____

M. Huber

Attended

**Summit View CDD
SUPERVISOR PAY REQUEST**

Meeting Date: January 25, 2024



Name of Board Supervisor	Miles traveled	Travel Reimbursement
Lee Thompson	24	\$ 16.08
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

DM Signature: 



Invoice # 109954

BI # 12237

01/17/2024

SUMMIT VIEW CDD
ATTN: RIZZETTA & COMPANY
12750 CITRUS PARK LANE SUITE #15
TAMPA FL 33625

SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS, SERIES 2012A BI 12237

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 08/01/2023

ANNUAL FEE \$3,500.00

01.18.24

Total Due: \$3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

12237

Due Date 08/01/2023

Amount Due \$3,500.00

Reference Invoice # 109954

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973



Invoice # 109955

BI # 12238

01/17/2024

SUMMIT VIEW CDD
ATTN: RIZZETTA & COMPANY
12750 CITRUS PARK LANE SUITE #15
TAMPA FL 33625

SUMMIT VIEW COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS SERIES
2021B BI#12238

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 08/01/2023

ANNUAL FEE \$3,500.00

01.18.24

Total Due: \$3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

12238

Due Date 08/01/2023

Amount Due \$3,500.00

Reference Invoice # 109955

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/1/2024	INV0000086363

Bill To:

SUMMIT VIEW CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00255

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$6,000.00	\$6,000.00
Subtotal			\$6,000.00
Total			\$6,000.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/1/2024	INV0000086439

Bill To:

SUMMIT VIEW CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,260.00
Total			\$4,260.00



SUMMIT VIEW CDD
 35073 RAMAPO MOUNTAIN BLVD
 DADE CITY, FL 33525

Statement Date: January 23, 2024

Amount Due:	\$70.13
Due Date: February 13, 2024	
Account #: 211028683509	

Account Summary

Current Service Period: December 15, 2023 - January 17, 2024	
Previous Amount Due	\$67.41
Payment(s) Received Since Last Statement	-\$67.41
Current Month's Charges	\$70.13
Amount Due by February 13, 2024	\$70.13

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

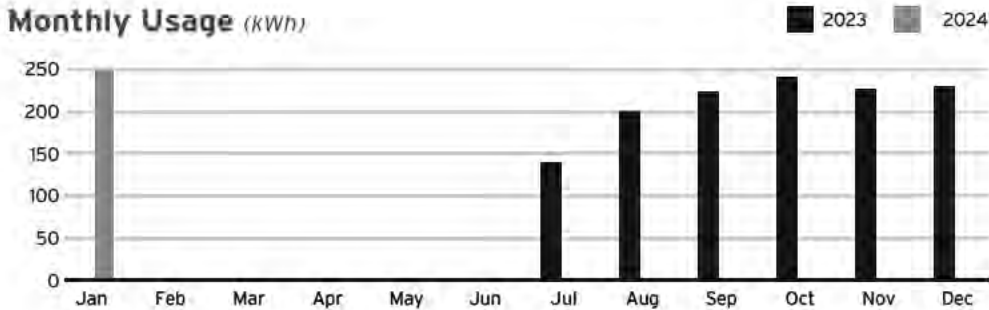
01.24.24

Your Energy Insight

Your average daily kWh used was 12.5% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety



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Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211028683509
Due Date: February 13, 2024

Amount Due:	\$70.13
Payment Amount:	\$ _____

626692802682

SUMMIT VIEW CDD
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6266928026822110286835090000000070139



Service For:
 35073 RAMAPO MOUNTAIN BLVD
 DADE CITY, FL 33525

Account #: 211028683509
Statement Date: January 23, 2024
Charges Due: February 13, 2024

Meter Read

Service Period: Dec 15, 2023 - Jan 17, 2024

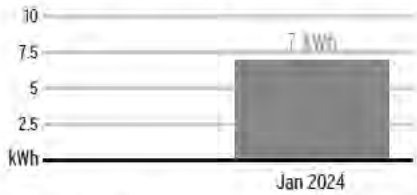
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000809828	01/17/2024	2,713	2,464	249 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
Energy Charge	249 kWh @ \$0.08192/kWh	\$20.40
Fuel Charge	249 kWh @ \$0.03843/kWh	\$9.57
Storm Protection Charge	249 kWh @ \$0.00775/kWh	\$1.93
Clean Energy Transition Mechanism	249 kWh @ \$0.00427/kWh	\$1.06
Storm Surcharge	249 kWh @ \$0.00225/kWh	\$0.56
Florida Gross Receipt Tax		\$1.51
Electric Service Cost		\$60.53
Franchise Fee		\$3.96
Municipal Public Service Tax		\$5.64
Total Electric Cost, Local Fees and Taxes		\$70.13

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$70.13

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 P.O. Box 31318
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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY: 7-1-1
- Power Outage: 877-588-1010
- Energy-Saving Programs: 813-275-3909

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SUMMIT VIEW CDD
35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Statement Date: December 20, 2023

Amount Due:	\$67.41
Due Date: January 10, 2024	
Account #: 211028683509	

Account Summary

Current Service Period: November 15, 2023 - December 14, 2023	
Previous Amount Due	\$65.99
Payment(s) Received Since Last Statement	-\$65.99
Current Month's Charges	\$67.41
Amount Due by January 10, 2024	\$67.41

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

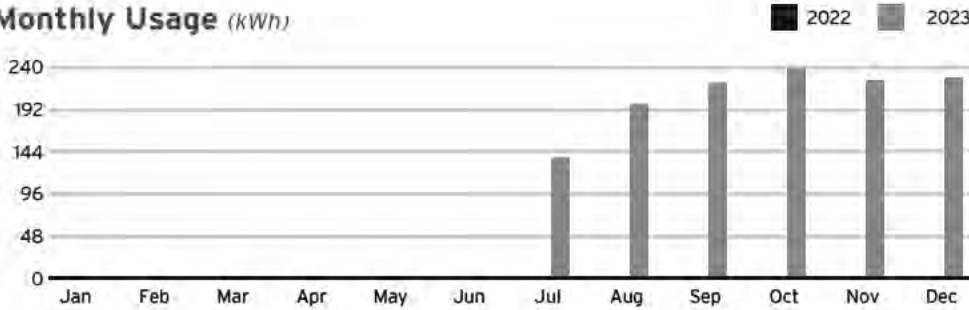
12.21.23

Your Energy Insight

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028683509
Due Date: January 10, 2024

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$67.41
Payment Amount:	\$ _____

664964192597

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6649641925972110286835090000000067410



Service For:
35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Account #: 211028683509
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Service Period: Nov 15, 2023 - Dec 14, 2023

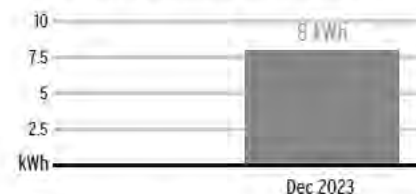
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000809828	12/14/2023	2,464	2,236	228 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	228 kWh @ \$0.07990/kWh	\$18.22
Fuel Charge	228 kWh @ \$0.05239/kWh	\$11.94
Storm Protection Charge	228 kWh @ \$0.00400/kWh	\$0.91
Clean Energy Transition Mechanism	228 kWh @ \$0.00427/kWh	\$0.97
Storm Surcharge	228 kWh @ \$0.01061/kWh	\$2.42
Florida Gross Receipt Tax		\$1.46
Electric Service Cost		\$58.42
Franchise Fee		\$3.83
Municipal Public Service Tax		\$5.16
Total Electric Cost, Local Fees and Taxes		\$67.41

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$67.41

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All Other

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

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813-275-3909

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**Service For:**

35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Account #: 211028683509**Statement Date: December 20, 2023****Charges Due: January 10, 2024****Lower bills starting January 2024**

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

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SUMMIT VIEW CDD
13350 HAPPY HILL RD PH 2B
DADE CITY, FL 34685

Statement Date: January 18, 2024

Amount Due: \$1,365.19

Due Date: February 08, 2024

Account #: 211028763996

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by February 08, 2024.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

01.19.24



Scan here to view your account online.



DOWNED IS DANGEROUS!

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028763996

Due Date: February 08, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,365.19

Payment Amount: \$ _____

676075288336

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6760752883362110287639960000001365194



Service For:
 13350 HAPPY HILL RD PH 2B
 DADE CITY, FL 34685

Account #: 211028763996
Statement Date: January 18, 2024
Charges Due: February 08, 2024

Service Period: Dec 12, 2023 - Jan 11, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	646 kWh @ \$0.03406/kWh	\$22.00
Fixture & Maintenance Charge	34 Fixtures	\$564.74
Lighting Pole / Wire	34 Poles	\$726.24
Lighting Fuel Charge	646 kWh @ \$0.03806/kWh	\$24.59
Storm Protection Charge	646 kWh @ \$0.03877/kWh	\$25.05
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00074/kWh	\$0.48
Florida Gross Receipt Tax		\$1.86
Lighting Charges		\$1,365.19

Total Current Month's Charges **\$1,365.19**

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
 Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.



Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone
 Toll Free: **866-689-6469**

All Other Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010
Energy-Saving Programs:
 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SUMMIT VIEW CDD
 300 STATE ST E, APT 210
 OLDSMAR, FL 34677-3704

Statement Date: January 03, 2024

Amount Due:	\$52.64
Due Date:	January 24, 2024
Account #:	211029435370

Account Summary

Current Service Period: November 28, 2023 - December 27, 2023	
Previous Amount Due	\$87.40
Payment(s) Received Since Last Statement	-\$87.40
Current Month's Charges	\$52.64
Amount Due by January 24, 2024	\$52.64

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

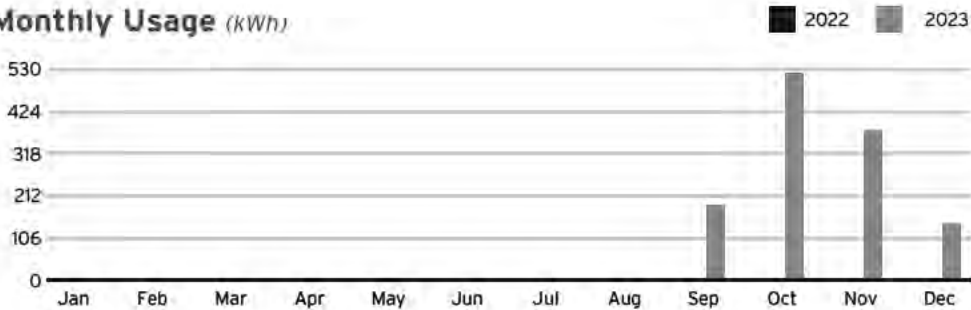
01.04.24

Your Energy Insight

Your average daily kWh used was 54.55% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211029435370
Due Date: January 24, 2024

Amount Due:	\$52.64
Payment Amount:	\$ _____

673606152764

SUMMIT VIEW CDD
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6736061527642110294353700000000052640



Service For:
300 STATE ST E
APT 210, OLDSMAR, FL 34677-3704

Account #: 211029435370
Statement Date: January 03, 2024
Charges Due: January 24, 2024

Meter Read

Service Period: Nov 28, 2023 - Dec 27, 2023

Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000746314	12/27/2023	52,512	52,371	141 kWh	1	30 Days

Charge Details

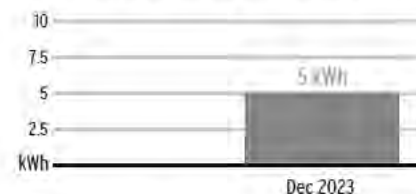
Electric Charges		
Daily Basic Service Charge	30 days @ \$0.71000	\$21.30
Energy Charge	141 kWh @ \$0.06847/kWh	\$9.65
Fuel Charge	141 kWh @ \$0.04908/kWh	\$6.92
Storm Protection Charge	141 kWh @ \$0.00373/kWh	\$0.53
Clean Energy Transition Mechanism	141 kWh @ \$0.00430/kWh	\$0.61
Storm Surcharge	141 kWh @ \$0.01022/kWh	\$1.44
Florida Gross Receipt Tax		\$1.04
Electric Service Cost		\$41.49
Franchise Fee		\$2.72
Municipal Public Service Tax		\$3.43
Total Electric Cost, Local Fees and Taxes		\$47.64

Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$52.64

Avg kWh Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



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813-223-0800 (Hillsborough)
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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
300 STATE ST E
APT 210, OLDSMAR, FL 34677-3704

Account #: 211029435370
Statement Date: January 03, 2024
Charges Due: January 24, 2024

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

RECEIVED
 JAN 22 2024

Advertising Run Dates		Advertiser Name	
12/27/23 - 01/17/24		SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account	
01/17/2024	Carol Chewning	314820	
Total Amount Due		Ad Number	
\$558.80		0000322104	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/27/23	01/17/24	0000322104	Times	Legals CLS	SUMMIT VIEW COMMUNITY	4	2x59 L	\$556.80
12/27/23	01/17/24	0000322104	Tampabay.com	Legals CLS	SUMMIT VIEW COMMUNITY AffidavitMaterial	4	2x59 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

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12/27/23 - 01/17/24		SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account	
01/17/2024	Carol Chewning	314820	
Total Amount Due		Ad Number	
\$558.80		0000322104	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

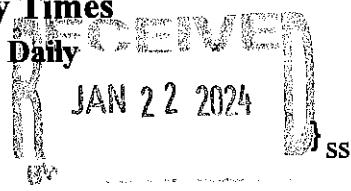
PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

SUMMIT VIEW CDD
 C/O Rizzetta & Company
 3434 COLWELL AVENUE SUITE 200
 TAMPA, FL 33614

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily



STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Carol Chewning** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: SUMMIT VIEW COMMUNITY** was published in said newspaper by print in the issues of: **12/27/23, 1/3/24, 1/10/24, 1/17/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS**

Notice is hereby given that the Summit View Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Thursday, January 25, 2024, at 10:00 a.m., or as soon thereafter as the matter may be heard, at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. Such public hearing only affects the boundary amendment parcel proposed to be added to the District made up of 1.012 acres +/-.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("**Uniform Method**") to be levied by the District on properties to be located on land included within the District after boundary amendment completion, which will occur prior to the public hearing.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, stormwater management improvements, utilities, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or by calling (813) 933-5571, at least three business days 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.

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

Matt Huber
District Manager

12/27/2023, 01/03, 01/10, 01/17/2024

0000322104

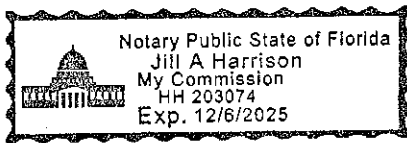
Signature Affiant

Sworn to and subscribed before me this 01/17/2024

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/10/24		SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account	
01/10/2024	Jean Mitotes	314820	
Total Amount Due		Ad Number	
\$1,263.40		0000322114	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/10/24	01/10/24	0000322114	Times	Legals CLS	Assessment	1	4x15.75 IN	\$1,263.40
01/10/24	01/10/24	0000322114	Tampabay.com	Legals CLS	Assessment	1	4x15.75 IN	\$0.00
01.10.24								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
01/10/24		SUMMIT VIEW CDD	
Billing Date	Sales Rep	Customer Account	
01/10/2024	Jean Mitotes	314820	
Total Amount Due		Ad Number	
\$1,263.40		0000322114	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SUMMIT VIEW CDD
 C/O Rizzetta & Company
 3434 COLWELL AVENUE SUITE 200
 TAMPA, FL 33614

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396


Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessment** was published in said newspaper by print in the issues of: **1/3/24, 1/10/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **01/10/2024**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Summit View Community Development District ("District") will hold a public hearing on Thursday, January 25, 2024 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP and are currently expected to include, but are not limited to, roadways, stormwater management, utilities (water and sewer), utilities commitment and impact fees, hardscape and landscape, undergrounding of conduit, recreational amenities, off-site improvements, and related soft costs, all as more specifically described in the CIP on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Allocation Report (Assessment Area Two), dated December 15, 2023 ("Assessment Report"), as may be further amended and supplemented, and which is also on file and available during normal business hours at the District Manager's Office.

As described in more detail in the Assessment Report, the District's assessments are levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed.

The annual principal assessment levied against each parcel within Assessment Area Two will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$11,245,000 in debt to be assessed by the District in Assessment Area Two, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Table with 5 columns: Land Use, Total # of Units/Acres, EAU Factor, Proposed Maximum Principal Per Unit/Acre, Proposed Maximum Annual Assessment Per Unit*. Rows include Single Family 40', Single Family 50', Single Family 60', and a total row.

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Pasco County tax roll by the Tax Collector.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or by calling (813) 933-5571, at least three business days prior to the meeting.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Summit View Community Development District ("District") was established by Ordinance No. 2005-0894 as adopted by the City Commission of the City of Dade City, Florida, as may be amended from time to time, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within the City of Dade City, Florida; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on March 19, 2021, the District previously adopted Resolution 2021-30, determining to provide certain capital improvements and to defray the costs thereof by making certain assessments on benefited property and declaring the intent to do the same and later, on June 8, 2021, adopted Resolution 2021-31, whereby the District's Board of Supervisors ("Board") acted as an Equalization Board, conducted a public hearing on the proposed assessments, and levied a master lien ("2021 Master Lien"); and

WHEREAS, the District issued its Special Assessment Bonds, Series 2021A and Special Assessment Bonds, Series 2021B (together, the "2021 Bonds") on or around August 10, 2021, pursuant to the 2021 Master Lien and Resolution 2021-36, which levied the lien securing the 2021 Assessments, as such assessments are defined in the financing documents related to the District Series 2021 Bonds; and

WHEREAS, since the time of the levy of such 2021 Master Lien, costs of construction, interest rates and other factors 1/03/2024, 1/10/2024

have changed, resulting in an increased in costs and an increase in benefit to the lands within the District such that the District hereby finds it is in the District's best interest to proceed with amended and restated proceedings as provided for herein and only for Phase 1B and Phase 2A within the District (hereinafter, "Assessment Area Two"); and

WHEREAS, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the infrastructure improvements described in the District's Amended and Restated Master Engineer's Report for the Summit View Community Development District, dated December 4, 2023, as may be amended or supplemented from time to time, attached hereto as Exhibit A and incorporated herein by reference (the "Engineer's Report" and the improvements described therein, the "Improvements"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assessments levied on benefited lands within the District pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments and shall supplement the previous proceedings undertaken by the District pursuant to Resolutions 2021-30 and 2021-31; and

WHEREAS, as set forth in the Master Special Assessment Allocation Report (Assessment Area Two), dated December 15, 2023, as may be amended or supplemented from time to time, attached hereto as Exhibit B and incorporated herein by reference ("Assessment Report"), and on file at Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Improvements will accrue to the property improved,
(ii) the amount of those benefits will exceed the amount of the Assessments, and
(iii) the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is set forth in the Assessment Report attached as Exhibit B.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A and as set forth in the Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the Improvements is \$15,567,486.90, of which \$8,068,806 is attributable to Assessment Area Two ("Estimated Cost").

B. The Assessments will defray approximately \$11,245,000 which is the anticipated maximum par value of any bonds attributable to Assessment Area Two and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The 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 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. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: Thursday, January 24, 2024
TIME: 10:00 a.m.
LOCATION: Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Pasco County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. These proceedings are intended, only upon conclusion of the proceedings, to supplement and amend the previous proceedings conducted pursuant to Resolutions 2021-30 and 2021-31. However, this Resolution and the assessment proceedings conducted pursuant to this Resolution and Florida law shall in no way affect the Series 2021 Assessments current levied to Phases 1A and 2B in the District for which Series 2021 Bonds were previously issued nor the master proceedings associated with Phases 1A and 2B. These assessment proceedings shall only supplement and amend the master lien and assessments to be allocated to Assessment Area Two (Phases 1B and 2A), including the 1,012 acres to be added pursuant to that certain boundary amendment process to be effectuated on or around January 23, 2024.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

(SIGNATURE PAGE FOLLOWS)

PASSED AND ADOPTED this 15th day of December 2023.

Signature of Assistant Secretary and Chairperson, Board of Supervisors.

Exhibit A: Amended and Restated Master Engineer's Report for the Summit View Community Development District, dated December 4, 2023
Exhibit B: Master Special Assessment Allocation Report (Assessment Area Two), dated December 15, 2023

Blank

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,551.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summit View Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kilinski / Van Wyk, PLLC	100103	8455	Legal Services 12/23	\$ 5,890.83
Landscape Maintenance Professionals, Inc.	100104	180912	Landscape Maintenance 01/24	\$ 7,075.00
Rizzetta & Company, Inc.	100102	INV0000087056	District Management Fees 02/24	\$ 4,260.00
TECO	100107	211028683509 1/12	Electric Services 02/24	\$ 59.44
TECO	100106	211028763996 1/12	Electric Services 02/24	\$ 1,365.19
TECO	100105	211029435370 1/24	Electric Services 01/24	\$ 42.01
TECO	100107	221008413751 1/12	13350 Happy Hill Rd Ph 1A 02/24	<u>\$ 1,858.62</u>
Report Total				<u>\$ 20,551.09</u>



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Summit View CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

INVOICE

Invoice # 8455
Date: 01/13/2024
Due On: 02/12/2024

Summit View CDD- 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	12/01/2023	Review updated master engineer's report for assessment proceedings kick off; provide comments to same; confer with Rizzetta on same	0.70	\$340.00	-	\$238.00
Service	GK	12/01/2023	Revise Resolution Declaring Special Assessments; revise mailed and published special assessment notices.	1.60	\$300.00	-	\$480.00
Service	JK	12/04/2023	Confer re: irrigation options and transmit information on same; review amended/restated master engineers report for reassessment process; review/edit and prepare master mailed assessment notice, master published assessment notice, assessment public hearing resolution and 170.03/170.07 resolution and affidavit of mailing; confer with Rizzetta on same	1.60	\$340.00	-	\$544.00
Service	JK	12/05/2023	Field call from bond counsel and team on boundary amendment and master assessment proceedings status, mechanics and related documentation; confer re: assessment notices for boundary amendment parcel and begin updating/drafting	0.80	\$340.00	-	\$272.00

			same				
Service	JK	12/06/2023	Finalize review/edit and disseminate comments to master assessment methodology and tables for same; confer with Sanford re: master proceedings; update agenda and confer re: quorum and outline proceeding timeline; review amended master notices	0.90	\$340.00	-	\$306.00
Service	GK	12/06/2023	Revise mailed and published notices for master assessment lien regarding boundary amendment, maximum assessments.	0.40	\$300.00	-	\$120.00
Service	GK	12/07/2023	Prepare Resoluting Setting Hearing on Intent to Adopt Uniform Method for Expansion Parcel and published notice regarding the same; prepare Resolution Adopting Uniform Method for Expansion Parcel; update agenda for board meeting, transmit the same; prepare 170.08 Resolution for Expansion Parcel.	1.40	\$300.00	-	\$420.00
Service	JK	12/07/2023	Review agenda and confer with staff; update MAM and Master Engineers Report; review uniform method resolution and notice and provide information on same; confer re: O&M declarations for boundary amendment parcel	1.20	\$340.00	-	\$408.00
Service	JK	12/08/2023	Conference call with Sanford and Rizzetta re: master methodology; review/edit same	0.60	\$340.00	-	\$204.00
Service	JK	12/11/2023	Review updated master methodology and tables and provide comments to same	0.80	\$340.00	-	\$272.00
Service	JK	12/12/2023	Review invoicing and correspondence for 2021A, 2021B and O&M payments due and attend conference call on same; confer with Rizzetta re: O&M/debt reduction true up	0.50	\$340.00	-	\$170.00
Service	JK	12/13/2023	Review updated MAM and Sanford comments; review/edit master notice of assessments,	1.70	\$340.00	-	\$578.00

			master mailed notice, boundary amendment notice, uniform method notice, and Chapter 170 master resolution, along with affidavits of mailing and transmit same to Rizzetta for inclusion and updates; review timing for assessment payments and confer re: options for same				
Service	JK	12/14/2023	Prepare for Board meeting and call with Chairman on preparations for same; confer with Valley re: notices for assessment hearing and publication requirements; confer re: uniform method; confer with Rizzetta re: updates to mailed assessment notices and edit same; review updated agenda documentation	1.10	\$340.00	-	\$374.00
Service	GK	12/15/2023	Review revised agenda, confer with District Manager regarding the same; review Notice of Uniform Method Hearing and published Notice of Master Assessment Hearing; attend board meeting.	3.40	\$300.00	20.0%	\$816.00
Service	JK	12/15/2023	Attend Board meeting	0.80	\$340.00	-	\$272.00
Expense	AL	12/15/2023	Mileage: Travel GK	54.00	\$0.655	-	\$35.37
Expense	AL	12/15/2023	Printing: Resolutions	1.00	\$2.46	-	\$2.46
Service	JK	12/19/2023	Confer re: zoning impacts on CDD boundary amendment and issuance with developer counsel; review plat	0.50	\$340.00	-	\$170.00
Service	JK	12/20/2023	Confer with Mazur re: updates to master engineers report for assessment proceedings	0.10	\$340.00	-	\$34.00
Service	JK	12/26/2023	Review/edit updated Master ER and circulate same	0.30	\$340.00	-	\$102.00
Service	RVW	12/31/2023	Monitor 2024 legislative bills impacting District and provide summary of same.	0.20	\$365.00	-	\$73.00
Line Item Discount Subtotal							-\$204.00
Total							\$5,890.83

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8455	02/12/2024	\$5,890.83	\$0.00	\$5,890.83
Outstanding Balance				\$5,890.83
Total Amount Outstanding				\$5,890.83

RECEIVED
01.15.24

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/1/2024	INV0000087056

Bill To:

SUMMIT VIEW CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00255

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,260.00
Total			\$4,260.00



SUMMIT VIEW CDD
35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Statement Date: February 21, 2024

Amount Due: \$59.44
Due Date: March 13, 2024
Account #: 211028683509

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by March 13, 2024 (\$59.44)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

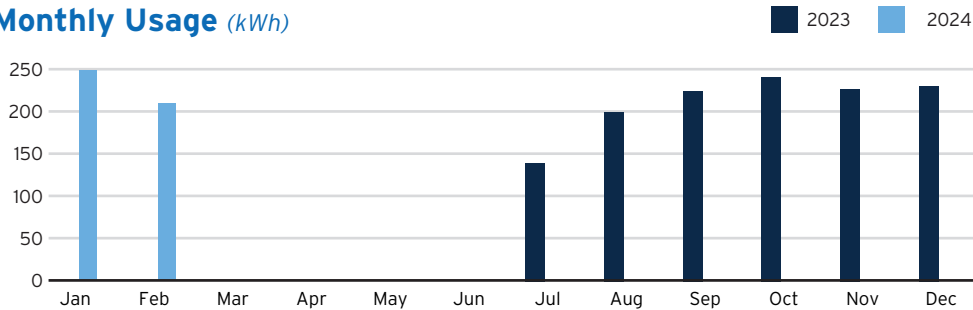
Your Energy Insight

Your average daily kWh used was 0% higher than it was in your previous period.



QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

An audit you can look forward to. Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money. TampaElectric.com/BizSave

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211028683509
Due Date: March 13, 2024

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$59.44
Payment Amount: \$ _____

674840754968

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6748407549682110286835090000000059444



Service For:
 35073 RAMAPO MOUNTAIN BLVD
 DADE CITY, FL 33525

Account #: 211028683509
Statement Date: February 21, 2024
Charges Due: March 13, 2024

Meter Read

Service Period: Jan 18, 2024 - Feb 15, 2024

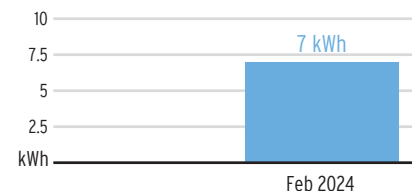
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809828	02/15/2024	2,923		2,713		210 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	210 kWh @ \$0.08192/kWh		\$17.20
Fuel Charge	210 kWh @ \$0.03843/kWh		\$8.07
Storm Protection Charge	210 kWh @ \$0.00775/kWh		\$1.63
Clean Energy Transition Mechanism	210 kWh @ \$0.00427/kWh		\$0.90
Storm Surcharge	210 kWh @ \$0.00225/kWh		\$0.47
Florida Gross Receipt Tax			\$1.28
Electric Service Cost			\$51.30
Franchise Fee			\$3.36
Municipal Public Service Tax			\$4.78
Total Electric Cost, Local Fees and Taxes			\$59.44

Avg kWh Used Per Day



Important Messages

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

Total Current Month's Charges \$59.44

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SUMMIT VIEW CDD
13350 HAPPY HILL RD PH 2B
DADE CITY, FL 34685

Statement Date: February 15, 2024

Amount Due: \$1,365.19
Due Date: March 07, 2024
Account #: 211028763996

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by March 07, 2024 (\$1,365.19)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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An audit you can look forward to. Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money. TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028763996
Due Date: March 07, 2024

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,365.19
Payment Amount: \$ 1,365.19

630396503783

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6303965037832110287639960000001365191




Service For:
 13350 HAPPY HILL RD PH 2B
 DADE CITY, FL 34685

Account #: 211028763996
Statement Date: February 15, 2024
Charges Due: March 07, 2024

Service Period: Jan 12, 2024 - Feb 09, 2024

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	646 kWh @ \$0.03406/kWh	\$22.00
Fixture & Maintenance Charge	34 Fixtures	\$564.74
Lighting Pole / Wire	34 Poles	\$726.24
Lighting Fuel Charge	646 kWh @ \$0.03806/kWh	\$24.59
Storm Protection Charge	646 kWh @ \$0.03877/kWh	\$25.05
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00074/kWh	\$0.48
Florida Gross Receipt Tax		\$1.86
Lighting Charges		\$1,365.19

Important Messages


We continue to add more solar to our fuel mix


Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.


Total Current Month's Charges **\$1,365.19**


For more information about your bill and understanding your charges, please visit TampaElectric.com


Ways To Pay Your Bill

- 

Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- 

In-Person
 Find list of Payment Agents at TampaElectric.com
- 

Mail A Check
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- 

Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 

Phone
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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SUMMIT VIEW CDD
300 STATE ST E, APT 210
OLDSMAR, FL 34677-3704

Statement Date: February 01, 2024

Amount Due: \$42.01
Due Date: February 22, 2024
Account #: 211029435370

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by February 22, 2024 (\$42.01)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

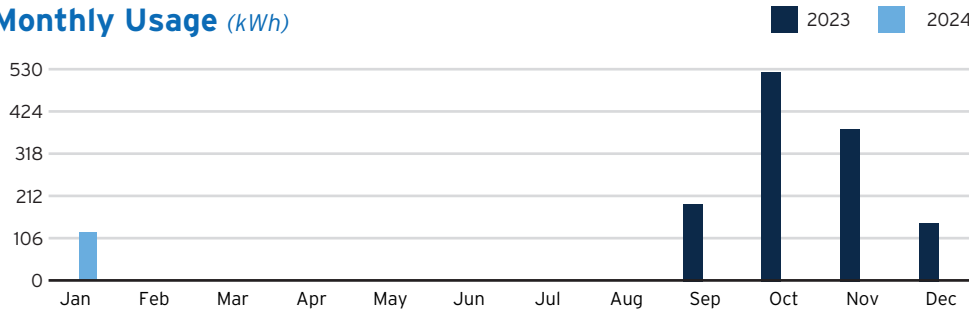
Your Energy Insight

Your average daily kWh used was 20% lower than it was in your previous period.



QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Warning sign: DOWNED IS DANGEROUS! If you see a downed power line, move a safe distance away and call 911.

To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211029435370
Due Date: February 22, 2024

Amount Due: \$42.01
Payment Amount: \$42.01

666198774008

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6661987740082110294353700000000042010



Service For:
 300 STATE ST E
 APT 210, OLDSMAR, FL 34677-3704

Account #: 211029435370
Statement Date: February 01, 2024
Charges Due: February 22, 2024

Meter Read

Service Period: Dec 28, 2023 - Jan 26, 2024

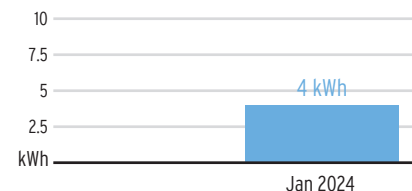
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000746314	01/26/2024	52,632		52,512		120 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.71000	\$21.30
Energy Charge	120 kWh @ \$0.07016/kWh	\$8.42
Fuel Charge	120 kWh @ \$0.03536/kWh	\$4.24
Storm Protection Charge	120 kWh @ \$0.00658/kWh	\$0.79
Clean Energy Transition Mechanism	120 kWh @ \$0.00430/kWh	\$0.52
Storm Surcharge	120 kWh @ \$0.00219/kWh	\$0.26
Florida Gross Receipt Tax		\$0.91
Electric Service Cost		\$36.44
Franchise Fee		\$2.39
Municipal Public Service Tax		\$3.18
Total Electric Cost, Local Fees and Taxes		\$42.01

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$42.01

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 P.O. Box 31318
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7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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SUMMIT VIEW LLC
13350 HAPPY HILL RD PH 1A
DADE CITY, FL 34685

Statement Date: February 21, 2024

Amount Due: \$1,858.62

Due Date: March 13, 2024


Account #: 221008413751

Past Due - Pay Immediately

Account Summary

Current Service Period: January 18, 2024 - February 15, 2024	
Previous Amount Due	\$857.15
Payment(s) Received Since Last Statement	\$0.00
Past Due - Pay Immediately	\$857.15
Current Month's Charges - Pay by March 13, 2024	\$1,001.47
Amount Due	\$1,858.62

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008413751

Due Date: March 13, 2024

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Amount Due: \$1,858.62

Payment Amount: \$ ~~1,858.62~~

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

652618643440

Past Due - \$857.15
Current - \$1,001.47

00006124 FTECO102212423055910 00000 04 00000000 26415 002
SUMMIT VIEW LLC
334 E LAKE RD
PALM HARBOR, FL 34685-2427

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Make check payable to: TECO
Please write your account number on the memo line of your check.

6526186434402210084137510000001858626

00006124-0012904-Page 1 of 4

Tab 7

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida – (813) 933-5571
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.summitviewcdd.org

March 18, 2024

REGIONS BANK

Summit View Special Assessment Bonds, Series 2024
Attention: Janet Ricardo
10245 Centurion Road
Jacksonville, FL 32256

RE: Special Assessment Bonds, Series 2024
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's S2024 Construction Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

Requisition No.	Payee	Amount
1	Florida Land Design and Permitting	\$40,947.00

If you have any questions regarding this request, please do not hesitate to call me at (813) 933-5571. Thank you for your prompt attention to this matter.

Very truly yours,
SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT

Matthew Huber
Regional District Manager

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA TWO)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Summit View Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the “Trustee”), dated as of July 1, 2021, as supplemented by that certain Third Supplemental Trust Indenture dated as of March 1, 2024 (collectively, the “2024 Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the 2024 Indenture):

- (A) Requisition Number: #1
- (B) Identify Acquisition Agreement, if applicable; Engineering Construction and Design, Florida Land Design and Permitting Summit View
- (C) Name of Payee pursuant to Acquisition Agreement: Florida Land Design and Permitting.
- (D) Amount Payable: \$40,947
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Subaccount from which disbursement to be made:
 - Series 2024 Phase 1B Acquisition and Construction Subaccount: 50%
 - Series 2024 Phase 2A Acquisition and Construction Subaccount. 50%

The undersigned hereby certifies that:

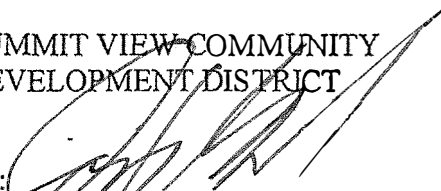
1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Phase 1B Acquisition and Construction Subaccount and the Series 2024 Phase 2A Acquisition and Constructions Subaccount;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and
4. Each disbursement represents a cost of the 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 3/9/2024

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2024 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2024 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2024 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2024 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2024 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2024 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

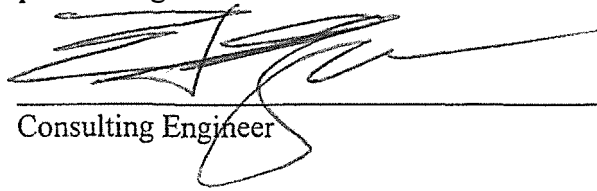

Consulting Engineer

EXHIBIT A: Description of Work Product

Summit View CDD Engineering Plans – Soft Costs from 2024 Engineer’s Report

- New Drone Topo – \$2,835
- Earthwork Analysis of Drone Topo – \$4,690
- Design and Permitting – \$1,800
- Phase 2 (boundary amendment legal/sketches; exhibits for BA) – \$12,212.50
- Drone Task Code – \$2,045
- New Plan Set (booster pump FDEP approval; work on 1B plan with Dade City) – \$1,250
- FDEP Permit Application (booster pump application) – \$805
- Irrigation Analysis/Design – \$4,890
- CDD Report – Phase 2 – \$645
- Environmental Report – \$1,170
- Miscellaneous Services (coordination with TECO regarding transformer locations; regarding portion of 1B; meeting with Dade City regarding approval of 1B construction plans; silt fence plan for 1B) – \$5,670
- FDEP Permit Application – \$2,182.50
- Update Summit View Supplemental Engineers Report - \$752
- **Total: \$40,947**



**Florida Land
Design &
Permitting**

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Douglas Welland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dwelland@jesproperties.com

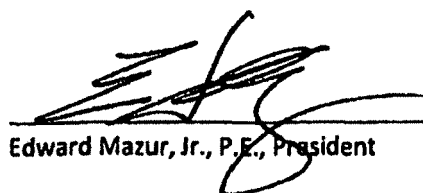
Invoice Date: 10/30/2023
Invoice #: 12115
Invoice Period: 9/30/2023 to 10/27/2023
Project #: 2020-1039

Re: Summit View

Services Performed:

Task 0911 - New Drone Topo			
In late October we used a Lidar drone that can see through vegetation to get a more accurate reading of the current topography of the remaining phase. We will use this data in November to calculate the available fill material.			
Classification	Hours	Rate	Amount Due
Survey Manager (Beach)	8.0	\$190.00	\$1,520.00
Project Surveyor (Beckman)	3.5	\$190.00	\$665.00
2-Man Field Crew	5.0	\$130.00	\$650.00
		Total	\$2,835.00

TOTAL DUE THIS INVOICE	\$2,835.00
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Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com
admin@jesproperties.com



Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Douglas Welland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dwelland@jesproperties.com

Invoice Date: 10/30/2023
Invoice #: 12116
Invoice Period: 9/30/2023 to 10/27/2023
Project #: 2020-1039

Re: Summit View

Services Performed:

Task 0912 - Earthwork Analysis of Drone Topo			
In October we analyzed the drone topo in order to prepare for the meeting with the Client on October 26th. At the request of the Client we also computed the earthwork volume between the field topo of 2020, to the "old" Phase 1B and 2B plans, and then the "old" Phase 1B and 2B plans to the current design of those two phases. We also did survey transects needed to verify topo lines.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	2.5	\$190.00	\$475.00
Project Manager (Adamczyk)	4.5	\$170.00	\$765.00
Sr. Designer (Syrisko)	16.5	\$140.00	\$2,310.00
3-Man Field Crew	6.0	\$190.00	\$1,140.00
Total			\$4,690.00

TOTAL DUE THIS INVOICE	\$4,690.00
-------------------------------	-------------------



Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com
admin@jesproperties.com



3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Douglas Welland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dwelland@jesproperties.com

Invoice Date: 11/28/2023
Invoice #: 12179
Invoice Period: 10/28/2023 to 11/24/2023
Project #: 2020-1039
FLD&P Contract #: FLDP21-058

Re: Summit View - Modification

Services Performed:

Task #	Task	Lump Sum Fee	% Complete	Total Complete	Previous	Current
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PHASE 1A AND 2B

I. FINAL DESIGN AND PERMITTING						
0031	A. FDEP Water and Wastewater Submittal	\$ 3,900.00	100.00%	\$3,900.00	\$3,900.00	\$0.00
	Subtotal	\$ 3,900.00		\$3,900.00	\$3,900.00	\$0.00

PHASE 2A

I. FINAL DESIGN AND PERMITTING						
0025	A. Coordinate Control Map	\$ 2,450.00	100.00%	\$2,450.00	\$2,450.00	\$0.00
0026	B. Construction Plans	\$ 28,200.00	100.00%	\$28,200.00	\$28,200.00	\$0.00
0027	C. Dade City Modification Submittal (Adjustment)	\$ 3,750.00	0.00%	\$0.00	\$0.00	\$0.00
0028	D. SWFWMD Modification Submittal (Adjustment)	\$ 3,750.00	95.00%	\$3,562.50	\$2,812.50	\$750.00
0029	E. Sufficiency Responses - Plans	\$ 6,500.00	0.00%	\$0.00	\$0.00	\$0.00
0030	F. FDEP Water and Wastewater Submittal	\$ 3,500.00	60.00%	\$2,100.00	\$1,050.00	\$1,050.00
	Subtotal	\$ 48,150.00		\$36,312.50	\$34,512.50	\$1,800.00

TOTAL	\$ 52,050.00	\$40,212.50	\$38,412.50	\$1,800.00
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TOTAL DUE THIS INVOICE	\$1,800.00
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Edward Mazur, Jr., President

c: Natalie Feldman, nfeldman@jesproperties.com
admin@jesproperties.com



Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Douglas Welland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dwelland@jesproperties.com

Invoice Date: 11/28/2023
Invoice #: 12181
Invoice Period: 10/28/2023 to 11/24/2023
Project #: 2020-1039-D

Re: Summit View CDD

Services Performed:

Task 0902 - CDD Report - Phase 2			
<p>In November we continued working on the CDD report for Phase 2. We were asked to prepare three legal/sketches. One of the ±1.01 acre Summit II parcel, one that added the ±1.01 acres of Summit II of the Phase 2 boundary, and one that added that acreage to the overall Summit View boundary.</p> <p>In addition we prepared graphics showing the Phase 2 proposed layouts for water, sanitary sewer, and storm. We also revised the wording to address the additional ±1.01 acres. We also prepared for and participated in the November 17th conference call to discuss how to proceed.</p>			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	27.5	\$215.00	\$5,912.50
Project Surveyor (Beckman)	14.0	\$170.00	\$2,380.00
Sr. Designer (Syrisko)	28.0	\$140.00	\$3,920.00
		Subtotal	\$12,212.50

TOTAL DUE THIS INVOICE	\$12,212.50
-------------------------------	--------------------


Edward Mazur, Jr., P.E., President

c: Natalie Feldman, nfeldman@jesproperties.com
admin@jesproperties.com



**Florida Land
Design &
Permitting**

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dwelland@jesproperties.com

Invoice Date: 11/28/2023
Invoice #: 12182
Invoice Period: 10/28/2023 to 11/24/2023
Project #: 2020-1039-E

Re: Summit View Phase 2A

Services Performed:

Task 0905 - Drone Task Code			
In November FLD&P purchased a LIDar drone which our survey department then used to get more accurate existing topographic data for all of Phase 1B and 2A. The resulting data was provided to the FLD&P engineering department for further analysis.			
Classification	Hours	Rate	Amount Due
Survey Manager (Beach)	4.5	\$190.00	\$855.00
Project Surveyor (Beckman)	7.0	\$170.00	\$1,190.00
		Total	\$2,045.00

TOTAL DUE THIS INVOICE	\$2,045.00
-------------------------------	-------------------


Edward Mazur, Jr., P.E., President

c: Natalie Feldman, nfeldman@jesproperties.com
admin@jesproperties.com



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334 E. Lake Road #172
Palm Harbor, FL 34685
dwelland@jesproperties.com

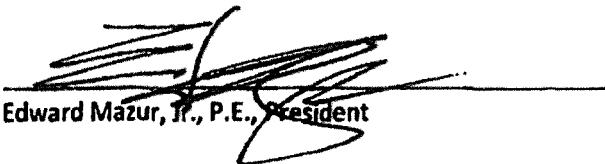
Invoice Date: 11/28/2023
Invoice #: 12183
Invoice Period: 10/28/2023 to 11/24/2023
Project #: 2020-1039-B

Re: Summit View Phase 1B

Services Performed:

Task 0906 - New Plan Set			
In November we obtained information from Tom Vill regarding the fact that the booster pump had received final approval from FDEP so a "dry line" permit was not needed. We will revise the FDEP water permit application in the next billing cycle. We also continued to push the 1B plan approval through Dade City.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	3.0	\$190.00	\$570.00
Project Manager (Adamczyk)	4.0	\$170.00	\$680.00
	Total		\$1,250.00

TOTAL DUE THIS INVOICE	\$1,250.00
-------------------------------	-------------------


Edward Mazur, Jr., P.E., President

c: Natalie Feldman, nfeldman@jesproperties.com
admin@jesproperties.com



**Florida Land
Design &
Permitting**

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dweiland@jesproperties.com


Invoice Date: 11/28/2023
Invoice #: 12184
Invoice Period: 10/28/2023 to 11/24/2023
Project #: 2020-1039-B

Re: Summit View Phase 1B

Services Performed:

Task 0907 - FDEP Permit Application			
In November we obtained information from Tom Vill showing that the booster pump had, in fact, been properly placed into service, which eliminated the FDEP request for a dry line water system permit for 1B. We then finalized the application and resubmitted to FDEP for approval.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	2.0	\$190.00	\$380.00
Project Manager (Adamczyk)	2.50	\$170.00	\$425.00
		Total	\$805.00




Edward Mazur, Jr., P.E., President

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Florida Land Design & Permitting

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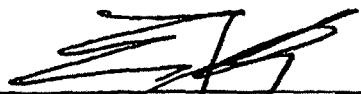
Invoice Date: 1/29/2024
Invoice #: 12264
Invoice Period: 12/30/2023 to 1/26/2024
Project #: 2020-1039

Re: Summit View Phase 1A and 2A

Services Performed:

Task 0914 - Irrigation Analysis/Design			
In January we finalized the irrigation plans for Phase 1A after being provided information regarding several lots that have not yet been sold to DR Horton. In addition we prepared pdf and cad files of plans and sent to TECO for their use.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	10.0	\$195.00	\$1,950.00
Sr. Designer (Syrisko)	21.0	\$140.00	\$2,940.00
		Subtotal	\$4,890.00

TOTAL DUE THIS INVOICE	\$4,890.00
-------------------------------	-------------------



Edward Mazur, Jr., P.E., President

c: Natalie Feldman, nfeldman@jesproperties.com
Andria Llanas, Andria@JESproperties.com
admin@jesproperties.com



**Florida Land
Design &
Permitting**

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Douglas Welland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dwelland@jesproperties.com

Invoice Date: 1/29/2024
Invoice #: 12265
Invoice Period: 12/30/2023 to 1/26/2024
Project #: 2020-1039-D
FLD&P Contract #: FLDP21-025

Re: Summit View CDD

Services Performed:

Task 0900 - District Engineer			
In January we made additional revisions to CDD reports and prepared for/attended the CDD meeting on January 25th.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	5.5	\$215.00	\$1,182.50
		Total	\$1,182.50

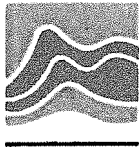
TOTAL DUE THIS INVOICE	\$1,182.50
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Edward Mazur, Jr., P.E., President

c: Natalie Feldman, nfeldman@jesproperties.com
Andria Llanas, Andria@JESproperties.com
admin@jesproperties.com

**SUMMIT VIEW CDD
FLDP INVOICES
2/28/20204**

Invoice #	Client	Project Name	Project #	Invoice Date	Invoice Amount
12342	Summit View CDD	Summit View CDD	2020-1039-D	2/28/2024	\$645.00
12343	Summit View CDD	Summit View Phase 1B	2020-1039-B	2/28/2024	\$1,170.00
12344	Summit View CDD	Summit View Phase 1A and 2A	2020-1039	2/28/2024	\$5,670.00
12345	Summit View CDD	Summit View Phase 2A	2020-1039-E	2/28/2024	\$2,182.50
				TOTAL DUE	\$9,667.50



Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dweiland@jesproperties.com


Invoice Date: 2/28/2024
Invoice #: 12342
Invoice Period: 1/27/2024 to 2/23/2024
Project #: 2020-1039-D

Re: Summit View CDD

Services Performed:

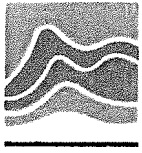
Task 0902 - CDD Report - Phase 2			
Additional revisions were requested by the CDD attorneys, etc.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	3.0	\$215.00	\$645.00
		Subtotal	\$645.00

TOTAL DUE THIS INVOICE	\$645.00
-------------------------------	-----------------



Edward Mazur, Jr., P.E., President

c: Natalie Feldman, nfeldman@jesproperties.com
Andria Llanas, Andria@JESproperties.com
admin@jesproperties.com



Florida Land Design & Permitting

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Douglas Weiland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dweiland@jesproperties.com

Invoice Date: 2/28/2024
Invoice #: 12343
Invoice Period: 1/27/2023 to 2/23/2024
Project #: 2020-1039-B

Re: Summit View Phase 1B

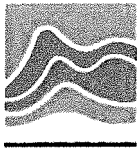
Services Performed:

Task 0908 - Environmental Report			
A requirement of the Development Order for Phase 1B was the preparation of a new environmental report. Jay Hunting of our staff visited the site on February 23rd and prepared a report that was submitted to Dade City staff on February 28th.			
Classification	Hours	Rate	Amount Due
Sr. Ecologist (Hunting)	6.0	\$195.00	\$1,170.00
		Total	\$1,170.00

TOTAL DUE THIS INVOICE	\$1,170.00
-------------------------------	-------------------

Edward Mazur, Jr., P.E., President

c: Natalie Feldman, nfeldman@jesproperties.com
Andria Llanas, Andria@JESproperties.com
admin@jesproperties.com



Florida Land Design & Permitting

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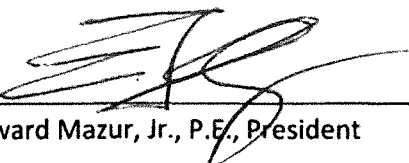
Invoice Date: 2/28/2024
Invoice #: 12344
Invoice Period: 1/27/2024 to 2/23/2024
Project #: 2020-1039

Re: Summit View Phase 1A and 2A

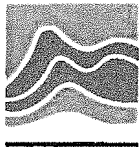
Services Performed:

Task 0900 - Miscellaneous Services			
<p>Additional issues addressed in February include coordination with TECO staff regarding transformer locations/conflicts. In addition, we regraded a portion of 1B to eliminate the proposed two foot high wall and, at the request of the Client we provided additional earthwork data to be used for negotiations with Deeb and attended a meeting with City staff on February 6th to push through approval of 1B construction plans.</p> <p>Lastly, we prepared a simplified master silt fence plan for all of Phase 1B work and eliminated the silt fence shown on the 1A/1B and a portion of 1B plans.</p>			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	16.0	\$195.00	\$3,120.00
Project Engineer (Becker)	3.0	\$150.00	\$450.00
Sr. Designer (Syrisko)	15.0	\$140.00	\$2,100.00
		Total	\$5,670.00

TOTAL DUE THIS INVOICE	\$5,670.00
-------------------------------	-------------------


Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com
admin@jesproperties.com



Florida Land Design & Permitting

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727.478.2421 • Fax 727.255.6085

Douglas Weiland, Manager
Summit View CDD
334 E. Lake Road #172
Palm Harbor, FL 34685
dweiland@jesproperties.com

Invoice Date: 2/28/2024
Invoice #: 12345
Invoice Period: 1/27/2024 to 2/23/2024
Project #: 2020-1039-E

Re: Summit View Phase 2A

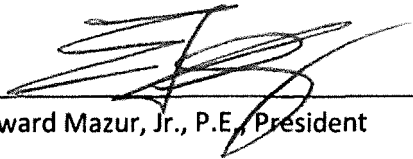
Services Performed:

Task 0904 - FDEP Permit Application

In February we prepared a potable water design report (EPA Net) and submitted that, along with water and wastewater applications and applicable fees.

Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	3.50	\$195.00	\$682.50
Project Manager (Adamczyk)	2.50	\$180.00	\$450.00
Project Engineer (Ramos)	7.50	\$140.00	\$1,050.00
Total			\$2,182.50

TOTAL DUE THIS INVOICE	\$2,182.50
-------------------------------	-------------------


Edward Mazur, Jr., P.E., President

c: Cynthia Malinoski, cynthia@jesproperties.com
admin@jesproperties.com

Tab 8



Quarterly Compliance Audit Report

Summit View

Date: December 2023 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

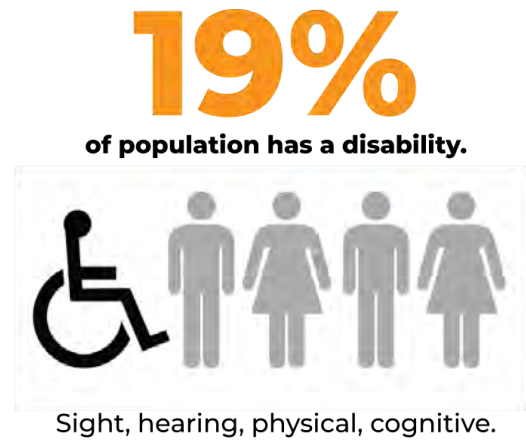
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web