

**SARASOTA
NATIONAL
COMMUNITY DEVELOPMENT
DISTRICT**

July 11, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Sarasota National Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-Free: (877) 276-0889 • Fax: (561) 571-0013

July 3, 2023

Board of Supervisors
Sarasota National Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Sarasota National Community Development District will hold a Public Hearing and Regular Meeting on July 11, 2023 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda Items* [3-Minute Time Limit]
3. Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022, Prepared by Keefe McCullough
4. Consideration of Resolution 2023-05, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022
5. Update: Premier Lakes, Inc. (*Alex Kurth*)
 - Lakes Identified for Littoral Planting Projects
6. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024 Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

8. Consideration of Direct Collection of Special Assessments Agreement for Fiscal Year 2023/2024
9. Continued Discussion/Update: Wetland 43 & 46 Disturbance
10. Discussion: Midge Fly Mitigation
 - Continued Use of Larvicide on District Lakes
 - Fish Stocking
 - Consideration of Proposal for Lake 56
11. Acceptance of Unaudited Financial Statements as of May 31, 2023
12. Approval of April 11, 2023 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Kimley Horn and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 8, 2023 at 2:00 PM
 - QUORUM CHECK

SEAT 1	CARLTON (CARY) LEUSCHNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD (DICK) SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN ISTWAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DOUGLAS KASL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GERALD BERGMOSER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO


- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*

14. Supervisors' Requests: Supervisor Kasl's Discussion Topics
 - Community Communication/Reaction to Inclusion in the June Newsletter
 - Annual Community Irrigation Challenges/Review of Water Management Plan
 - Development of District's Written History, Evolution, Current Status and Future Vision
 - Strategic Plan for Golf Course and Remediation Actions Following Hurricane Ian

15. Adjournment

Please do not hesitate to contact me directly at (239) 464-7114 with any questions.

Sincerely,


Chesley "Chuck" Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

**CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 709 724 7992**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

3

Sarasota National Community Development District

Basic Financial Statements
For the Year Ended September 30, 2022



Sarasota National Community Development District

Table of Contents

Independent Auditor's Report	1-3
Management's Discussion and Analysis (Not Covered by Independent Auditor's Report)	4-7
Basic Financial Statements	
Government-wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet - Governmental Funds	10
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	12
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	13
Statement of Revenues, Expenditures and Change in Fund Balance - Budget and Actual - General Fund	14
Notes to Basic Financial Statements	15-22
Other Reports of Independent Auditors	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	23-24
Independent Auditor's Report to District Management	25-27
Independent Accountant's Report on Compliance with Section 218.415, Florida Statutes	28



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Sarasota National Community Development District
Palm Beach County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Sarasota National Community Development District (the "District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of September 30, 2022, and the respective changes in its financial position and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibility of Management for the Financial Statements

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida
June 8, 2023

BASIC FINANCIAL STATEMENTS



Our discussion and analysis of Sarasota National Community Development District's (the "District") financial performance provides an overview of the District's financial activities for the year ended September 30, 2022 and 2021. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022:

- The District's total assets exceeded its liabilities at September 30, 2022 by \$ 22,359,053 (net position).
- The District's total revenues were \$ 2,023,770, \$ 1,986,384 from charges for services, \$ 35,265 from miscellaneous income and \$ 2,121 from interest. The District's expenses for this year were \$ 1,505,526. This resulted in a \$ 518,244 increase in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 997,349, an increase of \$ 40,535 in comparison with the prior year.

Overview of the Financial Statements

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

Government-Wide Financial Statements: The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private sector business.

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

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

The government-wide financial statements can be found on pages 8 and 9 of this report.

Fund Financial Statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has only one fund type: governmental funds.

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

**Sarasota National Community Development District
Management's Discussion and Analysis
September 30, 2022**

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

The governmental fund financial statements can be found on pages 10 through 14 of this report.

Notes to Basic Financial Statements: The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 15 through 22 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of financial position. The following table reflects the condensed government-wide statement of net position as of September 30, 2022 and 2021:

Sarasota National Community Development District Statements of Net Position		
	2022	2021
Assets:		
Current and other assets	\$ 1,045,092	\$ 1,001,124
Accounts receivable	35,265	-
Prepays	-	705
Assessments receivable	67	-
Capital assets, net	40,075,681	40,473,463
Total assets	41,156,105	41,475,292
Liabilities:		
Other liabilities	1,103,372	1,090,598
Long-term liabilities	17,693,680	18,543,885
Total liabilities	18,797,052	19,634,483
Net Position:		
Net investment in capital assets	23,481,260	23,128,126
Restricted	346,792	331,577
Unrestricted (deficit)	(1,468,999)	(1,618,894)
Total net position	\$ 22,359,053	\$ 21,840,809

**Sarasota National Community Development District
Management's Discussion and Analysis
September 30, 2022**

Governmental Activities: Governmental activities for the year ended September 30, 2022 increased the District's net position by \$ 518,244 as reflected in the table below:

Sarasota National Community Development District Statements of Activities		
	2022	2021
Revenues:		
Program revenue:		
Charges for services	\$ 1,986,384	\$ 2,209,639
General revenue:		
Miscellaneous income	35,265	-
Interest income	2,121	98
	<u>2,023,770</u>	<u>2,209,737</u>
Total revenues		
Expenses:		
Interest expense	639,812	1,247,728
Physical environment	753,740	683,876
General government	111,974	113,405
	<u>1,505,526</u>	<u>2,045,009</u>
Total expenses		
Change in net position	518,244	164,728
Net Position, Beginning of Year	<u>21,840,809</u>	<u>21,676,081</u>
Net Position, End of Year	<u>\$ 22,359,053</u>	<u>\$ 21,840,809</u>

Analysis of the Governmental Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year. The General and Debt Service Funds comprise the total governmental funds. As of the end of the current fiscal year, the District's governmental funds reported combined ending fund balance of approximately \$ 997,349.

Capital Assets and Debt Administration

The District's capital assets for its governmental activities as of September 30, 2022 amounts to \$ 40,075,681, net of accumulated depreciation, and consists of land and land improvements, infrastructure, improvements, and equipment.

At the end of the year, the District had total bonded debt outstanding of \$ 18,473,680. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).

Additional information on the District's long-term debt can be found in Note 5 on pages 20 and 21.

General Fund Budgetary Highlights

There were no amendments to the fiscal year 2022 budget. Revenues and expenditures were under budget for the year resulting in a favorable \$ 35,341 actual to budget variance.

Economic Factors and Next Year's Budget

The fiscal year 2023 adopted budget for the General Fund consists of \$ 488,575 in both revenues and expenditures respectively.

Requests for Information

This financial report is designed to provide a general overview of Sarasota National Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Sarasota National Community Development District, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Sarasota National Community Development District
Statement of Net Position
September 30, 2022**

	Governmental Activities
Assets:	
Cash and cash equivalents	\$ 1,045,092
Assessments receivable	67
Accounts receivable	35,265
Capital assets:	
Non-depreciable	34,634,698
Depreciable, net	<u>5,440,983</u>
Total assets	<u>41,156,105</u>
Liabilities:	
Accounts payable	47,810
Accrued interest payable	275,562
Bonds payable, due in less than one year	780,000
Bonds payable, due in more than one year	<u>17,693,680</u>
Total liabilities	<u>18,797,052</u>
Net Position:	
Net investment in capital assets	23,481,260
Restricted for debt service	346,792
Unrestricted (deficit)	<u>(1,468,999)</u>
Total net position	<u>\$ 22,359,053</u>

The accompanying notes to basic financial statements are an integral part of these statements.

Sarasota National Community Development District
Statement of Activities
For the Year Ended September 30, 2022

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Activities Net Revenues (Expenses) and Change in Net Position</u>
Functions/Programs:					
Governmental activities:					
Interest expense and other fiscal charges	\$ 639,812	\$ 1,504,385	\$ -	\$ -	\$ 864,573
Physical environment	753,740	364,227	-	-	(389,513)
General government	<u>111,974</u>	<u>117,772</u>	<u>-</u>	<u>-</u>	<u>5,798</u>
Total governmental activities	\$ <u>1,505,526</u>	\$ <u>1,986,384</u>	\$ <u>-</u>	\$ <u>-</u>	<u>480,858</u>
General revenues:					
Miscellaneous income					35,265
Interest income					<u>2,121</u>
Change in net position					518,244
Net position, October 1, 2021					<u>21,840,809</u>
Net position, September 30, 2022					\$ <u>22,359,053</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Sarasota National Community Development District
Balance Sheet - Governmental Funds
September 30, 2022**

	<u>General Fund</u>	<u>Debt Service Fund 2020</u>	<u>Total Governmental Funds</u>
Assets:			
Cash and cash equivalents	\$ 399,180	\$ 645,912	\$ 1,045,092
Assessments receivable	16	51	67
Accounts receivable	35,265	-	35,265
Due from other fund	-	76,391	76,391
	<u> </u>	<u> </u>	<u> </u>
Total assets	\$ <u>434,461</u>	\$ <u>722,354</u>	\$ <u>1,156,815</u>
Liabilities:			
Accounts payable	\$ 47,810	\$ -	\$ 47,810
Due to other fund	76,391	-	76,391
	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u>124,201</u>	<u>-</u>	<u>124,201</u>
Deferred Inflows of Resources:			
Unavailable revenues	<u>35,265</u>	<u>-</u>	<u>35,265</u>
Fund Balances:			
Restricted for debt service	-	722,354	722,354
Unassigned	<u>274,995</u>	<u>-</u>	<u>274,995</u>
	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>274,995</u>	<u>722,354</u>	<u>997,349</u>
	<u> </u>	<u> </u>	<u> </u>
Total liabilities and fund balances	\$ <u>434,461</u>	\$ <u>722,354</u>	\$ <u>1,156,815</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Sarasota National Community Development District
 Reconciliation of the Balance Sheet of Governmental Funds
 To the Statement of Net Position
 September 30, 2022**

Total Fund Balances of Governmental Funds in the Balance Sheet, Page 10	\$ 997,349
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>	
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:</p>	
The costs of capital assets is	47,158,181
Less accumulated depreciation	(7,082,500)
<p>Certain revenues are considered deferred inflows of resources in the fund financial statements due to availability of funds; under full accrual accounting they are considered revenues.</p>	
	35,265
<p>Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:</p>	
Governmental revenue bonds payable	(18,473,680)
Accrued interest payable	(275,562)
	<u> </u>
Net Position of Governmental Activities, Page 8	\$ <u>22,359,053</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Sarasota National Community Development District
Statement of Revenues, Expenditures and
Change in Fund Balances - Governmental Funds
For the Year Ended September 30, 2022**

	<u>General Fund</u>	<u>Debt Service Fund 2020</u>	<u>Total Governmental Funds</u>
Revenues:			
Non-ad valorem assessments	\$ 481,999	\$ 1,504,385	\$ 1,986,384
Interest income	59	2,062	2,121
Total revenues	<u>482,058</u>	<u>1,506,447</u>	<u>1,988,505</u>
Expenditures:			
Current:			
General government	90,759	21,215	111,974
Physical environment	355,958	-	355,958
Debt service:			
Principal expense	-	795,000	795,000
Interest expense	-	685,038	685,038
Total expenditures	<u>446,717</u>	<u>1,501,253</u>	<u>1,947,970</u>
Net change in fund balances	35,341	5,194	40,535
Fund Balances, October 1, 2021	<u>239,654</u>	<u>717,160</u>	<u>956,814</u>
Fund Balances, September 30, 2022	<u>\$ 274,995</u>	<u>\$ 722,354</u>	<u>\$ 997,349</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Sarasota National Community Development District
Reconciliation of the Statement of Revenues,
Expenditures and Changes in Fund Balances
of Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds, Page 12	\$	40,535
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>		
<p>Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.</p>		795,000
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.</p>		
<p> Current year provision for depreciation</p>		(397,782)
<p>Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:</p>		
<p> Provision for bond premium</p>		35,205
<p> Change in accrued interest payable</p>		10,021
<p>Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds:</p>		
<p> Earned but unavailable revenues</p>		<u>35,265</u>
Change in Net Position of Governmental Activities, Page 9	\$	<u><u>518,244</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Sarasota National Community Development District
Statement of Revenues, Expenditures and Changes in Fund
Balance - Budget and Actual - General Fund
For the Year Ended September 30, 2022**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Non-ad valorem assessments	\$ 487,919	\$ 481,999	\$ (5,920)
Interest income	-	59	59
	<u>487,919</u>	<u>482,058</u>	<u>(5,861)</u>
Total revenues			
Expenditures:			
Current:			
General government	119,219	90,759	28,460
Physical environment	368,700	355,958	12,742
	<u>487,919</u>	<u>446,717</u>	<u>41,202</u>
Total expenditures			
Net change in fund balance	-	35,341	35,341
Fund Balance, October 1, 2021	<u>239,654</u>	<u>239,654</u>	<u>-</u>
Fund Balance, September 30, 2022	<u>\$ 239,654</u>	<u>\$ 274,995</u>	<u>\$ 35,341</u>

The accompanying notes to basic financial statements are an integral part of these statements.

Note 1 - Organization and Operations

Sarasota National Community Development District (the "District") was created on November 1, 2006 under the provisions of Chapter 190 of the Florida Statutes by the Florida Land and Water Adjudicatory Commission. The District was created for the purpose of financing and managing the acquisition, construction, maintenance, and operation of the major infrastructure within the District for community development. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstruction, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, roads, landscaping, street lights, and other basic infrastructure projects within or without the boundaries of the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five elected members.

Note 2 - Summary of Significant Accounting Policies

The basic financial statements of the District have been prepared in conformity with generally accepted accounting principles as applied to governmental units. The District's more significant accounting policies are described below:

The financial reporting entity: The governmental reporting entity consists of the District and its component units. Component units are legally separate organizations for which the Board is financially accountable or other organizations whose nature and significant relationship with the District are such that exclusion would cause the District's financial statements to be misleading. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either the District's ability to impose its will on the organization or (ii) there is potential for the organization to provide a financial benefit to or impose a financial burden on the District. Based upon these criteria, there were no component units.

Basis of presentation:

Financial Statements - Government-Wide Statements: The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. All of the District's activities are classified as governmental activities.

In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations, when and if applicable. The effect of interfund activity has been eliminated from the government-wide financial statements.

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating, and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants. For the year ended September 30, 2022, the District had \$ 1,986,384 in program revenues.

Note 2 - Summary of Significant Accounting Policies (continued)

This government-wide focus is more on the ability to sustain the District as an entity and the change in the District's net position resulting from the current year's activities.

Financial Statements - Fund Financial Statements: The accounts of the District are organized on the basis of funds. The operations of the funds are accounted for with separate self-balancing accounts that comprise their assets, liabilities, fund equity, revenues, and expenditures.

The District reports the following major governmental funds:

General Fund - This fund is used to account for all operating activities of the District. At this time, revenues are derived principally from assessments and investment income.

Debt Service Fund 2020 - This fund is used to account for the accumulation of resources for and the payment of long-term debt principal, interest, and other financing costs applicable to the Series 2020 Special Assessment Refunding Bond.

Measurement focus, basis of accounting and presentation: Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied. Governmental funds use the current financial resources measurement focus and the government-wide statements use the economic resources measurement focus.

Governmental activity in the government-wide financial statements is presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenue is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current year.

Budget: A budget is adopted for the General Fund and Debt Service Fund on an annual basis. Appropriations lapse at fiscal year-end. Changes or amendments to the total budgeted expenditures of the District must be approved by the District Board of Supervisors.

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

- a. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally adopted by the District Board.

Note 2 - Summary of Significant Accounting Policies (continued)

- d. The budgets are adopted on a basis consistent with generally accepted accounting principles.

Cash and cash equivalents: Cash and cash equivalents are defined as demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments: Investments are stated at their fair value, which is based on quoted market prices. Unrealized gains and losses in fair value are recognized. Certain money market investments are stated at amortized cost if they have a remaining maturity of one year or less when purchased.

Capital assets: Capital assets, which include land and land improvements, infrastructure and improvements and equipment, are reported in the governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$ 750 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

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

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

Equity classifications:

Government-wide statements: Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted - consists of net position with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted - all other net position that do not meet the definition of "restricted" or "net investment in capital assets".

Note 2 - Summary of Significant Accounting Policies (continued)

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund statements: GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District classifies prepaid items and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District's Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned: This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District Manager through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund. The District classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.

Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use restricted fund balances first, followed by committed fund balances, assigned fund balances and, finally, unassigned fund balances.

Date of management review: Subsequent events have been evaluated through June 8, 2023, which is the date the financial statements were available to be issued.

Note 2 - Summary of Significant Accounting Policies (continued)

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

Note 3 -Deposits and Investments

Deposits: The District's deposits must be placed with banks and savings and loans which are qualified as public depositories prior to receipt of public monies under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000 per depositor per insured bank. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At year end, the carrying amount of the District's deposits was \$ 399,180 and the bank balance was \$ 403,019.

Investments: The investment of funds is authorized by Florida Statutes, which allows the District to invest in the Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, SEC registered money market funds with the highest credit quality rating, interest-bearing time deposits, or savings accounts in qualified public depositories and direct obligations of the U.S. Treasury. Investments of the Debt Service Fund are governed by the Bond Indenture.

Investments as of September 30, 2022 were \$ 645,912 and were in money market funds.

These deposits and investments are reflected in the accompanying statement of net position and balance sheet - governmental funds in cash and cash equivalents.

Credit risk: Florida Statutes require the money market funds held by the District to have the highest credit quality rating from a nationally recognized rating agency. The money market funds held by the District are rated AAAM by Standard and Poor's.

Interest rate risk: Florida Statutes state that the investment portfolio be structured in such manner as to provide sufficient liquidity to pay obligations as they come due. As of September 30, 2022, the money market mutual funds are daily liquidity investments.

Concentration of credit risk: GASB 40 requires disclosure when investments are more than 5% in any one issuer. All investments held by the District are exempt from this requirement.

Custodial credit risk: For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2022, the District had no investments that are subject to custodial credit risk.

Sarasota National Community Development District
Notes to Basic Financial Statements
September 30, 2022

Note 4 - Capital Assets

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance at October 1, 2021	Additions	Deletions	Balance at September 30, 2022
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Governmental Activities:				
Capital assets, not being depreciated:				
Land and land improvements	\$ 34,634,698	\$ -	\$ -	\$ 34,634,698
Total capital assets, not being depreciated	<u>34,634,698</u>	<u>-</u>	<u>-</u>	<u>34,634,698</u>
Capital assets, being depreciated:				
Infrastructure	10,262,390	-	-	10,262,390
Improvements	2,247,263	-	-	2,247,263
Equipment	13,830	-	-	13,830
Total capital assets, being depreciated	<u>12,523,483</u>	<u>-</u>	<u>-</u>	<u>12,523,483</u>
Total capital assets	<u>47,158,181</u>	<u>-</u>	<u>-</u>	<u>47,158,181</u>
Less accumulated depreciation for:				
Infrastructure	4,795,864	357,849	-	5,153,713
Improvements	1,875,024	39,933	-	1,914,957
Equipment	13,830	-	-	13,830
Total accumulated depreciation	<u>6,684,718</u>	<u>397,782</u>	<u>-</u>	<u>7,082,500</u>
Total capital assets, being depreciated, net	<u>5,838,765</u>	<u>(397,782)</u>	<u>-</u>	<u>5,440,983</u>
Governmental capital assets, net	<u>\$ 40,473,463</u>	<u>\$ (397,782)</u>	<u>\$ -</u>	<u>\$ 40,075,681</u>

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ <u>397,782</u>

Note 5 - Long-Term Debt

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2022 is comprised of the following bond issue:

\$ 19,350,000 Special Assessment Refunding Bonds, Series 2020; due in annual installments commencing May 2021 through May 2039; interest payable semi-annually at rates that range from 3.00% to 4.00% (net of unamortized bond premium of \$ 633,680).	\$ <u>18,473,680</u>
---	----------------------

Sarasota National Community Development District
Notes to Basic Financial Statements
September 30, 2022

Note 5 - Long-Term Debt (continued)

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2022:

	Balance October 1, 2021	Additions	Deletions	Amortization	Balance September 30, 2022	Due Within One Year
Direct borrowings and private placements:						
Special Assessment Refunding Bond, Series 2020	\$ 18,635,000	\$ -	\$ 795,000	\$ -	\$ 17,840,000	\$ 780,000
Bond premium	668,885	-	-	35,205	633,680	-
	<u>\$ 19,303,885</u>	<u>\$ -</u>	<u>\$ 795,000</u>	<u>\$ 35,205</u>	<u>\$ 18,473,680</u>	<u>\$ 780,000</u>

b. Summary of Significant Debt Terms of Governmental Activities

\$ 19,350,000 Special Assessment Refunding Bonds, Series 2020 - In October 2020, the District issued \$ 19,350,000 Special Assessment Refunding Bonds, Series 2020 for the purpose of refunding the Series 2007 Bonds. The Series 2020 Bonds bear interest at a rate that ranges from 3.00% to 4.00% and mature in May 2039. Interest is paid semiannually on the first day of May and November.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments are restricted and applied to the debt service requirements of the Bond issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as it becomes due.

The Bonds are subject to mandatory redemption at par on a schedule of annual redemptions through November 2039, the maturity date. The District is required to redeem the Bonds at par prior to schedule from the proceeds of any assessments prepaid in full or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District at par on or after May 1, 2030.

The Bond Indenture requires a reserve fund equal to \$ 100,000. As of September 30, 2022, the reserve fund account balance was sufficient to satisfy this requirement.

The annual debt service requirements for the Series 2020 Special Assessment Bonds consist of:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 780,000	\$ 661,350	\$ 1,441,350
2024	805,000	637,950	1,442,950
2025	830,000	613,800	1,443,800
2026	855,000	588,900	1,443,900
2027	890,000	558,975	1,448,975
2028-2032	4,935,000	2,305,925	7,240,925
2033-2037	5,990,000	1,288,800	7,278,800
2038-2039	2,755,000	166,400	2,921,400
	<u>\$ 17,840,000</u>	<u>\$ 6,822,100</u>	<u>\$ 24,662,100</u>

Note 6 - Risk Management

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

OTHER REPORTS OF INDEPENDENT AUDITORS



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

To the Board of Supervisors
Sarasota National Community Development District
Sarasota County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Sarasota National Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise District's basic financial statements, and have issued our report thereon dated June 8, 2023.

Internal Control over Financial Reporting

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

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

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

CPA's + Trusted Advisors

Compliance and Other Matters

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

Purpose of this Report

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



KEEFE McCULLOUGH

Fort Lauderdale, Florida
June 8, 2023

INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

To the Board of Supervisors
Sarasota National Community Development District
Sarasota County, Florida

Report on the Financial Statements

We have audited the financial statements of Sarasota National Community Development District, Florida, (the "District"), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 8, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 8, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The District was established on November 1, 2006 by the Florida Land and Water Adjudicatory Commission, pursuant to the provisions of Chapter 190, of the laws of the State of Florida. The District does not have any component units.

Financial Condition and Management

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

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

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

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, the District reported the specific information in Exhibit 1 accompanying this report. The information for compliance with Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Additional Matters

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

Purpose of this Letter

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



KEEFE McCULLOUGH

Fort Lauderdale, Florida
June 8, 2023

Sarasota National Community Development District of the City of Sarasota, Florida
Exhibit 1
Data Elements Required By Section 218.39(3)(c), Florida Statutes and
Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General
(Unaudited)

Data Element	Comments
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	1
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022 (paid/accrued)	\$0
Each construction project to begin on or after October 1; (>\$65K)	0
Budget variance report	Page 14
Ad valorem taxes:	
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds	Not applicable
Non ad valorem special assessments:	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$299.12 - \$321.64 Debt service - \$568.43 - \$1,592.20
Special assessments collected FYE 9/30/2022	\$1,986,384
Outstanding Bonds:	
Series 2020, due May 1, 2039	\$17,840,000 - see Note 5

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Sarasota National Community Development District
Sarasota County, Florida

We have examined Sarasota National Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2022. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Board of Supervisors, management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Keefe McCullough

KEEFE McCULLOUGH

Fort Lauderdale, Florida
June 8, 2023

CPA's + Trusted Advisors

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED BASIC FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

WHEREAS, the District’s Keefe McCullough, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Basic Financial Statements for Fiscal Year 2022;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Basic Financial Statements for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and

2. A verified copy of said Audited Basic Financial Statements for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 11th day of July, 2023.

ATTEST:

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

5



Sarasota National Community Development District

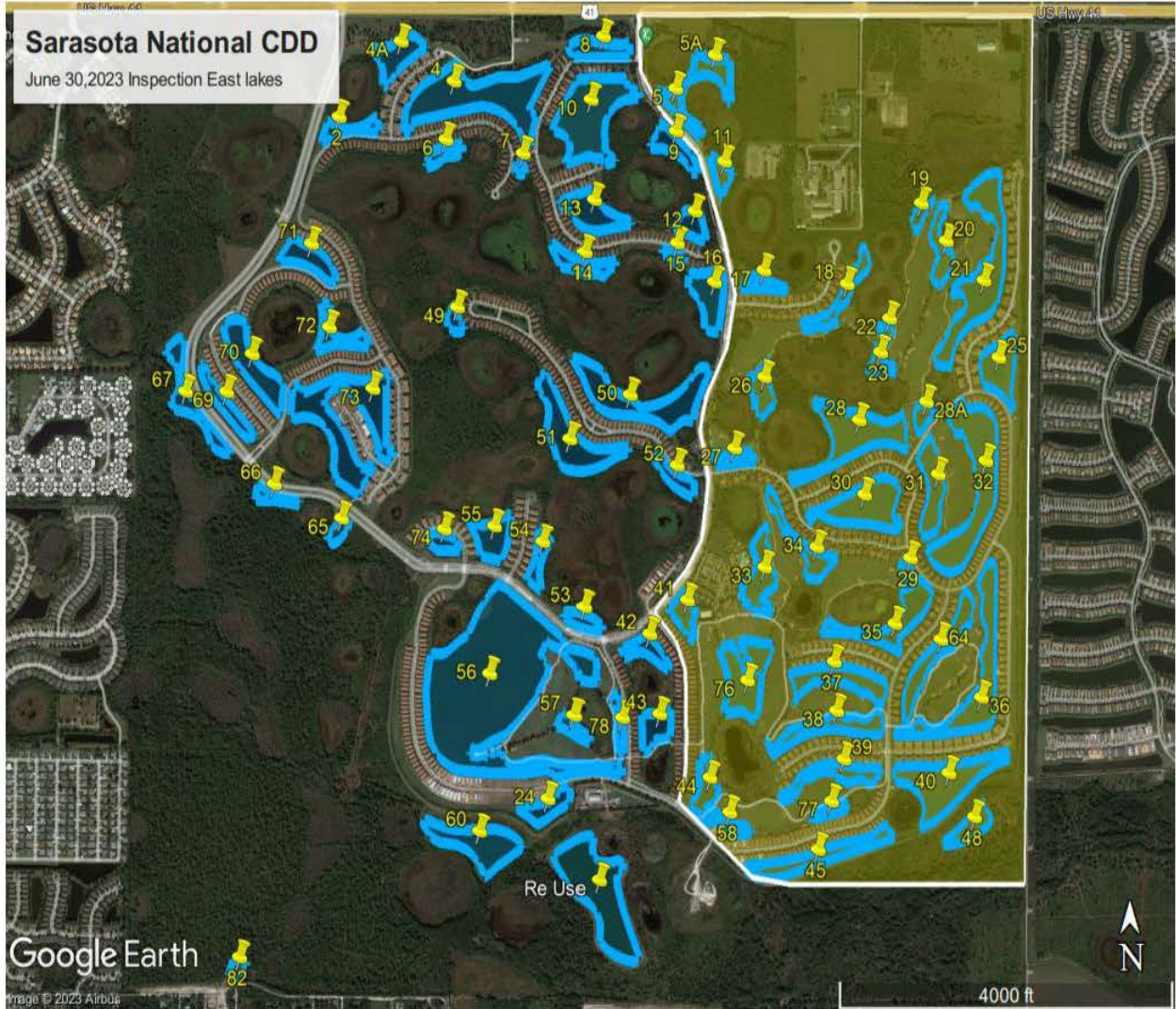
Inspection Date: June 30, 2023
East Lakes

Prepared by: Alex Kurth, President

PremierLakesFL.com 844-Lakes-FL (525-3735)

Sarasota National CDD

June 30, 2023 Inspection East lakes



Site 5A**Comments:**

Grass & broadleaf weeds need to be treated. Slight Chara identified. 20-25" exposed lake bank.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds

**Site 5****Comments:**

Grass and Broadleaf weed treatment are evident. 20-25" exposed banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds

**Site 11****Comments:**

Grass and Broadleaf weed treatment are evident. 20-25" exposed banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds



Site 17**Comments:**

Lake is in very good condition. Grass & broadleaf treatment evident. 5-10' exposed banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds

**Site 18****Comments:**

Normal growth was observed, and treatment for shoreline weeds was evident. 3-10 exposed banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds

**Site 22****Comments:**

Requires grass & broadleaf treatment. 2-6' exposed banks. Grass clippings in lake.

Action Required:

Prioritized treatment.

Target:

Shoreline Weeds



Site 23**Comments:**

Grass & weed treatment observed.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds

**Site 19****Comments:**

Light grass on the littoral shelf. 1-3' exposed bank.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds

**Site 20****Comments:**

Grass & broadleaf observed. Follow-up treatment is required. Minor algae growth was observed.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds, Algae



Site 21**Comments:**

Requires Grass & Broadleaf treatment.
3-7' exposed banks.

Action Required:

Prioritized treatment

Target:

Shoreline Weeds

**Site 28A****Comments:**

Algae & Chara treatment is necessary.

Action Required:

Treatment ASAP

Target:

Algae & Chara

**Site 28****Comments:**

Requires treatment for grasses &
broadleaf weeds. Slight Algae noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds & Algae



Site 25**Comments:**

Requires grass & broadleaf weed, algae & Chara treatment.

Action Required:

Prioritized treatment.

Target:

Shoreline Weeds, Algae & Chara.

**Site 32****Comments:**

Observed Chara, Algae, Marine Naiad & grasses.

Action Required:

Treatment ASAP

Target:

Chara, Algae, Marine Naiad & Grasses.

**Site 31****Comments:**

Grass & Broadleaf weeds were noted in the littoral area.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds



Site 30**Comments:**

Grass treatment observed, Marine Naiad requires treatment.

Action Required:

Prioritized treatment.

Target:

Marine Naiad.

**Site 27****Comments:**

Requires treatment for grasses & plankton algae.

Action Required:

Routine Maintenance next visit.

Target:

Shoreline weeds & plankton.

**Site 26****Comments:**

Grass treatment is needed.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds



Site 34**Comments:**

Requires grass treatment.

Action Required:

Prioritized treatment.

Target:

Grasses

**Site 33****Comments:**

Requires treatment for grasses & broadleaf weeds.

Action Required:

Prioritized treatment.

Target:

Shoreline weeds

**Site 76****Comments:**

Marine Naiad & minimal grasses.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds & Marine Naiad.



Site 37

Comments:

Requires grass treatment.

Action Required:

Routine maintenance next visit

Target:

Grasses



Site 38

Comments:

Requires grass treatment.

Action Required:

Routine maintenance next visit

Target:

Grasses



Site 36

Comments:

Requires Algae & Grass treatment.

Action Required:

Prioritized treatment

Target:

Shoreline Weeds & Algae



Site 64**Comments:**

Significant Algae bloom.

Action Required:

Treatment ASAP

Target:

Algae

**Site 39****Comments:**

Algae noted. Recent grass treatment is evident; however, remainder needs to be sprayed.

Action Required:

Routine maintenance next visit

Target:

Grasses & Algae

**Site 40****Comments:**

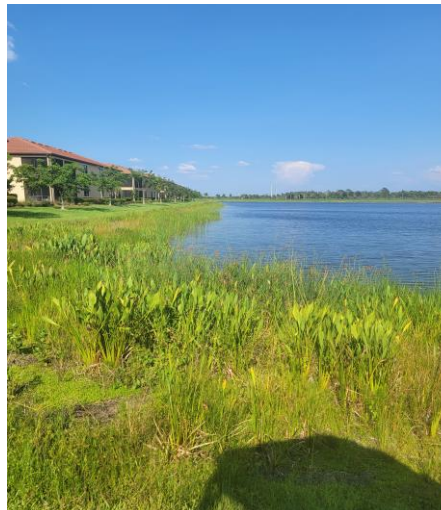
Dense littoral areas, there is algae outside of plants.

Action Required:

Routine maintenance next visit

Target:

Algae



Site 45**Comments:**

Grass treatment is needed. Minor algae noted.

Action Required:

Routine maintenance next visit

Target:

Grasses & Algae

**Site 77****Comments:**

Requires treatment for grasses & broadleaf weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds

**Site 58****Comments:**

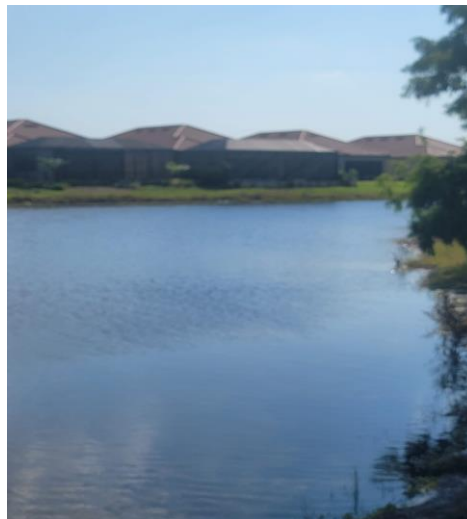
Requires treatment for grasses & broadleaf weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds



Site 44

Comments:

Grass & Broadleaf weed treatment is needed.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds



Site 41

Comments:

Grass & Broadleaf weed treatment is needed.

Action Required:

Routine maintenance next visit

Target:

Shoreline Weeds



Summary

COMMENTS:

Unprecedented low water levels for the end of June continue to create challenges for shoreline weed control. Exposed lake banks that are significantly wider than normal take longer to spray. These conditions also increase the regrowth of weeds. Many lakes show significant improvement considering the excessive weeds that were present when Premier Lakes assumed the management of these lakes. Our focus has been the control of torpedo grass and other shoreline weeds, as it is important to achieve the best control possible before the water levels return to control elevation. We believe that the conditions we face will necessitate additional treatments than what is normally scheduled, and Premier Lakes will expedite these treatments. Algae and submersed weeds are not major problems except for a few lakes. Those issues will be targeted rapidly.



**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

6A

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Daphne Gillyard
Daphne Gillyardd
Sarasota National Community
2300 Glades RD
Suite 401W
Boca Raton FL 33431-7386

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

The Board of Supervisors ("Board") of the Sarasota National Community Development District ("District") will hold a public hearing on July 11, 2023 at 2:00 p.m., at Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.sarasotationalcdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager

Pub: June 22 & 29, 2023; #8920514

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/22/2023, 06/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/29/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$217.50
Order No: 8920514 # of Copies:
Customer No: 528440 1
PO #: SNRDD Notice FY2024

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

6B

RESOLUTION 2023-06

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

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

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

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

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

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

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

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

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Sarasota National Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2023/2024, the sum of \$1,978,335 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 489,095
TOTAL DEBT SERVICE FUND, SERIES 2020	\$1,489,240
TOTAL ALL FUNDS	\$1,978,335

Section 3. Budget Amendments

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

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

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

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

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JULY 2023.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget Fiscal Year 2023/2024

Exhibit A

Budget Fiscal Year 2023/2024

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

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1-2
Definitions of General Fund Expenditures	3-4
Debt Service Fund Budget	5
Amortization Schedule - Series 2020 Bonds	6
Preliminary Assessments Summary	7

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Tota Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 492,106				\$ 509,474
Allowable discounts (4%)	(19,684)				(20,379)
Assessment levy: on-roll - net	472,422	\$ 450,508	\$ 21,914	\$ 472,422	489,095
Assessment levy: off-roll	16,153	8,076	8,077	16,153	-
Interest	-	24	-	24	-
Total revenues	488,575	458,608	29,991	488,599	489,095
EXPENDITURES					
Professional & administrative fees					
Management	39,571	16,488	23,083	39,571	39,571
Supervisors	3,500	1,077	2,423	3,500	3,500
Audit	7,000	-	7,000	7,000	7,000
Assessment roll preparation	6,500	2,708	3,792	6,500	6,500
Arbitrage rebate calculation	1,750	750	1,000	1,750	1,750
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Legal	12,000	554	11,446	12,000	12,000
Engineering	5,000	-	5,000	5,000	13,000
Postage	500	-	500	500	500
Telephone	500	208	292	500	500
Insurance	11,400	11,501	-	11,501	12,000
Printing & reproduction	1,000	417	583	1,000	1,000
Legal advertising	1,200	99	1,101	1,200	1,200
Other current charges	1,000	532	468	1,000	1,000
Annual district filing fee	175	175	-	175	175
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property taxes	100	-	100	100	100
Total professional & administrative fees	105,111	36,047	69,165	\$105,212	113,711
Water management & wetland maintenance					
Other contractual services	348,700	94,841	253,859	348,700	330,500
Lake bank erosion repair/Littoral Plantings	20,000	-	20,000	20,000	29,600
Total water management & wetland maintenance	368,700	94,841	273,859	368,700	360,100
Other fees and charges					
Tax collector	7,382	6,741	641	7,382	7,642
Property appraiser	7,382	-	7,382	7,382	7,642
Total other fees and charges	14,764	6,741	8,023	14,764	15,284
Total expenditures	488,575	137,629	351,047	488,676	489,095

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

	Fiscal Year 2023			Proposed Budget FY 2024	
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		Tota Actual & Projected
Excess/(deficiency) of revenues over/(under) expenditures	-	320,979	(321,056)	(77)	-
Fund balance - beginning (unaudited)	258,291	274,997	595,976	274,997	274,920
Fund balance - ending (projected)	<u>\$ 258,291</u>	<u>\$ 595,976</u>	<u>\$ 274,920</u>	<u>\$ 274,920</u>	<u>\$ 274,920</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative fees

Management		\$ 39,571
	Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Supervisors		3,500
Audit		7,000
	The District is required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.	
Assessment roll preparation		6,500
	Wrathell, Hunt and Associates, LLC includes assessment roll preparation in the financial services contract they have with the District. These annual operating and debt service assessments may be collected through direct billing to landowners and/or placement of assessments on the annual real estate tax bill by the county's tax collector.	
Arbitrage rebate calculation		1,750
	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent		2,000
	Wrathell, Hunt and Associates, LLC , currently provides dissemination agent services, which are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee		11,000
	U.S. Bank is the District's trustee, paying agent and registrar for the debt service and construction funds.	
Legal		12,000
	Kutak Rock, LLP provides on-going general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services.	
Engineering		13,000
	Kimley-Horn and Associates, provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage		500
	Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Telephone		500
	Telephone and fax machine.	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance		12,000
	The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for each coverage for general liability, (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Printing & reproduction		1,000
	Letterhead, envelopes, copies, etc.	
Legal advertising		1,200
	The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Other current charges		1,000
	Bank charges and other miscellaneous expenses incurred during the year.	
Annual district filing fee		175
	Annual fee paid to the Florida Department of Economic Opportunity.	
Website hosting & maintenance		705
Website ADA compliance		210
Property taxes		100
Water management and wetland maintenance		
Other contractual services		330,500
	The District maintains the storm water management and preserve systems through the use of qualified, licensed and insured sub-contractors.	
	Lake Maint	90,000
	Midge Fly	37,500
	Pres/Littoral	203,000
	<u> </u>	<u>330,500</u>
Lake bank erosion repair/Littoral Plantings		29,600
	Intended to begin the collection of funds needed for future lake erosion repairs as well as littoral plant installations.	
Property appraiser		7,642
	These fees are 1.5% of the assessment levied.	
Tax collector		7,642
	These fees are 1.5% of the assessment levied.	
Total expenditures		<u><u>\$489,095</u></u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2020
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,509,996				\$ 1,543,001
Allowable discounts (4%)	(60,400)				(61,720)
Assessment levy: on-roll - net	1,449,596	\$ 1,382,316	\$ 67,280	\$ 1,449,596	1,481,281
Assessment levy: off-roll	30,695	15,348	15,347	30,695	-
Interest	-	10,162	-	10,162	-
Total revenues	1,480,291	1,407,826	82,627	1,490,453	1,481,281
EXPENDITURES					
Principal	780,000	-	780,000	780,000	805,000
Interest	661,350	330,675	330,675	661,350	637,950
Total debt service	1,441,350	330,675	1,110,675	1,441,350	1,442,950
Other Fees and Charges					
Property appraiser	22,650	-	22,650	22,650	23,145
Tax collector	22,650	20,684	1,966	22,650	23,145
Total other fees and charges	45,300	20,684	24,616	45,300	46,290
Total expenditures	1,486,650	351,359	1,135,291	1,486,650	1,489,240
Excess/(deficiency) of revenues over/(under) expenditures	(6,359)	1,056,467	(1,052,664)	3,803	(7,959)
Fund balance - beginning (unaudited)	686,814	722,353	1,778,820	722,353	726,156
Fund balance - ending (projected)	680,455	\$1,778,820	\$ 726,156	\$ 726,156	718,197
Use of fund balance:					
Debt service reserve (required)					(100,000)
Interest expense - November 1, 2024					(306,900)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 311,297

Sarasota National
Community Development District
Series 2020
\$19,350,000

Debt Service Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2023			318,975.00	318,975.00
05/01/2024	805,000.00	3.000%	318,975.00	1,123,975.00
11/01/2024			306,900.00	306,900.00
05/01/2025	830,000.00	3.000%	306,900.00	1,136,900.00
11/01/2025			294,450.00	294,450.00
05/01/2026	855,000.00	3.500%	294,450.00	1,149,450.00
11/01/2026			279,487.50	279,487.50
05/01/2027	890,000.00	3.500%	279,487.50	1,169,487.50
11/01/2027			263,912.50	263,912.50
05/01/2028	920,000.00	3.500%	263,912.50	1,183,912.50
11/01/2028			247,812.50	247,812.50
05/01/2029	950,000.00	3.500%	247,812.50	1,197,812.50
11/01/2029			231,187.50	231,187.50
05/01/2030	985,000.00	3.500%	231,187.50	1,216,187.50
11/01/2030			213,950.00	213,950.00
05/01/2031	1,020,000.00	3.500%	213,950.00	1,233,950.00
11/01/2031			196,100.00	196,100.00
05/01/2032	1,060,000.00	4.000%	196,100.00	1,256,100.00
11/01/2032			174,900.00	174,900.00
05/01/2033	1,105,000.00	4.000%	174,900.00	1,279,900.00
11/01/2033			152,800.00	152,800.00
05/01/2034	1,150,000.00	4.000%	152,800.00	1,302,800.00
11/01/2034			129,800.00	129,800.00
05/01/2035	1,195,000.00	4.000%	129,800.00	1,324,800.00
11/01/2035			105,900.00	105,900.00
05/01/2036	1,245,000.00	4.000%	105,900.00	1,350,900.00
11/01/2036			81,000.00	81,000.00
05/01/2037	1,295,000.00	4.000%	81,000.00	1,376,000.00
11/01/2037			55,100.00	55,100.00
05/01/2038	1,350,000.00	4.000%	55,100.00	1,405,100.00
11/01/2038			28,100.00	28,100.00
05/01/2039	1,405,000.00	4.000%	28,100.00	1,433,100.00
Total	17,060,000.00		6,160,750.00	23,220,750.00

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENTS SUMMARY**

Debt Service On-Roll Units				
Unit Description	FY 2024 O&M Assessment	FY 2024 DS Assessment	FY 2024 Total Assessment	FY 2023 Total Assessment
MF	321.64	611.21	932.85	932.85
SF 46	321.64	799.28	1,120.92	1,120.92
SF 52	321.64	1,175.42	1,497.06	1,497.06
SF 80	321.64	1,592.20	1,913.84	1,913.84

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sarasota National Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

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

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

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

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

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

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

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as

set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 11th day of July 2023.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

8

AGREEMENT BY AND BETWEEN THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT AND WCI COMMUNITIES, LLC, REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023-2024

This **Agreement** is made and entered into as of this ____ day of _____ 2023, by and between:

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Sarasota County, Florida (hereinafter “**District**”), and

WCI COMMUNITIES, LLC, a Delaware limited liability company and the owner of a portion of the property located within the boundaries of the District (hereinafter, the “**Property Owner**”). For purposes of this agreement, Property Owner’s property is more particularly described in **Exhibit “A”** attached hereto (the “**Property**”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Sarasota County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District (“**O&M Assessments**”), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the O&M Assessments, and previously levied debt services assessments, if any (together, the “**Special Assessments**”), against the Property once platted and collect such Special Assessments on the Sarasota County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the District’s Special Assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of Special Assessments.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

14. **EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2023.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

WCI COMMUNITIES, LLC, a Delaware limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2023**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
MAY 31, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2020	
ASSETS			
Cash - SunTrust	\$ 593,997	\$ -	\$ 593,997
Investments			
Revenue account	-	635,952	635,952
Reserve account	-	100,000	100,000
Due from general fund	-	13,694	13,694
Due from WCI	8,076	15,348	23,424
Total assets	<u>\$ 602,073</u>	<u>\$ 764,994</u>	<u>\$ 1,367,067</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Due to debt service	\$ 13,694	\$ -	\$ 13,694
Taxes payable	153	-	153
Total liabilities	<u>13,847</u>	<u>-</u>	<u>13,847</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	8,076	15,348	23,424
Total deferred inflows of resources	<u>8,076</u>	<u>15,348</u>	<u>23,424</u>
Fund balances:			
Restricted for:			
Debt service	-	749,646	749,646
Unassigned	580,150	-	580,150
Total fund balances	<u>580,150</u>	<u>749,646</u>	<u>1,329,796</u>
Total liabilities and fund balances	<u>\$ 602,073</u>	<u>\$ 764,994</u>	<u>\$ 1,367,067</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ 4,531	\$ 471,584	\$ 472,422	100%
Assessment levy - off roll	-	8,076	16,153	50%
Interest	5	42	-	N/A
Miscellaneous	-	35,265	-	N/A
Total revenues	<u>4,536</u>	<u>514,967</u>	<u>488,575</u>	105%
EXPENDITURES				
Administrative:				
Management	3,298	26,381	39,571	67%
Supervisors	-	2,153	3,500	62%
Audit	-	-	7,000	0%
Assessment roll preparation	542	4,333	6,500	67%
Arbitrage rebate calculation	-	750	1,750	43%
Dissemination agent	167	1,333	2,000	67%
Trustee	-	-	11,000	0%
Legal	776	3,150	12,000	26%
Engineering	1,025	3,490	5,000	70%
Postage	-	-	500	0%
Telephone	42	333	500	67%
Insurance	-	11,501	11,400	101%
Printing & reproduction	83	667	1,000	67%
Legal advertising	93	191	1,200	16%
Other current charges	65	727	1,000	73%
Annual district filing fee	-	175	175	100%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Property tax bills	-	-	100	0%
Total administrative	<u>6,091</u>	<u>55,889</u>	<u>105,111</u>	53%
Water management:				
Other contractual services	-	143,665	348,700	41%
Lake bank erosion repair	-	3,205	20,000	16%
Total water management	<u>-</u>	<u>146,870</u>	<u>368,700</u>	40%

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Tax collector	68	7,055	7,382	96%
Property appraiser	-	-	7,382	0%
Total other fees and charges	<u>68</u>	<u>7,055</u>	<u>14,764</u>	48%
Total expenditures	<u>6,159</u>	<u>209,814</u>	<u>488,575</u>	43%
 Excess/(deficiency) of revenues over/(under) expenditures	 (1,623)	 305,153	 -	
 Fund balance - beginning	 <u>581,773</u>	 <u>274,997</u>	 <u>258,290</u>	
Fund balance - ending	<u>\$ 580,150</u>	<u>\$ 580,150</u>	<u>\$ 258,290</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on roll	\$ 13,903	\$ 1,446,983	\$ 1,449,596	100%
Assessment levy - off roll	-	15,348	30,695	50%
Interest	6,478	27,958	-	N/A
Total revenues	<u>20,381</u>	<u>1,490,289</u>	<u>1,480,291</u>	101%
EXPENDITURES				
Principal	780,000	780,000	780,000	100%
Interest	330,675	661,350	661,350	100%
Total debt service	<u>1,110,675</u>	<u>1,441,350</u>	<u>1,441,350</u>	100%
Other fees and charges				
Tax collector	208	21,646	22,650	96%
Property appraiser	-	-	22,650	0%
Total other fees and charges	<u>208</u>	<u>21,646</u>	<u>45,300</u>	48%
Total expenditures	<u>1,110,883</u>	<u>1,462,996</u>	<u>1,486,650</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(1,090,502)	27,293	(6,359)	
Fund balance - beginning	1,840,148	722,353	686,814	
Fund balance - ending	<u>\$ 749,646</u>	<u>\$ 749,646</u>	<u>\$ 680,455</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on April 11, 2023 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present were:

Gerald Bergmoser	Chair
Carlton (Cary) Leuschner	Vice Chair
John Istwan	Assistant Secretary
Richard (Dick) Smith	Assistant Secretary
Douglas Kasl	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lindsay Whelan (via telephone)	District Counsel
Patrick Healy (via telephone)	District Engineer
James Southerland	Eco-Logics
Ean Sims	SOLitude Lake Management
Elizabeth Rock	SOLitude Lake Management
Anthony Mauri	SOLitude Lake Management
Alex Kurth	Premier Lakes, Inc.
Eric Minisso	Superior Waterways Services, Inc.
Paul Martin	Resident
Randy Kyle	Resident
Mark Gooeier	Resident, Sarasota National HOA President
Jim Dunn	Resident, Sarasota National HOA Board Liaison

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:00 p.m. All Supervisors were present.

42 **SECOND ORDER OF BUSINESS**

Public Comments: Agenda Items [3-Minute Time Limit]

43
44

45 Resident Paul Martin, a member of the Sarasota National Golf Course Renovation
46 Committee, asked if the CDD will consider working with the Committee to evaluate options and
47 opportunities for renovating the golf course. He noted that the infrastructure is aging and some
48 renovations might impact the CDD. Mr. Bergmoser stated the CDD has interest in anything that
49 will impact the conservation areas, lakes, ponds, stormwater management systems, etc. He
50 stated the District Engineer will need to review this when there are concrete plans. Mrs. Adams
51 asked for information to be emailed to Staff in advance of projects. Mr. Martin stated the
52 Committee is working with Universal Engineering, Environmental Consulting and Technology,
53 Kimley-Horn, AS Alterman and Associates and Atwell LLC. Mr. Bergmoser stated the District
54 Engineer works for Kimley Horn. He asked for Mr. Adams and Mrs. Adams to be kept informed.

55 Mr. Smith stated he does not want to see CDD lands lost and expressed support for
56 maintaining as much of the wetlands and preserves as possible.

57 Mr. Leuschner noted much of the CDD is wetland and lakes. He suggested the
58 Committee investigate environmental and mitigation requirements since, in some areas, it
59 might be necessary to buy off-site acreage to mitigate wetlands filled. Mrs. Adams noted that
60 CDD approval is required in such cases. He asked Mr. Martin to keep the CDD informed.

61 Mr. Healy stated his firm is advising the Committee, as applicable, to ensure that the
62 plan developed will work. Mr. Healy does not believe a potential conflict of interest exists;
63 however, Mr. Bill Conerly, who previously served as the District Engineer, will assume the role
64 of District Engineer to ensure there is separation between the entities.

65

66 **THIRD ORDER OF BUSINESS**

Update: SOLitude Lake Management Waterway Inspection Report - February 2023

67
68

69 Mr. Sims presented the Waterway Inspection Report and noted the following:

- 70 ➤ Lakes 11, 13, 23, 28a, 32, 38 and 40 were treated for shoreline weeds and/or algae.
- 71 ➤ Lakes 48 and 66 were treated for algae.
- 72 ➤ In other lakes and littoral shelves, the aquatic weeds and algae are well controlled.
- 73

74 Mr. Smith asked if the previously discussed three or four-person crew approach was
75 implemented. Mr. Sims stated a four-person lake crew performs maintenance of littorals and
76 the surrounding wetlands twice a month; the crew replanted littorals that could have been
77 damaged within a matter of days. The crew assists the technician so that algae and submersed
78 vegetation can be targeted. He stated Ms. Bailey Hill is responsible for waterway inspections.

79 Mrs. Adams asked Mr. Sims for a list of lakes treated and photos of the damaged
80 littorals that were replanted when the wetlands were maintained, as it was not reported.

81 Mr. Smith thanked Mr. Sims for the Inspection Report and the before and after pictures.
82 Mr. Sims stated he speaks with Mr. Willis frequently to promptly address issues as they arise.

83

84 **FOURTH ORDER OF BUSINESS**

**Q & A with Eco-Logics Regarding
Maintenance Activities in the CDD
Preserves**

85

86
87
88 Mr. Southerland gave an overview of the maintenance activities in the conservation
89 areas and responded to questions. Service is generally for a duration of two weeks per quarter;
90 residents might not see the workers because work adjacent to residential property is limited.

91 Mr. Adams noted that the regulatory agency reports have consistently been without
92 issue; any deficiencies would be in the reports.

93 Mr. Southerland stated the scope of work includes about 200 acres. Technicians utilize
94 backpack sprayers to treat invasive species, remove invasive trees, etc. Mr. Willis stated Eco-
95 Logics also removed trees that were a safety issue after Hurricane Ian.

96 Mr. Smith asked how much is paid each year. Mrs. Adams stated the contract amount is
97 \$156,000; over time, some wetlands will come off the list of areas for annual monitoring.

98 Discussion ensued regarding areas treated, areas no longer deemed in need of service,
99 which portions of Wetlands 19 a and b are treated and monitoring event reports.

100 Mr. Adams stated the monitoring event reports include releases for areas that qualified
101 for reduced intensity of maintenance over time. He receives reports from Southwest Florida
102 Water Management District (SWFWMD) and Sarasota County.

103 Discussion ensued regarding vegetative material removal by the former golf course
104 superintendent, keeping storm drains clear and Eco-Logics use of unbranded trucks.

105 Mr. Southerland responded to questions regarding his staff and stated the technicians
106 do not likely know whether they are working for the golf course, the CDD, the HOA, etc.

107 Mr. Adams stated monitoring reports will be disseminated to the Board.

108 Mr. Southerland will provide a schedule of work to be performed.

109

110 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Wetland 46
Disturbance**

111

112

113 Mrs. Adams reported the following:

114 ➤ A Notice of Violation was sent to the Golf Course Superintendent on January 27, 2023.
115 Although he was aware of the issue, she wanted written documentation.

116 ➤ Brett Surveying was retained to survey and stake the wetlands. The cost is
117 approximately \$1,100.

118 ➤ Environmental Consultants & Technology submitted a \$5,000 proposal to review and
119 implement the replanting plan required by the SWFWMD; the agreement will be executed.

120 ➤ An updated letter will be sent advising the new Golf Course Superintendent of the total
121 fees the Golf Course must reimburse to the CDD.

122 ➤ Due to a possible disturbance, Brett Surveying surveyed Wetlands 22 and 43; additional
123 information will be provided when available.

124 Mr. Willis stated Wetland 43 is across from Wetland 46. Mr. Leuschner stated Wetland
125 43 is the Control Structure.

126 Mrs. Adams stated, if the Golf Course Superintendent caused the damage, the Golf Club
127 will be responsible for reimbursing the CDD. Mr. Leuschner suggested sending a copy of the
128 letter to Ms. Kelly Grabowsky

129 Discussion ensued regarding the expenses and scope of work related to the replanting.

130 Mrs. Adams stated, once the needs are determined, it might be cost-effective for the
131 golf course to purchase plants and perform the replantings according to the plan, which could
132 be followed up by the consultant. Current estimates total \$6,125.

133 Discussion ensued about the cost and locations of signs to be installed and trees cut
134 down in Wetland 22.

135

136 **SIXTH ORDER OF BUSINESS**137 **Consideration of Award of Contract for**
138 **Lake Maintenance**

139 Ms. Rock and Mr. Mauri presented SOLitude’s proposal and responded to questions.

140 Midge fly treatment was discussed.

141 Mrs. Adams stated other midge fly treatment bids were solicited to get the best price.

142 Mr. Kurth presented Premier Lakes’ proposal and responded to questions.

143 Mr. Minisso presented Superior Waterways Services, Inc.’s proposal and responded to
144 questions.145 Mrs. Adams presented a memorandum summarizing each company’s bid. The current
146 budget has allocated \$112,000 for lake maintenance.

147

148 **On MOTION by Mr. Kasl and seconded by Mr. Smith, with all in favor, awarding**
149 **the Lake Maintenance Contract to Premier Lakes, Inc., in the amount of**
150 **\$86,400 for the first year and \$89,856 for the second year, was approved.**

151

152

153 A Board Member stated his vote was based on the low bid only and lack of any
154 additional information.

155

156 **SEVENTH ORDER OF BUSINESS**157 **Consideration of FL GIS Solutions, LLC,**
158 **Professional Services Agreement**159 Mrs. Adams presented the FL GIS Solution, LLC, Professional Services Agreement. Staff
160 discussed use of GIS technology in other CDDs and responded to questions.161 Discussion ensued regarding GIS mapping the CDD, ease of use, data to be provided,
162 integration with the Property Appraiser’s website, technical aspects and the value of the data.

163

164 **On MOTION by Mr. Leuschner and seconded by Mr. Bergmoser, with Mr.**
165 **Leuschner, Mr. Bergmoser, Mr. Istwan and Mr. Kasl in favor and Mr. Smith**
166 **dissenting, the FL GIS Solutions, LLC, Professional Services Agreement, in the**
167 **amount of \$14,000, was approved. [Motion passed 4-1]**

168

169
170 A Board Member suggested posting a large map of the community in a common area to
171 enhance the visibility of the CDD.

172 Mr. Smith stated while he dissented, he thinks the mapping will increase transparency.

173 Discussion ensued regarding funding Phase 1 in Fiscal Year 2023, using fund balance for
174 Phase 2 and savings with the lake management contract.

175 Mr. Willis will email a GIS software tutorial to the Board.

176

177 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,
Approving Proposed Budget for Fiscal Year
2023/2024 and Setting a Public Hearing
Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

185

186 Mr. Adams presented the proposed Fiscal Year 2024 budget. He discussed the inclusion
187 of Phase 2 for the GIS mapping project, changes to "Other contractual services" and the
188 reduction of the Eco-Logics contract.

189 The following changes were made to the proposed Fiscal Year 2024 budget:

190 Page 4, "Other contractual services, Lake Maint": Decrease "112,000" to "90,000"

191 Page 4, "Other contractual services, Midge Fly": Decrease "40,000" to "37,500"

192 Page 4, "Other contractual services, Pres/Littoral": Increase "180,000" to "203,000"

193 Page 4, "Other contractual services, Total": Decrease "332,000" to "330,500"

194 Mr. Adams stated, with those adjustments, the per-unit Operation & Maintenance
195 (O&M) portion of the proposed Fiscal Year 2024 assessment will be \$315.12, as compared to
196 \$321.64. He noted the benefit of staying at or below the Fiscal Year 2023 assessment level and
197 suggested keeping assessments flat, at \$321.64, to build fund balance, fund midge fly
198 treatments or build contingencies. This would put the CDD in a position to end Fiscal Year 2024
199 with \$274,896 in Fund balance. The goal is typically to have a minimum of 25% of the annual
200 budget amount in reserves to address the working capital needs during the first three months

201 of the fiscal year, as revenues the property tax bills is not usually received until December. He
202 discussed building working capital to avoid a loan or utilizing a line of credit to bridge the gap.

203 A Board Member suggested adding littoral plantings to Lakes 35, 36, 37 and 38.

204 The consensus was to keep the O&M portion of the assessments at \$321.64. Mr. Adams
205 stated he will likely increase the "Lake bank erosion repair" line item accordingly.

206 Discussion ensued regarding the possibility that residents are adding plants, permissible
207 plantings and increasing resident demand for littoral plantings.

208 Mrs. Adams stated littorals will be installed in phases based on priority order and
209 budget. Mr. Willis stated the primary purposes of littorals is to improve water quality, preserve
210 lake banks and provide wildlife habitat.

211 A Board Member expressed support for prioritizing lakes in common areas.

212 Mr. Willis will compile a priority list and tour with the aquatics management company.

213 A Board Member suggested communicating this to the wider community, developing a
214 strategy for transparency and welcoming input.

215 Asked if there is a statutory limit to how much fund balance can be reserved, Mr. Adams
216 stated, while there is not, it must be responsible and justifiable.

217 Mr. Adams stated \$29,600 will be budgeted for lake bank erosion repairs and littoral
218 plantings, which will keep the assessment level flat, year over year.

219 Resident Randy Kyle voiced his opinion that, if guidance is given about shoreline
220 plantings, residents would be happy to install their own plants. Mr. Adams stated, if residents
221 want to help, they can adjust their sprinklers to pass over the littoral plants. Mr. Willis stated
222 residents cannot perform work on CDD property due to liability and wildlife concerns.

223 Mr. Bergmoser presented Resolution 2023-03.

224

225 **On MOTION by Mr. Kasl and seconded by Mr. Istwan, with all in favor,**
226 **Resolution 2023-03, Approving Proposed Budget for Fiscal Year 2023/2024, as**
227 **amended, and Setting a Public Hearing Thereon Pursuant to Florida Law;**
228 **Addressing Transmittal, Posting and Publication Requirements; Addressing**
229 **Severability; and Providing an Effective Date, was adopted.**

230

231

232 Discussion ensued regarding the Fiscal Year 2023/2024 Meeting Schedule.

233 Regarding why extra meetings are included for Fiscal Year 2024, Mr. Adams stated
234 advertising an annual meeting schedule allows for flexibility and; generally, some meetings are
235 canceled. The motion was amended, as follows, to include the Public Hearing date, time and
236 location:

237

238 **On MOTION by Mr. Kasl and seconded by Mr. Istwan, with all in favor,**
239 **Resolution 2023-03, Approving Proposed Budget for Fiscal Year 2023/2024, as**
240 **amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for**
241 **July 11, 2023 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National**
242 **Boulevard, Venice, Florida 34293; Addressing Transmittal, Posting and**
243 **Publication Requirements; Addressing Severability; and Providing an Effective**
244 **Date, was adopted.**

245

246

247 **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2023-04,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing for an Effective
Date

248

249

250

251

252

253

254 Discussion ensued regarding increasing the frequency of meetings and meeting
255 cancellations following the hurricane.

256 Mr. Adams stated additional meetings can be scheduled, if necessary.

257 The following will be inserted into the Fiscal Year 2023/2024 Meeting Schedule:

258 DATES: October 10, 2023, November 14, 2023, January 9, 2024, April 12, 2024, July 11,
259 2024, and August 9, 2024

260 TIME: 2:00 PM

261 LOCATION: Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida
262 34293

263 Mrs. Adams presented Resolution 2023-04.

264

265

266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298

On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as specified, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Discussion: Landscape Maintenance Services of CDD Property

Mr. Smith stated that, at a recent HOA meeting, pickleball courts were voted on and approved. He believes the cost is \$60,000 to \$80,000. He thinks there is enough land behind the existing pickleball courts to add courts, in addition to removing some of the tennis courts. He believes the question was that no assessments will be imposed on homeowners and that Juniper will reduce the level of lawn maintenance on some CDD property. A Board Member noted that referred to Wetland 42.

Mr. Adams stated the discussion related to repurposing financial resources.

Mr. Smith stated the HOA did not want to impose additional HOA fees on homeowners, in addition to the hurricane damage, but instead wants to reduce Juniper’s landscaping services. A Board Member expressed concern that the area will become overgrown and residents will complain to the CDD. A Board Member stated it raises the question of the overlap between the HOA and the CDD.

Mr. Willis stated that, as landscape providers started cutting a path, they moved around trees rather than cut tree limbs, which can make people feel like they are losing their backyards when, in reality, the landscaper should cut the tree limbs to the property line. In such instances, he educates residents about their responsibilities and encourages them to call the HOA.

Discussion ensued regarding tree trimming budgeted by the HOA.

Mr. Willis stated, per Florida tree laws, residents can trim trees to their property line; a tree might be in the CDD’s conservation area but the CDD cannot trim on private property.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Discussion ensued regarding FDIC insurance on the funds in the CDD’s accounts.

299 Mr. Adams discussed the balance sheet and the features and benefits of a Cash Sweep
300 account with FineMark Bank.

301 Discussion ensued regarding off-roll assessment revenues.

302 Mr. Adams will research the matter and email the Board regarding the outcome.

303

On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, authorizing Staff to open a \$250,000 Cash Sweep Account with FineMark Bank, was approved.

307

308

309 **TWELFTH ORDER OF BUSINESS**

Approval of January 10, 2023 Regular Meeting Minutes

310

311

312 Mr. Bergmoser presented the January 10, 2023 Regular Meeting Minutes. The following
313 changes were made:

314 Lines 142, 150 and throughout: Change “Grabowski” to “Grabowsky”

315 Line 150 and throughout: Change “Ernhardt” to “Erhardt”

316 Line 154: Change “Hanover” to “Smith”

317

On MOTION by Mr. Smith and seconded by Mr. Bergmoser, with all in favor, the January 10, 2023 Regular Meeting Minutes, as amended, were approved.

318

319

320

321

322 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

323

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

325 Ms. Whelan stated the legislative session is underway. A full report of any relevant
326 changes or implementations of new law will be provided.

327 **B. District Engineer: Kimley Horn and Associates, Inc.**

328 There was no report.

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

- 330 • **NEXT MEETING DATE: July 11, 2023 at 2:00 P.M.**

- 331 ○ **QUORUM CHECK**

332 All Supervisors confirmed their in-person attendance at the July 11, 2023 meeting.

333 **D. Operations Manager: *Wrathell, Hunt and Associates, LLC***

334 The April Field Operations Report was included for informational purposes.

335 Mr. Willis reported the following:

336 ➤ “Conservation – Please Do Not Enter” signs were installed in conservation areas Area 46
337 and Area 43, which were the disturbed areas.

338 ➤ A resident’s concern about downspouts causing erosion on Waverly Circle were
339 addressed.

340

341 **FOURTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

342

343 **A. Discussion: Interaction with the Sarasota National HOA Board**

344 **B. Discussion: District Map**

345 **C. Discussion: Newsletter**

346 **D. Discussion: 20-Year Storm Water Needs Analysis Report**

347 **E. Discussion/Consideration of Additional Board Meetings**

348 Mr. Kasl stated that several of his items were discussed during the meeting. He
349 volunteered and was appointed to serve as the CDD liaison to the HOA.

350 Resident Mark Gooeier, President of the Sarasota National HOA, stated HOA Board
351 Member Jim Dunn will be an external HOA liaison to the CDD and the Condo Association.

352 Mrs. Adams discussed the procedures for the newsletter. Once approved by the CDD,
353 the HOA will e-blast the newsletter to residents and it will be posted on the website.

354 Mr. Kasl discussed the need to share CDD information with residents. Mr. Adams stated
355 he will forward his informational PowerPoint presentation for residents.

356 Mr. Gooeier stated the HOA welcomes contributions to its communications.

357 Mr. Adams discussed the 20-Year Storm Water Needs Analysis Report.

358

359 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

360

361

362 **On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor,**
363 **the meeting adjourned at 4:19 p.m.**

364

365

366

367

368

369 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2022 CANCELED	Regular Meeting	2:00 PM
November 8, 2022 CANCELED	Regular Meeting	2:00 PM
January 10, 2023	Regular Meeting	2:00 PM
April 11, 2023	Regular Meeting	2:00 PM
July 11, 2023	Regular Meeting	2:00 PM
August 8, 2023	Regular Meeting	2:00 PM

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**



Wrathell, Hunt and Associates, LLC

TO: Sarasota National CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: July 11, 2023
SUBJECT: Status Report – Field Operations

Property Tours:

- Property tours were conducted on the following dates:
 - April 11, 2023 – Conducted property tour focused on erosion concerns around lake 73 (Cozy Grove) & 54 (Canterwood).
 - May 9, 2023 – Conducted property tour focused on the transition from Solitude to Premier and compliance issues.
 - May 16, 2023 – Premier conducted lake tour with Supervisor Istwan focused on aquatics education and maintenance practices.
 - May 24, 2023 – Premier conducted lake tour with Supervisor Smith focused on aquatics education and maintenance practices.
 - June 15, 2023 – Conducted property tour focused on water quality and aquatics maintenance transition progress.

Resident Interactions:

- 04/13/23 – HOA called about a hose floating behind homes on Spartina Dr.
 - ✓ Informed HOA this was normally the responsibility of the resident/HOA as it is not CDD property but I would have the aquatics maintenance team address on their next visit.
- 04/25/23 – Resident on Euphoria Dr. called about midge fly infestation.
 - ✓ Informed resident that Staff was sourcing vendors for treatments.
- 04/27/23 – Resident on Spartina Dr. called about midge fly infestation.
 - ✓ Informed resident that Staff was sourcing vendors for treatments.
- 05/17/23 – Resident on Waverly called about removing littorals.
 - ✓ Informed resident about beneficial littorals and informed her I would have the maintenance vendor inspect the area for invasives to remove.
- 6/13/2023 – Resident on Copperleaf requested service on her lake to treat lake bank weeds.
 - ✓ Confirmed the presence of weeds through her pictures and placed a work order with Premier. Premier treated the lake on 6/16/23.
- 6/28/23 thru 7/7/23 – Informed by multiple residents as well as the HOA Office about a fish kill in Lake 56. Cause of the fish kill is still under review, approximately 1200 fish involved mainly tilapia.