

SIMMONS VILLAGE NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

August 6, 2025

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

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Simmons Village North 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 30, 2025

Board of Supervisors
Simmons Village North Community Development District

Dear Board Members:

The Board of Supervisors of the Simmons Village North Community Development District will hold a Public Hearing and Regular Meeting on August 6, 2025 at 10:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Ray Aponte [Seat 4] *(the following will be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

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

NOTE: Meeting Time

6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
 - A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
7. Consideration of Resolution 2025-11, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]
8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
9. Consideration of Resolution 2025-07, Designating the Location of the Local District Records Office and Providing an Effective Date
10. Ratification Items
 - A. Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date
 - B. Hillsborough County, Florida, Landscape Maintenance Agreement [Simmons Loop Road and Gate Dancer Road]
11. Acceptance of Unaudited Financial Statements as of June 30, 2025
 - Check Register
12. Approval of May 7, 2025 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Stantec*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 3, 2025 at 10:00 AM

○ QUORUM CHECK

SEAT 1	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ALEX MALECKI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CONNOR GALLAGHER	☐ IN PERSON	☐ PHONE	☐ NO

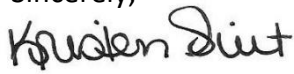
14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

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

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

3

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Simmons Village North Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-02033H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Simmons Village North CDD Proposed Budget Board of Supervisors Meeting on 8/6/25 @ 10:00 AM

in the Court, was published in said newspaper by print in the issues of 7/11/2025, 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE:	August 6, 2025
TIME:	10:00 a.m.
LOCATION:	Pulte Office 2662 S. Falkenburg Road Riverview, Florida 33578

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://simmonsvillagenorthcdd.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
July 11, 2025

25-02033H

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Simmons Village North Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida 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 general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Simmons Village North Community Development District for the Fiscal Year Ending September 30, 2026."

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED this 6th day of August, 2025.

ATTEST:

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
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**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 211,909
Allowable discounts (4%)	-				(8,476)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	203,433
Assessment levy: off roll	280,682	127,762	152,920	280,682	192,820
Landowner contribution	159,858	35,000	50,036	85,036	-
Lot closing assessments	-	45,357	-	45,357	-
Total revenues	440,540	208,119	202,956	411,075	396,253
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	23,775	24,225	48,000	48,000
Legal	20,000	2,943	17,057	20,000	20,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	6,000	-	6,000	6,000	6,000
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,167	833	2,000	2,000
Trustee	6,500	4,256	2,244	6,500	6,500
Telephone	200	117	83	200	200
Postage	500	55	445	500	500
Printing & binding	500	292	208	500	500
Legal advertising	2,000	2,952	-	2,952	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,700	3,767	-	3,767	7,225
EMMA software services	-	2,500	-	2,500	2,500
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	-	-	-	-	4,238
Total professional & administrative	98,465	41,999	57,985	99,984	105,753

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
Field operations					
Landscape maintenance	150,000	20,466	129,534	150,000	115,500
Mulch	25,000	-	25,000	25,000	30,000
Irrigation repairs	5,000	1,380	3,620	5,000	5,000
Landscape replacement	5,000	-	5,000	5,000	5,000
Pressure washing	5,000	-	5,000	5,000	5,000
Holiday decorations	5,000	-	5,000	5,000	5,000
General repairs/supplies	10,000	-	10,000	10,000	10,000
Ponds & conservation areas	25,000	2,300	22,700	25,000	20,000
Property insurance	15,000	-	15,000	15,000	10,000
Signs	-	1,260	-	1,260	-
Utilities					
Electric- common area	5,000	-	5,000	5,000	5,000
Streetlights	75,000	19,135	55,865	75,000	80,000
Total field operations	325,000	44,541	281,719	326,260	290,500
Total expenditures	423,465	86,540	339,704	426,244	396,253
Excess/(deficiency) of revenues over/(under) expenditures	17,075	121,579	(136,748)	(15,169)	-
Fund balance - beginning (unaudited)	15,219	15,169	136,748	15,169	-
Fund balance - ending (projected)					
Unassigned	32,294	136,748	-	-	-
Fund balance - ending	<u>\$ 32,294</u>	<u>\$ 136,748</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	6,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	6,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,225
The District will obtain public officials and general liability insurance.	
EMMA software services	2,500
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	4,238

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Landscape maintenance	115,500
Mulch	30,000
Irrigation repairs	5,000
Landscape replacement	5,000
Pressure washing	5,000
Holiday decorations	5,000
General repairs/supplies	10,000
Ponds & conservation areas	20,000
Property insurance	10,000

Utilities

Electric- common area	5,000
Streetlights	80,000
Total expenditures	<u><u>\$396,253</u></u>

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 458,606
Allowable discounts (4%)	-				(18,344)
Assessment levy: net	-	\$ -	\$ -	\$ -	440,262
Special assessment: off-roll	785,188	362,707	422,481	785,188	354,098
Lot closing assessments	-	74,945	-	74,945	-
Interest	-	3,315	-	3,315	-
Total revenues	785,188	440,967	422,481	863,448	794,360
EXPENDITURES					
Debt service					
Principal	100,000	100,000	-	100,000	160,000
Interest	623,714	313,076	310,638	623,714	617,376
Tax collector	-	-	-	-	9,172
Total debt service	723,714	413,076	310,638	723,714	786,548
Excess/(deficiency) of revenues over/(under) expenditures	61,474	27,891	111,843	139,734	(1,360)
Fund balance:					
Beginning fund balance (unaudited)	413,773	414,226	442,117	414,226	553,960
Ending fund balance (projected)	<u>\$ 475,247</u>	<u>\$ 442,117</u>	<u>\$ 553,960</u>	<u>\$ 553,960</u>	<u>552,600</u>
Use of fund balance:					
Principal and Interest expense - November 1, 2026					(476,738)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 75,862</u>

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	\$160,000.00	4.875%	\$310,638.13	470,638.13	10,720,000.00
05/01/26			\$306,738.13	306,738.13	10,720,000.00
11/01/26	\$170,000.00	4.875%	\$306,738.13	476,738.13	10,550,000.00
05/01/27			\$302,594.38	302,594.38	10,550,000.00
11/01/27	\$180,000.00	4.875%	\$302,594.38	482,594.38	10,370,000.00
05/01/28			\$298,206.88	298,206.88	10,370,000.00
11/01/28	\$185,000.00	4.875%	\$298,206.88	483,206.88	10,185,000.00
05/01/29			\$293,697.50	293,697.50	10,185,000.00
11/01/29	\$195,000.00	4.875%	\$293,697.50	488,697.50	9,990,000.00
05/01/30			\$288,944.38	288,944.38	9,990,000.00
11/01/30	\$205,000.00	4.875%	\$288,944.38	493,944.38	9,785,000.00
05/01/31			\$283,947.50	283,947.50	9,785,000.00
11/01/31	\$215,000.00	5.700%	\$283,947.50	498,947.50	9,570,000.00
05/01/32			\$277,820.00	277,820.00	9,570,000.00
11/01/32	\$225,000.00	5.700%	\$277,820.00	502,820.00	9,345,000.00
05/01/33			\$271,407.50	271,407.50	9,345,000.00
11/01/33	\$240,000.00	5.700%	\$271,407.50	511,407.50	9,105,000.00
05/01/34			\$264,567.50	264,567.50	9,105,000.00
11/01/34	\$255,000.00	5.700%	\$264,567.50	519,567.50	8,850,000.00
05/01/35			\$257,300.00	257,300.00	8,850,000.00
11/01/35	\$270,000.00	5.700%	\$257,300.00	527,300.00	8,580,000.00
05/01/36			\$249,605.00	249,605.00	8,580,000.00
11/01/36	\$285,000.00	5.700%	\$249,605.00	534,605.00	8,295,000.00
05/01/37			\$241,482.50	241,482.50	8,295,000.00
11/01/37	\$300,000.00	5.700%	\$241,482.50	541,482.50	7,995,000.00
05/01/38			\$232,932.50	232,932.50	7,995,000.00
11/01/38	\$315,000.00	5.700%	\$232,932.50	547,932.50	7,680,000.00
05/01/39			\$223,955.00	223,955.00	7,680,000.00
11/01/39	\$335,000.00	5.700%	\$223,955.00	558,955.00	7,345,000.00
05/01/40			\$214,407.50	214,407.50	7,345,000.00
11/01/40	\$355,000.00	5.700%	\$214,407.50	569,407.50	6,990,000.00
05/01/41			\$204,290.00	204,290.00	6,990,000.00
11/01/41	\$375,000.00	5.700%	\$204,290.00	579,290.00	6,615,000.00
05/01/42			\$193,602.50	193,602.50	6,615,000.00
11/01/42	\$395,000.00	5.700%	\$193,602.50	588,602.50	6,220,000.00
05/01/43			\$182,345.00	182,345.00	6,220,000.00
11/01/43	\$420,000.00	5.700%	\$182,345.00	602,345.00	5,800,000.00
05/01/44			\$170,375.00	170,375.00	5,800,000.00
11/01/44	\$440,000.00	5.875%	\$170,375.00	610,375.00	5,360,000.00

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/45			\$157,450.00	157,450.00	5,360,000.00
11/01/45	\$470,000.00	5.875%	\$157,450.00	627,450.00	4,890,000.00
05/01/46			\$143,643.75	143,643.75	4,890,000.00
11/01/46	\$495,000.00	5.875%	\$143,643.75	638,643.75	4,395,000.00
05/01/47			\$129,103.13	129,103.13	4,395,000.00
11/01/47	\$525,000.00	5.875%	\$129,103.13	654,103.13	3,870,000.00
05/01/48			\$113,681.25	113,681.25	3,870,000.00
11/01/48	\$555,000.00	5.875%	\$113,681.25	668,681.25	3,315,000.00
05/01/49			\$97,378.13	97,378.13	3,315,000.00
11/01/49	\$590,000.00	5.875%	\$97,378.13	687,378.13	2,725,000.00
05/01/50			\$80,046.88	80,046.88	2,725,000.00
11/01/50	\$625,000.00	5.875%	\$80,046.88	705,046.88	2,100,000.00
05/01/51			\$61,687.50	61,687.50	2,100,000.00
11/01/51	\$660,000.00	5.875%	\$61,687.50	721,687.50	1,440,000.00
05/01/52			\$42,300.00	42,300.00	1,440,000.00
11/01/52	\$700,000.00	5.875%	\$42,300.00	742,300.00	740,000.00
05/01/53			\$21,737.50	21,737.50	740,000.00
11/01/53	\$740,000.00	5.875%	\$21,737.50	761,737.50	-
Total	10,880,000.00		11,521,131.88	22,401,131.88	

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<u>Spencer Glen North (Platted)</u>					
SF 50'	173	847.64	\$ 1,727.98	\$ 2,575.62	2,519.71
SF 60'	77	847.64	\$ 2,073.58	\$ 2,921.22	2,844.57
	250				

Off-Roll Assessments

<u>Spencer Glen South (Platted)</u>					
SF 40'	120	\$ 796.78	\$ 1,299.45	\$ 2,096.23	\$ 1,534.28
SF 50'	122	796.78	1,624.30	2,421.08	1,859.14
Total	242				
		\$ 796.78			

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-09
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT:

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** As indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and Debt Assessments imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 6th day of August, 2025.

ATTEST:

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

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**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Simmons Village North Community Development District
Hillsborough County, Florida

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Simmons Village North Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, 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 and each major fund of the District, as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance 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 (GAAS) 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.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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 Responsibilities 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 GAAS 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 GAAS, 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 and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2025, 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, 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.



June 10, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Simmons Village North Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$213,167.
- The change in the District's total net position in comparison with the prior fiscal year was \$592,793 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$4,039,515, a decrease of (\$6,473,107) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects and the remainder is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial 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, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being 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 government's net position changed during the most recent fiscal 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 include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government and maintenance functions.

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, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

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 outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

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 governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and the capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Assets, excluding capital assets	\$ 4,068,273	\$ 10,577,946
Capital assets, net of depreciation	7,347,647	-
Total assets	11,415,920	10,577,946
Current liabilities	289,654	46,780
Long-term liabilities	10,913,099	10,910,792
Total liabilities	11,202,753	10,957,572
Net Position		
Net investment in capital assets	(3,565,452)	(10,910,792)
Restricted	3,758,043	10,557,402
Unrestricted	20,576	(26,236)
Total net position	\$ 213,167	\$ (379,626)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 901,973	\$ 12,361
Operating grants and contributions	651	34,938
Total revenues	1,348,532	47,299
Expenses:		
General government	67,742	73,535
Maintenance and operations	3,871	-
Bond issuance costs	50,450	353,390
Interest	633,676	-
Total expenses	755,739	426,925
Change in net position	592,793	(379,626)
Net position - beginning	(379,626)	-
Net position - ending	\$ 213,167	\$ (379,626)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023, was \$755,739. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of Developer contributions and assessments. In total, expenses increased the current fiscal year, the majority of the increase was the result of interest expense incurred in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$7,347,647 invested in capital assets. In the government-wide financial statements no depreciation has been taken as the infrastructure is under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Debt Administration

At September 30, 2024, the District had \$10,980,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District anticipates an increase in general operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Simmons Village North Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 36,890
Accounts receivable	4,058
Due from Developer	361,389
Restricted assets:	
Investments	3,660,528
Capital assets:	
Nondepreciable	7,347,647
Total assets	<u>11,415,920</u>
LIABILITIES	
Accounts payable and accrued expenses	12,280
Contracts and retainage payable	2,978
Due to Developer	13,500
Accrued interest payable	260,896
Non-current liabilities:	
Due within one year	100,000
Due in more than one year	10,813,099
Total liabilities	<u>11,202,753</u>
NET POSITION	
Net investment in capital assets	(3,565,452)
Restricted for debt service	153,330
Restricted for capital projects	3,604,713
Unrestricted	20,576
Total net position	<u>\$ 213,167</u>

See notes to the financial statements

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 67,742	\$ 118,425	\$ -	\$ -	\$ 50,683
Maintenance and operations	3,871	-	-	445,908	442,037
Bond issuance costs	50,450	-	-	-	(50,450)
Interest on long-term debt	633,676	783,548	651	-	150,523
Total governmental activities	755,739	901,973	651	445,908	592,793
Change in net position					592,793
Net position - beginning					(379,626)
Net position - ending					<u>\$ 213,167</u>

See notes to the financial statements

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 36,890	\$ -	\$ -	\$ 36,890
Investments	-	52,837	3,607,691	3,660,528
Accounts Receivable	4,058	-	-	4,058
Assessments receivable	-	-	-	-
Due from Developer	-	361,389	-	361,389
Prepaid items	5,408	-	-	5,408
Total assets	<u>\$ 46,356</u>	<u>\$ 414,226</u>	<u>\$ 3,607,691</u>	<u>\$ 4,068,273</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 12,280	\$ -	\$ -	\$ 12,280
Contracts and retainage payable	-	-	2,978	2,978
Due to Developer	13,500	-	-	13,500
Total liabilities	<u>25,780</u>	<u>-</u>	<u>2,978</u>	<u>28,758</u>
Fund balances:				
Restricted for:				
Debt service	-	414,226	-	414,226
Capital projects	-	-	3,604,713	3,604,713
Unassigned	15,168	-	-	15,168
Total fund balances	<u>20,576</u>	<u>414,226</u>	<u>3,604,713</u>	<u>4,039,515</u>
Total liabilities and fund balances	<u>\$ 46,356</u>	<u>\$ 414,226</u>	<u>\$ 3,607,691</u>	<u>\$ 4,068,273</u>

See notes to the financial statements

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 4,039,515

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	7,347,647	
Accumulated depreciation	-	7,347,647

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(260,896)	
Original issue discount	66,901	
Bonds payable	(10,980,000)	(11,173,995)
Net position of governmental activities		\$ 213,167

See notes to the financial statements

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 118,425	\$ 783,548	\$ -	\$ 901,973
Developer contributions	18,544	-	-	18,544
Interest income	-	651	445,908	446,559
Total revenues	136,969	784,199	445,908	1,367,076
EXPENDITURES				
Current:				
General government	67,742	-	-	67,742
Maintenance and operations	3,871	-	-	3,871
Debt Service:				
Interest	-	370,473	-	370,473
Bond cost of issuance	-	50,450	-	50,450
Capital outlay	-	-	7,347,647	7,347,647
Total expenditures	71,613	420,923	7,347,647	7,840,183
Excess (deficiency) of revenues over (under) expenditures	65,356	363,276	(6,901,739)	(6,473,107)
Fund balances - beginning	(44,780)	50,950	10,506,452	10,512,622
Fund balances - ending	\$ 20,576	\$ 414,226	\$ 3,604,713	\$ 4,039,515

See notes to the financial statements

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds \$ (6,473,107)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position. 7,347,647

Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements. (18,544)

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue premium	(2,307)
Change in accrued interest	(260,896)
	\$ 592,793
Change in net position of governmental activities	\$ 592,793

See notes to the financial statements

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Simmons Village North Community Development District ("District") was established on July 20, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 21-26 and expanded by Hillsborough County Ordinance 22-27. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, certain Board members are affiliated with the Developer.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. 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 assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

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 position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

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 an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

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 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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 public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
First American Govt			Weighted average maturity:
Obligations Fund - Class Y	\$ 3,660,528	S&P AAAM	31 days
Total Investments	<u>\$ 3,660,528</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 7,347,647	\$ -	\$ 7,347,647
Total capital assets, not being depreciated	-	7,347,647	-	7,347,647
 Governmental activities capital assets, net	 \$ -	 \$ 7,347,647	 \$ -	 \$ 7,347,647

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$28,557,850. The infrastructure will include water management and control facilities, potable water supply utilities, sewer and wastewater management, sewer and wastewater management, roadways, parks and recreation, and landscaping and hardscape. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, potable water supply utilities, sewer and wastewater management and roadways are to be conveyed to others for ownership and maintenance responsibilities. All of the improvements were acquired from the Developer.

NOTE 6 – LONG-TERM LIABILITIES

Series 2023

On September 28, 2023, the District issued \$10,980,000 of Special Assessment Bonds, Series 2023 consisting of various Term Bonds with due dates ranging from November 1, 2030 to November 1, 2053, and fixed interest rates ranging from 4.875% to 5.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2024, through November 1, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2023 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2024.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2023	\$ 10,980,000	\$ -	\$ -	\$ 10,980,000	\$ 100,000
Less original issue discount	(69,208)	-	(2,307)	(66,901)	-
Total	<u>\$ 10,910,792</u>	<u>\$ -</u>	<u>\$ (2,307)</u>	<u>\$ 10,913,099</u>	<u>\$ 100,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 100,000	\$ 623,714	\$ 723,714
2026	160,000	617,376	777,376
2027	170,000	609,333	779,333
2028	180,000	600,801	780,801
2029	185,000	591,904	776,904
2030-2034	1,080,000	2,802,504	3,882,504
2035-2039	1,425,000	2,451,163	3,876,163
2040-2044	1,880,000	1,983,620	3,863,620
2045-2049	2,485,000	1,355,509	3,840,509
2050-2054	3,315,000	508,922	3,823,922
	<u>\$ 10,980,000</u>	<u>\$ 12,144,846</u>	<u>\$ 23,124,846</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns the land within the District and has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$18,544. All of the assessments were paid by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – 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. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 118,425	\$ 118,425	\$ -
Developer contributions	-	18,544	18,544
Total revenues	<u>118,425</u>	<u>136,969</u>	<u>18,544</u>
EXPENDITURES			
Current:			
General government	118,425	67,742	50,683
Maintenance and operations	-	3,871	(3,871)
Total expenditures	<u>118,425</u>	<u>71,613</u>	<u>46,812</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	65,356	<u>\$ 65,356</u>
Fund balance - beginning		<u>(44,780)</u>	
Fund balance - ending		<u>\$ 20,576</u>	

See notes to required supplementary information

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	\$0
Independent contractor compensation	\$26,658
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - N/A Debt Service - N/A
Special assessments collected	\$0
Outstanding Bonds:	
Series 2024, due May 1, 2054	\$10,980,000



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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
Simmons Village North Community Development District
Hillsborough 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 Simmons Village North Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 10, 2025.

Report on 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) to determine the 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 entity'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.

Report on 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 agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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 entity'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.

B. Han & Associates

June 10, 2025



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Simmons Village North Community Development District
Hillsborough County, Florida

We have examined Simmons Village North Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance 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 in Section 218.415, Florida Statutes. 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report 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, management, and the Board of Supervisors of Simmons Village North Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 10, 2025



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Simmons Village North Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Simmons Village North Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 10, 2025.

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 on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor'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 10, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Simmons Village North Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Simmons Village North Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 10, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. 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 which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor 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.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

6A

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024 for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 6th day of August, 2025.

ATTEST:

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SIMMONS VILLAGE NORTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors desires to elect certain Officer(s) of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective August 6, 2025:

Jordan Lansford is elected Assistant Secretary

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

Brady Lefere is Chair

Ray Aponte is Vice Chair

Melisa Sgro is Assistant Secretary

Connor Gallagher is Assistant Secretary

Alex Malecki is Assistant Secretary

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 6th day of August, 2025.

ATTEST:

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SIMMONS VILLAGE NORTH

COMMUNITY DEVELOPMENT DISTRICT

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**SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT
DISTRICT**
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public

by completing monthly CDD website checks.

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

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

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

SIMMONS VILLAGE NORTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-07

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT
RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE**

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

WHEREAS, District records are available for public review and inspection at the offices of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

WHEREAS, the District is statutorily required to designate a local District records office location for the purposes of affording citizens the ability to access certain of the District’s records, promoting the disclosure of matters undertaken by the District and ensuring that the public is informed of the activities of the District in accordance with Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SIMMONS VILLAGE NORTH COMMUNITY
DEVELOPMENT DISTRICT:**

1. LOCAL DISTRICT RECORDS OFFICE. The District’s local records office shall be located at the following address:

2. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS A

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT
DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District's Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective May 7, 2025:

Brady Lefere is elected Chair

Ray Aponte is elected Vice Chair

Melisa Sgro is elected Assistant Secretary

Connor Gallagher is elected Assistant Secretary

Alex Malecki is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 7, 2025:

Colbie Bosch Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

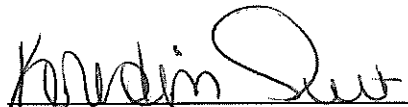
Craig Wrathell is Treasurer

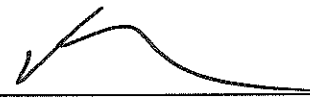
Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 7th day of May, 2025.

ATTEST:

**SIMMONS VILLAGE NORTH COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS B

LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement (the “Agreement”) made this 10th day of July, 2025, by and between Hillsborough County, Florida, a political subdivision under the laws of the State of Florida (the “County”) with offices at 601 East Kennedy Boulevard, P.O. Box 1110, Tampa, Florida 33601 and Simmons Village North Community Development District (the “Participant”) with offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The County and the Participant shall individually be referred to as a “Party” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, it has been deemed to be in the best interest of the County to encourage corporations and organizations to provide the care and maintenance necessary to state highways within the County as well as the County’s medians, rights-of-way, and other public lands (hereinafter referred to as the “Maintained Area”); and

WHEREAS, the Participant desires to provide the care and maintenance to the Maintained Area; and

WHEREAS, it has been deemed to be in the best interest of the County to enter into an agreement with the Participant setting forth the duties and responsibilities of the respective parties and the terms and conditions for the proposed care and maintenance of the Maintained Area.

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, the Parties agree as follows:

ARTICLE I. SCOPE OF SERVICES

A. The Participant shall provide or cause to be provided the landscape and maintenance services more fully set forth below (the “Services”) within the Maintained Area:

1. Maintained Area

The Maintained Area is described herein as follows:

Right-of-Way Use Permit #: Not applicable – no installation or construction, maintenance and cutting of existing grass

Location of Maintained Area: Right-of-Way on the west side of Simmons Loop Rd and Gate Dancer Rd from 720 feet north of Woodland Hollow Rd, south to the bridge, and continue south to an end point 60 feet 2½ inches from the Gate Dancer Rd./Sea Hero Ave. intersection; east side of Gate Dancer Rd from Simmons

Loop, south to the bridge and continue south to an end point 60 feet 2½ inches from the Gate Dancer Rd./Sea Hero Ave. intersection. See attached map.

Location of Landscape within the Maintained Area: east side of Gate Dancer from Simmons Loop down to the bridge; west side of Gate Dancer along the frontage of the Participant's property between sidewalk and road. See attached map.

Landscape Materials to be Utilized: none / existing grass

2. Services

The Participant shall initial each applicable service that shall be performed by the Participant under this Agreement. The Participant shall perform or cause to be performed the following Services in the Maintained Area:

- (a) X Pick up litter and debris as necessary.
- (b) X Cut grass as needed.
- (c) X Remove weeds and vines.
- (d) X Remove and replace dead or diseased plants and trees in accordance with FDOT and County landscaping guidelines, as applicable.
- (e) X Water plants as needed; provided however, such watering shall be in accordance with the County's water conservation measures and restrictions.
- (f) X Treat turf and other plants for pests (if using restricted chemicals, Participant must be licensed by the State of Florida).
- (g) N/A Fertilize as needed per FDOT Guidelines and per the Environmental Protection Commission of Hillsborough County Fertilizer Rule.
- (h) X Maintain irrigation system (if any) with like parts.
- (i) N/A Maintain plants in accordance with the landscape plan approved by FDOT. NO substitutions shall be made without the prior written approval of FDOT.

- (j) X Follow all landscaping guidelines as described in “Guidelines for Landscaping Hillsborough County Roadways,” as adopted by the Board of County Commissioners.
 - (k) X Hire a landscape contractor or utilize qualified volunteers or landscape personnel to maintain the Maintained Area.
 - (l) N/A Follow all FDOT guidelines if Maintained Area is located along a State road.
 - (m) X Follow all safety guidelines as instructed by County personnel and State personnel, including, but not limited to, FDOT Maintenance of Traffic Specifications Standard Indices 613, 615, and 619.
 - (n) X Utilization of xeriscape plant material is preferred.
- 3. If the Services to be performed by the Participant are on County road right-of-way, medians, or other County lands, the Participant shall apply for a Right-of-Way Use Permit and shall submit, for approval, a landscape plan/design of the Maintained Area to the Right-of-Way Management Section, Real Estate Services Department. In the event the submitted landscape plans/designs do not meet the approval of the County, the Participant shall be notified and given the opportunity to modify and resubmit the landscape plans/designs to the County as set forth herein. Approval of the landscape plans/designs by the County does not relieve the Participant from complying with all federal, state, and local laws, rules, regulations, and ordinances.
 - 4. If the Services to be performed by the Participant are on State highways within the County, the Participant shall submit, for approval, a landscape plan/design of the Maintained Area to FDOT. Approval of the landscape plans/designs by FDOT does not relieve the Participant from complying with all federal, state, and local laws, rules, regulations, and ordinances.
 - 5. The Participant shall notify the Transportation Maintenance Department if problems arise or if repairs to the Maintained Area are required and the Participant is unable or not authorized to do so.

B. The Participant shall assume total responsibility and bear the entire costs of the maintenance of the lawn and vegetation in the Maintained Area, including, but not limited to, all operational costs and all costs associated with soil irrigation, lawn mowing,

fertilizing, tree trimming, shrubbery trimming, replacement of all diseased plants and other vegetation and any other maintenance necessary to insure a well-maintained and safe area.

C. In the event that the Participant fails to perform the Services hereunder, the County shall notify the Participant in writing and shall provide a specific time period within which the Participant must perform in accordance with the Agreement or address the issue of noncompliance. If the Participant does not comply or perform the Services within that time period, the County may terminate the Agreement and remove the landscaping material installed by the Participant and return the Maintained Area to its original condition in order to protect the health, safety, and welfare of the general public. The costs of the removal of said landscape material shall be borne by the Participant. The County shall invoice the Participant for all cost incurred by the County for the removal of the landscape material installed by the Participant within thirty (30) days after said removal. The Participant shall pay the County the amount invoiced within thirty (30) days of the date set forth on the invoice.

D. The County shall not have any obligation to replace any plants, trees, or shrubs, contributed or paid for by the Participant, which subsequently die, whether such death is the result of neglect by the Participant, the County, or otherwise.

E. Prior to performing the Services hereunder, the Participant shall make sure that there are no utility facilities that are in conflict with the Services to be performed. The Participant shall resolve any conflicts and/or concerns raised by any utility company prior to the commencement of the Services hereunder.

F. It is understood between the Parties hereto that any or all of the Maintained Area may be adjusted at any time in the future as determined to be necessary by the County or FDOT in order that the adjacent road be widened, altered, or otherwise changed to meet the future criteria or planning of the County or FDOT as applicable. The County shall give the Participant notice of any road widening or other adjustment of the adjacent road and shall give the Participant thirty (30) days to relocate any plants, shrubs, or trees at its own cost.

ARTICLE II. TERM OF THE AGREEMENT

The term of this Agreement shall be for one (1) year from the date hereinabove set forth and shall be automatically extended for successive one-year periods upon the same terms and conditions hereof unless terminated as set forth herein. Either Party may terminate this Agreement, at any time, upon giving the other Party thirty (30) days' prior written notice of such termination. In the event the Agreement is terminated in accordance with the provisions hereof, the Participant shall return the Maintained Area to its original condition within thirty (30) days if so requested by the County.

ARTICLE III. INSPECTION

The County has the right, at all times, to inspect or otherwise evaluate the Services being performed by the Participant. Neither observations, inspections, nor evaluations of said Services shall relieve the Participant from performing the Services in accordance with all federal, state, and local laws, rules, regulations, and ordinances and this Agreement.

ARTICLE IV. WARRANTY

The Participant hereby represents to the County that: (a) it has the experience and skill necessary to perform the Services set forth in this Agreement and (b) it shall comply with all applicable federal, state, and local laws, rules, regulations, codes, ordinances, and orders of any public, quasi-public, or other governmental authority in the performance of the Services hereunder.

ARTICLE V. INDEMNIFICATION

To the extent permitted under Florida law, the Participant shall indemnify, hold harmless, and defend FDOT, the County, the Board of County Commissioners, its agents, contractors, and employees from and against any and all liabilities, losses, claims, damages, demands, expenses or actions, either at law or in equity, including court costs and attorney's fees that may hereafter at any time be made or brought by anyone on account of personal injury, property damage, loss of monies, or other loss, allegedly caused or incurred as a result of any negligent, wrongful, or intentional act or omission of the Participant during the performance of this Agreement. The extent of this indemnification shall not be limited in any way to the amount or types of damages or compensation payable to the County on account of any insurance limits. The provisions of this paragraph shall survive the termination of this Agreement. Notwithstanding the foregoing, the Participant and the County agree that both Parties are subject to certain limitations of liability as set forth in section 768.28, Florida Statutes, and other law, and nothing in this Agreement shall be construed as a waiver of those limitations of liability.

ARTICLE VI. INSURANCE

During the entire period of its performance under this Agreement, Participant or the landscape contractor hired by Participant to perform the services contemplated by this Agreement shall procure and maintain the following minimum amounts and types of insurance:

- (i) Workers' Compensation and Employer's Liability Insurance. These policies shall be in compliance with applicable worker's compensation and occupational disease statutes and shall include employer's liability. In

jurisdictions where all occupational diseases are not compensable under applicable law, insurance for occupational disease is required under the employer's liability section of the policy. Minimum limit of \$100,000 per incident for employer's liability and occupational disease is required.

- (ii) General Liability insurance. This policy shall be comprehensive and shall include bodily injury and property damage of at least \$500,000 per occurrence.
- (iii) Automobile Liability Insurance. This policy shall be comprehensive and shall include bodily injury and property damage covering all owned, non-owned, hired or leased vehicles used in connection with the performance of this Agreement. Minimum limits of \$200,000 per person, \$500,000 per occurrence for bodily injury, and \$20,000 per occurrence for property damage are required.

Upon request, the Participant shall furnish the County with certificates issued by the insurance company or companies issuing the insurance policies required by this provision prior to commencement of Services hereunder. Such certificates shall provide that written notice shall be given to the County or FDOT, if applicable, at least thirty (30) days prior to any cancellation or material change in such policy. The Participant shall name the Hillsborough County Board of County Commissioners or FDOT, if applicable, as an additional insured on all insurance policies required hereunder.

ARTICLE VII. INDEPENDENT CONTRACTOR

The Participant shall perform or cause to be performed the Services hereunder as an independent contractor, and nothing contained herein shall, in any way, be construed to constitute the Participant, its officers, employees, agents, contractor, or subcontractors of Participant to be a representative, agent, contractor, subcontractor, or employee of the County or any political subdivision of the State of Florida.

ARTICLE VIII. EQUAL EMPLOYMENT OPPORTUNITY; NON DISCRIMINATION

The Participant shall comply with Hillsborough County, Florida – Code of Ordinance and Laws, Part A, Chapter 30, Article II (Hillsborough County Human Rights Ordinance) as amended, which prohibits illegal discrimination on the basis of actual or perceived race, color, sex, age, religion, national origin, disability, marital status, sexual orientation or gender identity or expression, in employment, public accommodations, real estate transactions, County contracting and procurement activities, and credit extension practices.

The Participant shall also comply with the requirements of all applicable federal, state, and local laws, rules, regulations, ordinances, and executive orders prohibiting and/or relating to discrimination, as amended and supplemented. All of the aforementioned laws, rules, regulations, ordinances and executives orders are incorporated herein by reference.

ARTICLE IX. NO ASSUMPTION OF LIABILITY

The County shall not be responsible for nor shall the County incur any liability for the actions, inactions, omissions, or commissions of the Participant, or any officers, employees, agents, contractor, or subcontractors of the Participant in performing the Services under this Agreement.

ARTICLE X. ASSIGNMENT

The Participant shall not assign or transfer this Agreement nor any rights or obligations under this Agreement. Any purported assignment by the Participant hereunder shall be void.

ARTICLE XI. NOTICE

Any notice or communication required to be given by one Party to the other shall be in writing and may be delivered, mailed by certified mail, postage prepaid, or sent by facsimile or similar telecommunication device and shall be deemed delivered if addressed as follows:

Hillsborough County:

Hillsborough County Public Works Department
Attn: Director of Public Works
601 East Kennedy Blvd.
P.O. Box 1110
Tampa, FL 33601
Tel: (813) 272-5912
Fax: (813) 272-5811

Participant

Simmons Village North Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Tel: (561) 571-0010

**ARTICLE XII. LEGALLY REQUIRED STATEMENT AND PROVISIONS
REGARDING ACCESS TO RECORDS FOR SERVICES CONTRACTS**

The Parties acknowledge and agree that the statement and provisions below are required by Florida Statute to be included in this contract for services. The inclusion of this statement and provisions below shall not be construed to imply that the Participant has been delegated any governmental decision-making authority, governmental responsibility or governmental function or that the Participant is acting on behalf of the County as provided under Section 119.011(2), Florida Statutes, or that the statement or provisions are otherwise applicable to the Participant. As stated below, the Participant may contact the County's Custodian of Public Records with questions regarding the application of the Public Records Law; however, the Participant is advised to seek independent legal counsel as to its legal obligations. The County cannot provide the Participant advice regarding its legal rights or obligations.

**IF THE PARTICIPANT HAS QUESTIONS REGARDING THE
APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE
PARTICIPANT'S DUTY TO PROVIDE PUBLIC RECORDS
RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN
OF PUBLIC RECORDS AT:**

- i) Public Works Customer Service Center**
- ii) (813) 635-5400**
- iii) 601 East Kennedy Blvd., Tampa FL 33602**

If under this Contract, the Participant is providing services and is acting on behalf of the County as provided under Section 119.011(2), Florida Statutes, the Participant will comply with public records law, and agrees to:

- i) Keep and maintain public records required by the County to perform the services.**
- ii) Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 Florida Statutes or as otherwise provided by law.**
- iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except at**

authorized by law for the duration of the contract term and following completion of the Contract if the Participant does not transfer the records to the County.

- iv) Upon completion of the Contract, transfer at no cost to the County, all public records in possession of the Participant or keep and maintain public records required by the County to perform the service. If the Participant transfers all public records to the County upon completion of the Contract, the Participant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Participant keeps and maintains public records upon completion of the Contract, the Participant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

Failure of the Participant to comply with Chapter 119, Florida Statutes, and/or the provisions set forth above, where applicable, shall be grounds for immediate unilateral termination of this Contract by the County.

ARTICLE XIII. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Participant and the County with respect to the subject matter hereof and supersedes any prior or contemporaneous agreement or understanding between the Parties. The Parties shall not be bound by or be liable for any statement, prior negotiations, correspondence, representation, promise, draft agreements, inducement or understanding of any kind or nature not set forth or provided for herein. No prior course of dealing, usage of trade, or course of performance shall be used to supplement or explain any term, condition, or instruction used in this Agreement. The Agreement may be executed in counterparts.

ARTICLE XIV. APPLICABLE LAW

This Agreement is entered into in the State of Florida and shall be construed and interpreted in accordance with its laws. In the event litigation is commenced for the enforcement of this Agreement, the Parties hereby agree and stipulate that venue for such action shall be in the Circuit Court for the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.

ARTICLE XV. MODIFICATION

No oral explanation or oral information by either of the Parties hereto shall alter

the meaning or interpretation of this Agreement. No amendment or change hereof or addition hereto shall be effective or binding on any of the Parties hereto unless reduced to writing and executed by the respective duly authorized representatives of each of the Parties hereto.

ARTICLE XVI. WAIVER/RESERVATION OF RIGHTS

Any waiver by the County of any term, condition, or breach of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same or another term or condition and shall not in any way affect, limit, or waive the County's right thereafter to enforce strict compliance with every other term and condition hereof.

ARTICLE XVII. SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

ARTICLE XVIII. CAPTIONS

Section headings in this Agreement are for convenience or references only and shall be given no effect in the construction or interpretation of this Agreement or any provisions thereof.

ARTICLE XIX. ACKNOWLEDGMENT

Both Parties acknowledge that they have had the opportunity to have this Agreement reviewed by legal counsel of their choice, and that they understand the terms and conditions herein.

[Signature page follows]

IN WITNESS WHEREOF, the County and the Participant respectively, have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

HILLSBOROUGH COUNTY, FLORIDA

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT
DISTRICT

By: Robert J. Suess Robert J Suess Digitally signed by Robert J Suess
Date: 2025.07.17 06:28:29 -0400
_____, Director, Public Works
Transportation Maintenance Division

Witness: Kristie Maggio

DocuSigned by:
Brady Lefere

By: Brady Lefere
Chairperson, Board of Supervisors

Signed by:
Jordan Lansford

Witness: _____
Name: Jordan Lansford

LEGEND:

- SUBJECT PROPERTIES
- WETLAND CONSERVATION AREA
- STORMWATER POND
- FLOODPLAIN POND
- AMENITY CENTER
- PARK
- TRAIL
- MAIL KIOSK
- AMENITY CENTER
- MODEL CENTER PARKING
- PRECAST WALL
- 6' TAN PVC

LOT COUNT		
SPENCER GLEN NORTH		
50'S	60'S	TOTAL
173	77	250
SPENCER GLEN SOUTH		
40'S	50'S	TOTAL
120	122	242
TOTAL		492

Pulte
HOMES

N.T.S.



04/24/2024	Revised Per Comments
04/22/2024	Revised Per Comments
04/16/2024	Revised Trail
03/21/2024	Revised Per Comments
03/18/2024	Initial Submittal
Date	Revision



SPENCER GLEN
MASTER RENDERING



Clearview
LAND DESIGN, P.L.

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	154,121	-	-	154,121
Investments				
Revenue	-	318,759	-	318,759
Construction	-	-	9,312	9,312
Due from Landowner	45,306	183,693	-	228,999
Due from general fund	-	19,491	-	19,491
Due from other fund	4,058	-	-	4,058
Total assets	<u>203,485</u>	<u>521,943</u>	<u>9,312</u>	<u>734,740</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	1,800	-	-	1,800
Due to debt service fund	19,491	-	-	19,491
Landowner advance	6,000	-	-	6,000
Landowner advance - legal ad.	7,500	-	-	7,500
Total liabilities	<u>34,791</u>	<u>-</u>	<u>-</u>	<u>34,791</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	45,305	183,692	-	228,997
Total deferred inflows of resources	<u>45,305</u>	<u>183,692</u>	<u>-</u>	<u>228,997</u>
Fund balances:				
Restricted for:				
Debt service	-	338,251	-	338,251
Capital projects	-	-	9,312	9,312
Unassigned	123,389	-	-	123,389
Total fund balances	<u>123,389</u>	<u>338,251</u>	<u>9,312</u>	<u>470,952</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 203,485</u>	<u>\$ 521,943</u>	<u>\$ 9,312</u>	<u>\$ 734,740</u>

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net			\$ 280,682	0%
Assessment levy: off-roll	-	165,156	-	N/A
Landowner contribution		35,000	159,858	22%
Lot closing assessments	6,782	70,222	-	N/A
Total revenues	6,782	270,378	440,540	61%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	35,550	48,000	74%
Legal	248	4,089	20,000	20%
Engineering	-	1,320	3,000	44%
Audit	5,300	5,300	6,000	88%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	166	1,833	2,000	92%
Trustee	-	4,256	6,500	65%
Telephone	17	183	200	92%
Postage, phone, fax	11	166	500	33%
Printing & binding	42	458	500	92%
Legal advertising	81	3,033	2,000	152%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,700	95%
EMMA software services	-	2,500	-	N/A
Contingencies/bank charges	-	-	1,500	0%
Website hosting & maintenance	-	705	1,680	42%
Website ADA compliance	-	-	210	0%
Total professional & administrative	9,865	64,976	98,465	66%

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field Operations				
Landscape maintenance	9,613	59,836	150,000	40%
Mulch	-	-	25,000	0%
Irrigation repairs	-	1,380	5,000	28%
Landscape replacement	-	-	5,000	0%
Pressure washing	-	-	5,000	0%
Holiday decorations	-	-	5,000	0%
General repairs/supplies	-	-	10,000	0%
Ponds & conservation areas	1,150	5,750	25,000	23%
Unbudgeted expenses street sign	-	1,260	25,000	5%
Property insurance		3,767	15,000	25%
Utilities				
Electric- common area	-	-	5,000	0%
Streetlights	3,847	30,597	75,000	41%
Total expenditures	24,475	167,566	448,465	37%
Excess/(deficiency) of revenues over/(under) expenditures	(17,693)	102,812	(7,925)	
Fund balances - beginning	141,082	20,577	-	
Fund balances - ending	<u>\$ 123,389</u>	<u>\$ 123,389</u>	<u>\$ (7,925)</u>	

*These items will be realized when bonds are issued.

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 513,946	\$ 785,188	65%
Interest	670	6,870	-	N/A
Lot closing assessments	19,492	126,923	-	N/A
Total revenues	<u>20,162</u>	<u>647,739</u>	<u>785,188</u>	82%
EXPENDITURES				
Debt service				
Principal	-	100,000	100,000	100%
Interest	-	623,714	623,714	100%
Total expenditures	<u>-</u>	<u>723,714</u>	<u>723,714</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	20,162	(75,975)	61,474	
Fund balances - beginning	<u>318,089</u>	<u>414,226</u>	<u>-</u>	
Fund balances - ending	<u><u>\$ 338,251</u></u>	<u><u>\$ 338,251</u></u>	<u><u>\$ 61,474</u></u>	

**SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 31	\$ 65,434
Total revenues	<u>31</u>	<u>65,434</u>
EXPENDITURES		
Capital outlay	-	3,660,835
Total expenditures	<u>-</u>	<u>3,660,835</u>
Excess/(deficiency) of revenues over/(under) expenditures	31	(3,595,401)
Fund balances - beginning	9,281	3,604,713
Fund balances - ending	<u>\$ 9,312</u>	<u>\$ 9,312</u>

9:40 AM

07/31/25

Simmons Village North CDD

Check Detail

June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	06/23/2025	TECO TAMPA ELECTRIC		101.000 · Truist - Checking 5611		-3,847.14
Bill	8635 ...	06/20/2025			520.202 · Streetlights	-3,847.14	3,847.14
TOTAL						-3,847.14	3,847.14
Bill Pmt -Check	10075	06/23/2025	BUSINESS OBSERVER		101.000 · Truist - Checking 5611		-80.94
Bill	25-01...	06/20/2025			519.480 · Legal Advertising	-80.94	80.94
TOTAL						-80.94	80.94
Bill Pmt -Check	10076	06/23/2025	ECO-LOGIC SERVICES LLC		101.000 · Truist - Checking 5611		-1,150.00
Bill	5327	06/20/2025			520.108 · Ponds & Conservation Areas	-1,150.00	1,150.00
TOTAL						-1,150.00	1,150.00
Bill Pmt -Check	10077	06/23/2025	FEDEX		101.000 · Truist - Checking 5611		-11.68
Bill	8-874-...	06/20/2025			519.410 · Postage	-11.68	11.68
TOTAL						-11.68	11.68
Bill Pmt -Check	10078	06/23/2025	GRAU AND ASSOCIATES		101.000 · Truist - Checking 5611		-5,300.00
Bill	27751	06/20/2025			513.320 · Audit	-5,300.00	5,300.00
TOTAL						-5,300.00	5,300.00
Bill Pmt -Check	10079	06/23/2025	KUTAK ROCK LLP		101.000 · Truist - Checking 5611		-248.50
Bill	35799...	06/20/2025			514.310 · Legal Fees	-248.50	248.50
TOTAL						-248.50	248.50
Bill Pmt -Check	10080	06/23/2025	SUNRISE LANDSCAPE		101.000 · Truist - Checking 5611		-9,613.00
Bill	11 39...	06/20/2025			520.101 · Landscape Maintenance	-9,613.00	9,613.00
TOTAL						-9,613.00	9,613.00
Bill Pmt -Check	10081	06/23/2025	WRATHELL, HUNT & ASSOCIATES,...		101.000 · Truist - Checking 5611		-4,225.00

9:40 AM
07/31/25

Simmons Village North CDD
Check Detail
June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	2025-...	06/20/2025			512.311 · Management Fees	-4,000.00	4,000.00
					519.411 · Telephone	-16.67	16.67
					519.470 · Printing and Binding	-41.67	41.67
					513.311 · Dissemination Fee	-166.66	166.66
TOTAL						-4,225.00	4,225.00

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Simmons Village North Community Development District held a Regular Meeting on May 7, 2025 at 10:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578.

Present:

Brady Lefere	Chair
Connor Gallagher	Assistant Secretary
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Ryan Dugan (via telephone)	District Counsel
Alex Malecki	Pulte Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:00 a.m.

Supervisors Lefere, Gallagher and Sgro were present. Supervisor Aponte was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Canvassing and Certifying the Results of
the Landowners' Election of Supervisors
Held Pursuant to Section 190.006(2),
Florida Statutes, and Providing for an
Effective Date**

Ms. Suit presented Resolution 2025-01. The Landowner did not provide their Proxy in time for the November 5, 2025 Landowners' Election so the Landowners' Election could not be held. Seats 3, 4 and 5 were up for election.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date

Ms. Suit presented Resolution 2025-02. As no one was elected at the Landowners' Election, it is necessary to declare the seats vacant so the Board can then appoint people to fill the vacant seats.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026

Mr. Lefere nominated Mr. Alex Malecki to fill Seat 3. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the appointment of Mr. Alex Malecki to Seat 3, was approved.

- Administration of Oath of Office (the following will also be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Alex Malecki. Mr. Malecki is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- Sample Form 1 2023/Instructions

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2028

Mr. Lefere nominated Mr. Ray Aponte to fill Seat 4. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the appointment of Mr. Ray Aponte to Seat 4, was approved.

- **Administration of Oath of Office**

This item was deferred as Mr. Aponte was not present.

SEVENTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2028

Mr. Lefere nominated Mr. Connor Gallagher to fill Seat 5. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the appointment of Mr. Connor Gallagher to Seat 5, was approved.

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Connor Gallagher. Mr. Gallagher is familiar with the items in the new Supervisor packet.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date

116 Ms. Suit presented Resolution 2025-03.

117 Mr. Lefere nominated the following:

118	Brady Lefere	Chair
119	Ray Aponte	Vice Chair
120	Connor Gallagher	Assistant Secretary
121	Melisa Sgro	Assistant Secretary
122	Alex Malecki	Assistant Secretary

123 No other nominations were made.

124 This Resolution removes the following from the Board:

125	Colbie Bosch	Assistant Secretary
-----	--------------	---------------------

126 The following prior appointments by the Board remain unaffected by this Resolution:

127	Craig Wrathell	Secretary
128	Kristen Suit	Assistant Secretary
129	Craig Wrathell	Treasurer
130	Jeff Pinder	Assistant Treasurer

131

132 **On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor,**
133 **Resolution 2025-03, Electing, as nominated, and Removing Officers of the**
134 **District, and Providing for an Effective Date, was adopted.**

135

136

137 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,
Approving a Proposed Budget for Fiscal
Year 2026 and Setting a Public Hearing
Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

145

146 Ms. Suit presented Resolution 2025-04 and stated she worked with the Chair on the
147 proposed Fiscal Year 2026 budget. Assessments are 100% off roll; the Spencer Glen North
148 platted lots and the Spencer Glen South unplatted lots will be switched to on roll in June.

149

150 **On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor,**
151 **Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026 and**

Setting a Public Hearing Thereon Pursuant to Florida Law for August 6, 2025 at 10:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-05.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Hillsborough County, Florida Landscape Maintenance Agreement

Mr. Dugan presented the Hillsborough County, Florida Landscape Maintenance Agreement. This is a standard landscape agreement that the County provided.

Discussion ensued regarding the scope of work, if Hillsborough County is turning over the maintenance of certain areas to the District, an addendum to the Agreement, the Right-of-Way (ROW) Use Permit, whether to obtain a 99-year license, potential liability issues, maintenance costs and a funding source.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Hillsborough County, Florida Landscape Maintenance Agreement, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-06.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

FOURTEENTH ORDER OF BUSINESS

Ratification Items

- A. Acceptance of Audit FY Ending September 30, 2023
- B. Eco-Logic Services, LLC Agreement for Pond Maintenance Services
- C. SR Landscaping, LLC Landscape and Irrigation Maintenance Services

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Items 14A, 14B and 14C, as listed, were ratified.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

- Check Register

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 7, 2024 Public Hearings and Regular Meeting
- B. August 26, 2024 Continued Public Hearings and Regular Meeting
- C. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the August 7, 2024 Public Hearings and Regular Meeting Minutes, August 26, 2024 Continued Public Hearings and Regular Meeting Minutes and November 5, 2024 Landowners' Meeting Minutes, all as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Stantec

There were no reports from District Counsel or the District Engineer.

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

- 0 Registered Voter in District as of April 15, 2025

- NEXT MEETING DATE: June 4, 2025 at 10:00 AM

- QUORUM CHECK

The June and July 2025 meetings will be canceled. The next meeting will be on August 6, 2025.

EIGHTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members comments or requests.

NINETEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 10:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

268
269
270
271
272

Secretary/Assistant Secretary

Chair/Vice Chair

SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578</i>		
<i>¹D.R. Horton Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2024 CANCELED	Regular Meeting	10:00 AM
November 5, 2024 ¹	Landowners' Meeting	1:00 PM
November 6, 2024 CANCELED	Regular Meeting	10:00 AM
December 4, 2024 CANCELED	Regular Meeting	10:00 AM
February 5, 2025 CANCELED	Regular Meeting	10:00 AM
March 5, 2025 CANCELED	Regular Meeting	10:00 AM
April 2, 2025 CANCELED	Regular Meeting	10:00 AM
May 7, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	10:00 AM
June 4, 2025 CANCELED	Regular Meeting	10:00 AM
July 2, 2025 CANCELED	Regular Meeting	10:00 AM
August 6, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Budget</i>	10:00 AM
September 3, 2025	Regular Meeting	10:00 AM