

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

May 8, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Springside 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

May 1, 2025

Board of Supervisors
Springside Community Development District

Dear Board Members:

The Board of Supervisors of the Springside Community Development District will hold a Public Hearing and Regular Meeting on May 8, 2025 at 3:00 p.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Board Membership, Obligations and Responsibilities
 - C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office
5. Consideration of Resolution 2025-37, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2025-38, Ratifying the Actions of the District Manager in Redesignating the Location of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025; 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 Location

7. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
8. Consideration of Resolution 2025-40, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Consideration of Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date
10. Consideration of Hernando County Property Appraiser Interlocal Uniform Collection Agreement
11. Consideration of Resolution 2025-41, 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
12. Ratification of Hernando County Tax Collector Interlocal Uniform Collection Agreement
13. Acceptance of Unaudited Financial Statements as of March 31, 2025
14. Approval of January 9, 2025 Public Hearings and Regular Meeting Minutes
15. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Coastal Engineering Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2025
 - NEXT MEETING DATE: TBD

○ QUORUM CHECK

SEAT 1	DEBORAH RICCIARDI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DEBORAH GRUBBS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TAMMI FERNANDEZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5		☐ IN PERSON	☐ PHONE	☐ NO

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

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**SPRINGSIDE 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 SPRINGSIDE 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 Springside 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

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-37

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, the Springside 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 and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective May 8, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

Chris Conti is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 8, 2025:

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

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 8th day of May, 2025.

ATTEST:

**SPRINGSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN REDESIGNATING THE LOCATION OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-21, approving the proposed budget for Fiscal Year 2024/2025, and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for May 8, 2025, at 3:00 p.m. at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601; and

WHEREAS, the District Manager in consultation with the Chairman reset the public hearing to be held on May 8, 2025, at 3:00 p.m. at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604, and has caused published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager and Chairman’s actions in redesignating and noticing for the amended public hearing location.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager and Chairman in resetting the public hearing, the District Secretary in publishing the notice of public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified, confirmed and approved. Resolution 2025-21 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

SECTION 2. RESOLUTION 2025-21 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-21 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 8th day of May, 2025.

ATTEST:

**SPRINGSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

7A

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of FY2025 Budget Hearing was published in said newspaper by print in the issues of 04/16/25, 04/23/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



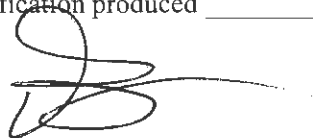
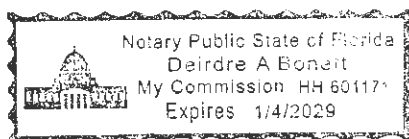
Signature of Affiant _____

Sworn to and subscribed before me this **04/23/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

SPRINGSIDECOMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: May 8, 2025
 TIME: 3:00 PM
 LOCATION: Greater Hernando County Chamber of Commerce
 15588 Aviation Loop Drive
 Brooksville, Florida 34604

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

04/16/2025, 04/23/2025

33383

SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2025-39

[FY 2025 APPROPRIATION RESOLUTION]

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

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Springside Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Springside Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2025.

ATTEST:

**SPRINGSIDE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
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**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Proposed Budget
REVENUES	
Landowner contribution	81,873
Total revenues	<u>81,873</u>
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording**	36,000
Legal	25,000
Engineering	2,000
Audit*	-
Arbitrage rebate calculation*	-
Dissemination agent*	1,167
EMMA software service*	-
Trustee*	-
Telephone	183
Postage	500
Printing & binding	458
Legal advertising	7,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	1,500
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>81,873</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	
Unassigned	-
Fund balance - ending	<u><u>\$ -</u></u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	36,000
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	25,000
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	2,000
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	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,167
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.	
EMMA software service*	-
Trustee*	-
Telephone	183
Postage	500
Telephone and fax machine.	
Printing & binding	458
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 81,873</u></u>

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Springside Community Development District ("**District**"), prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

TIME: _____

LOCATION: Greater Hernando County Chamber of Commerce
15588 Aviation Loop Drive
Brooksville, Florida 34604

3. **TRANSMITTAL; POSTING; NOTICE.** The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the manager or administrator of the local general purpose unit(s) of

government for posting on the applicable website(s). Notice of this public hearing shall be published in the manner prescribed in Florida law.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2025.

ATTEST:

**SPRINGSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
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**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Proposed Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Landowner contribution	81,873	12,617	69,256	81,873	102,890
Total revenues	<u>81,873</u>	<u>12,617</u>	<u>69,256</u>	<u>81,873</u>	<u>102,890</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording**	36,000	10,000	26,000	36,000	48,000
Legal	25,000	10,801	14,199	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	1,167	-	1,167	1,167	2,000
EMMA software service*	-	-	-	-	2,000
Trustee*	-	-	-	-	5,500
Telephone	183	84	99	183	200
Postage	500	13	487	500	500
Printing & binding	458	208	250	458	500
Legal advertising	7,500	5,366	2,134	7,500	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,000
Meeting room rental	-	-	-	-	600
Contingencies/bank charges	1,500	55	1,445	1,500	1,750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>81,873</u>	<u>26,527</u>	<u>55,346</u>	<u>81,873</u>	<u>102,890</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(13,910)	13,910	-	-
Fund balance - beginning (unaudited)	(38,373)	-	(13,910)	-	-
Fund balance - ending (projected)					
Unassigned	(38,373)	(13,910)	-	-	-
Fund balance - ending	<u>\$ (38,373)</u>	<u>\$ (13,910)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
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	2,000
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	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	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.	
EMMA software service*	2,000
Trustee*	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

EXPENDITURES (continued)

Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	600
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u>\$102,890</u>

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Springside 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 is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of May, 2025.

ATTEST:

**SPRINGSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June __, 2025	Regular Meeting	__:__ AM/PM
July __, 2025	Regular Meeting	__:__ AM/PM
August __, 2025	Regular Meeting	__:__ AM/PM
September __, 2025	Regular Meeting	__:__ AM/PM

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

10

**INTERLOCAL UNIFORM COLLECTION AGREEMENT BETWEEN THE
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT AND THE
HERNANDO COUNTY PROPERTY APPRAISER**

THIS INTERLOCAL AGREEMENT, made and entered into in duplicate this ____ day of _____, AD 2025, by the Springside Community Development District, (the “District”), by and through its Board of Supervisors whose address is c/o Springside Community Development District 2300 Glades Road, Suite 410W, Boca Raton FL 33431, and the Honorable Randy Mazourek, Hernando County Property Appraiser, whose address is 201 Howell Ave, Suite 300, Brooksville, Florida 34601(the “Property Appraiser”)

WITNESSETH

WHEREAS, the District is authorized to impose non-ad valorem assessments and by, resolution, has expressed its intent to use the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197.3632, Florida Statutes, and;

WHEREAS, chapter 197, Florida Statutes, requires that the District enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred in implementing the uniform method and,

WHEREAS, chapter 197, Florida Statutes, provides that the District shall compensate the Property Appraiser for necessary administrative costs and,

WHEREAS, a separate agreement between the District and the Hernando County Tax Collector must be entered into that expresses the responsibility of the Hernando County Tax Collector and the District regarding the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes before this agreement becomes serviceable;

NOW, THEREFORE, in consideration of the mutual covenants and convictions herein set forth, the parties hereby agree as follows:

1. The District will impose non-ad valorem assessments using the uniform method for the levy, collection, and enforcement under the provisions of chapter 197, Florida Statutes.

2. The District agrees to reimburse the Property Appraiser for necessary administrative costs pursuant to section 197.3632 (2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. For the 2025 tax roll year, the parties hereto agree that the District will fund the Property Appraiser's Geographic Information System (GIS) budget in the amount of 3% of the value of each non-ad valorem assessment roll for which the Property Appraiser prepared, processed, or transmitted data concerning the non-ad valorem assessment. Such administrative costs include, but are not limited to, costs incurred for providing information to the District for the development of the non-ad valorem assessment roll pursuant to chapter 197, Florida Statutes; for providing the District with a copy of the non-ad valorem assessment roll upon request by the District so that it may be certified to the Property Appraiser in accordance with time frames pursuant to Florida Statutes or schedules promulgated by the Property Appraiser. The District will be responsible for providing a copy of the non-ad valorem assessment roll to the Property Appraiser on compatible electronic medium.

3. Either party may terminate this agreement without cause upon giving the non terminating party 30 days written notice prior to the effective date of termination. In the event that the District does not reimburse the Property Appraiser for the costs incurred as provided herein, the Property Appraiser may terminate this agreement upon ten (10) days written notice of his election to terminate pursuant to this section.

a. In the event this agreement is terminated by the District effective after January 1 of any given year, the Property Appraiser shall be reimbursed in full for the work or services performed based on the value of the current year's non-ad valorem assessment roll.

b. In the event funds to reimburse the Property Appraiser for costs incurred for completion of the above referenced services become unavailable, the District may terminate this agreement upon no less than 15 day notice, written and delivered to the Property Appraiser.

c. The District shall be the final authority as to the availability of funds. Notice of termination shall be sent by certified mail, return receipt requested, or shall be delivered in person with a signed proof of delivery.

Notice to the District shall be sent to:

Springside Community Development District
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Notice to the Property Appraiser shall be sent to:

Randy Mazourek
Hernando County Property Appraiser
201 Howell Avenue, Suite 300
Brooksville, Fl 34601-2042

And a copy of any notice sent hereunder shall be sent to:

Amy L. Blackburn, CFCA
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, Fl 34601

4. Waiver of breach of any provision of this agreement shall not be deemed to be a waiver of any other breach, and shall not be considered to be a modification of the terms of this agreement.

5. For the 2025 tax roll year, the District will pay all sums due to the Property Appraiser on or before January 15, 2026. For subsequent years the District will pay all sums due to the Property Appraiser on or before January 15th. All sums due from the District to the Property Appraiser will bear interest at the rate of 12 percent (12%) per annum, if delinquent, in accordance with section 218.74, Florida Statutes.

6. The term of this agreement shall be in effect for the 2025 tax roll year and may be renewed thereafter for subsequent periods not to exceed one (1) tax year each, in the event the District shall inform the Property Appraiser by January 10th of each calendar year if the District intends to continue to use the uniform method of collecting each such assessment pursuant to chapter 197, Florida Statutes.

7. The parties shall abide by all Statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments, and any ordinances promulgated by the District not

inconsistent with, not contrary to, the provisions of chapter 197, Florida Statutes, or applicable statutes and any subsequent amendments to said Statutes.

8. The District shall be responsible for imposing non-ad valorem assessments pursuant to general and special law and all other applicable requirements relating to the establishment of non-ad valorem assessments, which are collected in the same manner as ad valorem taxes are collected.

9. The District further agrees that it will strictly follow and will be responsible for complying with the following procedures and conditions:

a. Using electronic data supplied by the Property Appraiser, the District shall determine and identify the names and addresses of the property owners, the descriptions, parcel numbers and the amount of the assessment of the parcels subject to the non-ad valorem assessments under this agreement.

b. It will be solely at the District's expense and pursuant to the District's responsibility to develop and provide to the Property Appraiser, on compatible electronic medium, a list of the parcels to be assessed.

c. The Property Appraiser on the Property Appraiser's database shall maintain the District's non-ad valorem assessment information.

d. The District shall meet the Property Appraiser's imposed deadlines and timetables as administered and determined by the Property Appraiser.

10. The District will be solely responsible of notifying effected property owners of any and all proposed non-ad valorem assessments.

11. In the event the Property Appraiser is named as a party or otherwise joined in litigation challenging non-ad valorem assessment(s) subject to this agreement, the Property Appraiser shall provide for his own legal representation, and shall be entitled to reimbursement from the District for reasonable attorney fees and costs associated with such representation. Furthermore, the District shall indemnify the Property Appraiser against any claim, cause of action or suit arising out of, or in connection with any claimed negligence action or inaction on the part of the District.

12. This agreement may not be assigned by either party without the prior written consent from the non-assigning party.

In Witness Whereof, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

HERNANDO COUNTY PROPERTY APPRAISER
("Property Appraiser")

Date

By: _____
Randy Mazourek

SPRINGSIDE COMMUNITY DEVELOPMENT
DISTRICT ("District")

Date

By: _____
Deborah Ricciardi
Chairman

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2025-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, the Springside 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 is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of May, 2025.

ATTEST:

**SPRINGSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2025	Regular Meeting	__:__ AM/PM
November __, 2025	Regular Meeting	__:__ AM/PM
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS**

**INTERLOCAL UNIFORM COLLECTION AGREEMENT
BETWEEN THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT
AND THE HERNANDO COUNTY TAX COLLECTOR**

THIS AGREEMENT made and entered into this 3 day of February, 2025, by and between the Springside Community Development District (the "District"), an independent special district created by Hernando County Ordinance No. 2024-14, whose address is c/o Cindy Cerbone, 2300 Glades Rd. Ste 410W Boca Raton, FL 33431, and the Honorable Amy L. Blackburn, CFC, Hernando County Tax Collector, whose address is 20 North Main Street, Room 112, Brooksville, Florida 34601 (the "Tax Collector").

WITNESSETH:

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes; and,

WHEREAS, the uniform methodology with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies, is fairer to delinquent property owners than that of the traditional lien foreclosure methodology; and,

WHEREAS, the uniform method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector; and,

WHEREAS, Section 197.3632 (2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing said section; and,

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event the Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual tax notice; and,

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector for actual costs of collection of non-ad valorem assessments; and,

WHEREAS, Section 192.091(2)(b), Florida Statutes, entitles the Tax Collector to receive a 2% commission.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

1. Purpose. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include reimbursement by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by the District's Board of Supervisors or its designee, pursuant to Section 197.3632(7), Florida Statutes; and for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632(2), Florida Statutes.

2. Duties and Responsibilities of the District

A. The District shall compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to Section 192.091(2)(b), Florida Statutes and Rule 12D-18.004(2), Florida Administrative Code. The 2% will be deducted from the balance at the time of each distribution.

B. The District shall pay for, or alternatively, shall reimburse the Tax Collector for, the cost of any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes and Rule 12D-18.004(2), Florida Administrative Code.

C. Upon being timely billed by the Tax Collector, the District shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

D. The Chair of the District's Board of Supervisors shall certify to the Tax Collector by September 15th of each calendar year, using DR Form 408, the non-ad valorem assessment ("Assessment") roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Florida Department of Revenue. The District or its designee shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions pursuant to Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

E. The District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, as they may be amended, and all applicable rules promulgated by the Florida Department of Revenue, as they may be amended.

F. The District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District's "Assessments," and that the District is solely responsible to follow all procedural and substantive requirements for the levy and imposition of constitutionally-liable non-ad valorem special assessments.

G. The District shall indemnify and hold harmless the Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against the Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments. The District shall pay for or reimburse the Tax Collector for fees for legal services rendered to the Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, as it may be amended.

3. Duties of the Tax Collector.

A. The Tax Collector or its agent shall timely merge the legally certified "Assessment" roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, as they may be amended, and any applicable rules promulgated by the Department of Revenue, as they may be amended, and in accordance with any specific ordinances or resolutions adopted by District, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments, and so long as they are not inconsistent with, or contrary to, to Sections 197.3632 and 197.3635, Florida Statutes, as they may be amended, and any applicable rules promulgated by the Department of Revenue, as they may be amended.

B. The Tax Collector shall collect the Assessments of the District as certified to the Tax Collector no later than September 15th of each calendar year by the Chair of the District's Board of Supervisors, or his or her designee, on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Hernando County Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using DR Form 408, and free of errors or omissions.

C. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting Assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of the District that is not officially, timely, and legally-certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code, as they may be amended.

D. If the Tax Collector discovers errors or omissions on such roll, the Tax Collector may request that the District file a corrected roll or a correction of the amount of any assessment and the District shall bear the cost of any such error or omission.

E. If the Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, as said statutes and rules may be amended, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

4. Effective Date, Term. The effective date of this Agreement shall be the date of signature by the last party to sign this Agreement. The terms of this Agreement shall commence on the effective date, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District informs the Tax Collector, as well as the Hernando County Property Appraiser and the Florida Department of Revenue, no later than the 10th day of January of each calendar year, if the District intends to discontinue using the uniform methodology for such Assessments pursuant to Section 197.3632(6), Florida Statutes, and Rule 12D-18.006(3), Florida Administrative Code, as they may be amended, using form DR-412 promulgated by the Florida Department of Revenue.

5. Drafting. Neither party shall be deemed to have drafted this Agreement and no presumption of favorable construction shall be accorded either party.

6. Record-Keeping and Retention. Each party shall retain all records related to this Agreement in accordance with the State of Florida's public records retention law and any applicable Federal rules and regulations. Each party shall have access to such records, for the purposes of inspection and audit, until such time as the law allows said records to be destroyed. This section shall survive the expiration or termination of this Agreement.

7. Entire Agreement. This Agreement contains the entire agreement of the parties regarding the subject matter thereof. No oral statements, representations or prior written matter relating to the subject matter herein, but not specifically incorporated herein, shall have any force or effect.

8. Modification. No modification of this Agreement shall be valid or binding unless such modification is in writing and duly executed by all of the parties hereto.

9. Binding Effect. This Agreement shall be binding upon the respective successors, administrators, executors, heirs, and assigns of the parties hereto.

10. Written Notice. All notices to be given hereunder shall be given by certified mail, return receipt requested, addressed to the respective parties at the following address, or to such other address or addresses as may from time to time be designated in a notice given for that purpose:

TAX COLLECTOR:

Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, Florida 34601

DISTRICT:

Springside Community Development District
c/o Cindy Cerbone,
2300 Glades Rd. Suite 410W
Boca Raton, FL 33431

11. Waiver of Jury Trial. Each party hereto hereby irrevocably waives any and all rights it may have to demand that any action, proceeding or counterclaim arising out of or in any way related to this Agreement or the relationships of the parties hereto be tried by jury. This waiver extends to any and all rights to demand a trial by jury arising from any source including, but not limited to, the Constitution of the United States or any state therein, the common law, or any applicable statute or regulation. Each party hereto acknowledges that it is knowingly and voluntarily waiving its right to demand trial by jury.

12. No Third-Party Beneficiaries. The terms and provisions of this Agreement are intended solely for the benefit of the parties hereto and their respective permitted successors or assigns, and it is not the intention of the parties to confer, and this Agreement shall not confer, third-party beneficiary rights upon any other person.

13. Governing Law; Disputes. This Agreement shall be interpreted and construed in accordance with Florida law. Any dispute to this Agreement shall be resolved pursuant to the Florida Governmental Conflict Resolution Act set forth in Fla. Stat. Ch. 164. Each party shall be responsible for its own costs and attorneys' fees in the event of any litigation, dispute, claim, action, appeal or administrative proceeding.

14. Venue; Jurisdiction. In the event of any litigation, dispute, claim, action, appeal, or administrative proceeding, each party hereto consents to the personal jurisdiction and venue of a tribunal or a court of subject matter jurisdiction located in Hernando County, Florida.

15. Headings. The headings of this Agreement are for convenience and reference only and in no way define, limit, or describe the scope of intent of this Agreement or any part hereof, or in any way affect the same, or construe any provision hereof.

IN WITNESS WHEREOF, the District and the Tax Collector have caused this Agreement to be executed in their respective names and their respective seals to be hereunto affixed and attested by their duly authorized officers or representatives.

HERNANDO COUNTY TAX COLLECTOR
("Tax Collector")

By: Amy L. Blackburn

Amy L. Blackburn

Date

2/3/2025

BOARD OF SUPERVISORS, SPRINGSIDE
COMMUNITY DEVELOPMENT
DISTRICT ("District")

By: Cindy Cerbone

Printed Name: Cindy Cerbone

Title: District Manager

Date

02/07/2025

[Notary Acknowledgments on the Following Page]

Verifications

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of February, 2025, by Amy L. Blackburn, as the Hernando County Tax Collector, a constitutional officer, who is personally know to me or produced _____, as identification.

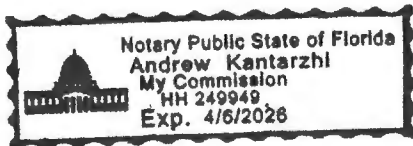


A handwritten signature in black ink, appearing to be "Christina Cohen", written over a horizontal line.

Notary Public

STATE OF: Florida
COUNTY OF: Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of February, 2025, by Cindy Cerbone, as District Manager of the Springside Community Development District Board of Supervisors, who is personally known to me or produced _____ as identification.



A handwritten signature in blue ink, appearing to be "Andrew Kantarzhi", written over a horizontal line.

Notary Public

SPRINGSIDE

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Undeposited funds	\$ 14,262	\$ -	\$ 14,262
Due from Landowner	27,411	3,979	31,390
Due from general fund	-	7,011	7,011
Total assets	<u>\$ 41,673</u>	<u>\$ 10,990</u>	<u>\$ 52,663</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 26,527	\$ 10,990	\$ 37,517
Due to Landowner	-	7,011	7,011
Due to other	-	3,979	3,979
Due to debt service fund	7,011	-	7,011
Landowner advance	6,000	-	6,000
Landowner advance - legal advertising	2,134	-	2,134
Total liabilities	<u>41,672</u>	<u>21,980</u>	<u>63,652</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	13,911	-	13,911
Total deferred inflows of resources	<u>13,911</u>	<u>-</u>	<u>13,911</u>
Fund balances:			
Restricted for:			
Debt service	-	(10,990)	(10,990)
Unassigned	(13,910)	-	(13,910)
Total fund balances	<u>(13,910)</u>	<u>(10,990)</u>	<u>(24,900)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 41,673</u>	<u>\$ 10,990</u>	<u>\$ 52,663</u>
Total liabilities and fund balances	<u>\$ 41,673</u>	<u>\$ 10,990</u>	<u>\$ 52,663</u>

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 12,617	\$ 81,873	15%
Total revenues	-	12,617	81,873	15%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	10,000	36,000	28%
Legal	44	10,801	25,000	43%
Engineering	-	-	2,000	0%
Arbitrage rebate calculation*	-	-	1,167	0%
Telephone	16	84	183	46%
Postage	-	13	500	3%
Printing & binding	42	208	458	45%
Legal advertising	-	5,366	7,500	72%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	55	55	1,500	4%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	2,157	26,527	81,873	32%
Excess/(deficiency) of revenues over/(under) expenditures	(2,157)	(13,910)	-	
Fund balances - beginning	(11,753)	-	-	
Fund balances - ending	\$ (13,910)	\$ (13,910)	\$ -	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	<u>-</u>	<u>10,990</u>
Total expenditures	<u>-</u>	<u>10,990</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(10,990)
Fund balances - beginning	<u>(10,990)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (10,990)</u></u>	<u><u>\$ (10,990)</u></u>

SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Springside Community Development District Held Public Hearings and a Regular Meeting on January 9, 2025 at 3:30 p.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601.

Present were:

Deborah Ricciardi	Chair
Debbie Grubbs	Vice Chair
Tammi Jo Fernandez	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell Hunt and Associates LLC
Mike Eckert	District Counsel
Kubra Metin	Kutak Rock LLP
Jared Young	District Engineer
Blaise Grubbs	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 3:32 p.m. Supervisors Ricciardi, Grubbs and Fernandez were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Deborah Ricciardi, Ms. Debbie Grubbs and Ms. Tammi Jo Fernandez.

Ms. Cerbone and Mr. Eckert previously explained the following:

A. Update: Required Ethics Training and Form 1 Disclosure Filing

B. Board Membership, Obligations and Responsibilities

C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees 2023

D. Chapter 190, Florida Statutes

E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, 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. Cerbone presented Resolution 2025-02, and recapped the results of the Landowners' election, as follows:

Seat 1	Deborah Ricciardi	79 votes	Four-year Term
Seat 2	Debbie Grubbs	79 votes	Four-year Term
Seat 3	Tammi Fernandez	70 votes	Two-year Term

There were no nominations or votes for Seats 4 and 5.

On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, Resolution 2025-02, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-33, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-33. Ms. Fernandez nominated the following:

Deborah Ricciardi	Chair
Debbie Grubbs	Vice Chair
Tammi Jo Fernandez	Assistant Secretary

No other nominations were made.

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

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary

77 Craig Wrathell

Treasurer

78 Jeffrey Pinder

Assistant Treasurer

79

80 **On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor,**
81 **Resolution 2025-33, Electing, as nominated, and Removing Officers of the**
82 **District and Providing for an Effective Date, was adopted.**

83

84

85 **SIXTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the
District to Use the Uniform Method of
Levy, Collection and Enforcement of Non-
Ad Valorem Assessments as Authorized
and Permitted by Section 197.3632, Florida
Statutes; Expressing the Need for the Levy
of Non-Ad Valorem Assessments and
Setting Forth the Legal Description of the
Real Property Within the District's
Jurisdictional Boundaries that May or Shall
Be Subject to the Levy of District Non-Ad
Valorem Assessments; Providing for
Severability; Providing for Conflict and
Providing for an Effective Date**

99

100 **On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor,**
101 **the Public Hearing was opened.**

102

103

104 **A. Affidavit/Proof of Publication**

105 The affidavit of publication was included for informational purposes.

106 No affected property owners or members of the public spoke.

107

108 **On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor,**
109 **the Public Hearing was closed.**

110

111

112 **B. Consideration of Resolution 2025-34, Expressing its Intent to Utilize the Uniform**
113 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**
114 **May Be Levied by the District in Accordance with Section 197.3632, Florida Statutes;**
115 **Providing a Severability Clause; and Providing an Effective Date**

116 Ms. Cerbone presented Resolution 2025-34.

117

On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, Resolution 2025-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2025-35, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Eckert reviewed the Rules of Procedure and recommended Board approval.

On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, Resolution 2025-35, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, the Public Hearing was opened.

A. Affidavit/Proof of Publication**B. Mailed Notice to Property Owner(s)**

The following questions were asked and answered:

Ms. Metin: Was the meeting properly noticed and published in the newspaper?

Ms. Cerbone: Yes.

Ms. Metin: And do you have proof of publications?

Ms. Cerbone: Yes.

Ms. Metin: And can the District Manager confirm those proofs with me off the record?

Ms. Cerbone: Yes.

Ms. Metin: And (inaudible), as per Chapter 170?

Ms. Cerbone: Yes.

Ms. Metin: Inaudible question

Ms. Cerbone: Yes.

Ms. Metin stated the issuance of bonds provides the CDD with the funds to construct the infrastructure improvements outlined in the Engineer's Report; it reveals the infrastructure in the District property and that properties within the District receive special benefits. The assessed properties that receive special benefits arise out of the financial infrastructure. It is important to note that each property within the CDD is assessed based on the special benefits received and not based on the property value.

C. Engineer's Report (for informational purposes)

The following questions were asked and answered:

Ms. Metin: Can you please provide an overview of the Engineer's Report, including any changes?

Mr. Young: There have been no changes since the Report was last presented to the Board. The Springside CDD consists of 78.69 acres of land located within Hernando County. The site is located south of Highgrove Road, east of Landover Boulevard, west of Nocklyn Road and north of Elgin Boulevard, within Section 4, Township 23S and Range 18E. The CDD is to be developed in two phases, with Phase 1 having 129 units and Phase 2 having 100 units, for a total of 229 units. The Engineering process was concluded with nine categories; namely, roadway improvements, stormwater management system, water and wastewater utilities, hardscape, landscape and irrigation, streetlights, undergrounding of electrical utility lines,

recreational amenities, off-site improvements and professional services and a 10% contingency, which is an industry standard for permitted design projects.

Ms. Metin: Based on your experience, are the cost estimates in your Engineer's Report, as supplemented, reasonable and proper?

Mr. Young: Yes. They are based on recent similar projects located within the County.

Ms. Metin: And do you have any reason to believe the project cannot be carried out?

Mr. Young: No. The project has been permitted by all applicable agencies.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Metin: Ms. Cerbone, can you provide an overview of the Master Special Assessment Methodology Report?

Ms. Cerbone: Yes. The first part of the Methodology Report references the District Engineer's Report related to acreage and the types of improvements that are being anticipated and could be but do not have to be covered under a bond issuance. The purpose is to describe public improvements or CDD improvements within the boundaries of the District and the cost of those improvements and how they could be funded. The scope of the report discusses the Capital Improvement Plan (CIP) in the Engineer's Report. Section 1.3 describes the special benefits and general benefits that those property owners within the boundaries of the District will receive based on those improvements. The Development Program describes the number of acres in the District, the County in which it is located, the general description of where the District is located. It talks about the current property owner and/or Developer for the District, understanding that at some point, that could change. The CIP refers again to the Engineer's Report and reserves some rights if things were to change for the district to create distinct assessment areas to coincide with the phases of development but they don't have to. The District Engineer referred to the two phases, that does not mean there has to be two bond issuances; it could be one bond issuance if that is what the Board so desires. The financing program outlines the types of bonds proposed, the bond par value of \$13,540,000, benefit allocation, amenities, assigning debt, transferred property, lienability tests, True-Up mechanism, the assessment roll and the Appendix Tables.

Ms. Metin: Do the benefits exceed or equal the items assessed?

Ms. Cerbone: Yes.

Ms. Metin: Are the assessments being imposed in a manner proportional to benefits received by (inaudible)?

223 **Ms. Cerbone:** Yes.

224 **Ms. Metin:** In your professional opinion, are the special assessments reasonably
225 apportioned among the lands subject to the special assessments?

226 **Ms. Cerbone:** Yes.

227 **Ms. Metin:** In your professional opinion, is it reasonable, proper, fair and just to assess
228 the cost of the project against the lands in the District according to the Methodology, which
229 result in special assessments set forth in the final assessment roll?

230 **Ms. Cerbone:** Yes.

231 **Ms. Metin:** And is it your opinion that the special benefits the lands will receive, as set
232 forth in the final assessment roll, will be equal to or in excess of special assessments thereon
233 and allocated as set forth in the Methodology?

234 **Ms. Cerbone:** Yes.

235 **Ms. Metin:** Is it your opinion that it is in the best interest of the District that special
236 assessments be paid and collected in accordance with the Methodology?

237 **Ms. Cerbone:** Yes.

238 • **Hear testimony from the affected property owners as to the propriety and advisability**
239 **of making the improvements and funding them with special assessments on the**
240 **property**

241 Ms. Metin asked if there are any comments or questions from the public.

242 No affected property owners or members of the public spoke.

243 Ms. Metin asked if any letters were received by the District Manager. Ms. Cerbone
244 replied none were received.

245 • **Thereafter, the governing authority shall meet as an equalizing board to hear any and**
246 **all complaints as to the special assessments on a basis of justice and right**

247 The Board, sitting as an Equalizing Board, made no changes to the assessments.

248 **E. Consideration of Resolution 2025-36, Authorizing District Projects for Construction**
249 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
250 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**
251 **Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special**
252 **Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida**
253 **Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;**
254 **Making Provisions for Transfers of Real Property to Governmental Bodies; Providing**

for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Ms. Metin presented Resolution 2025-36 and read the title.

On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, Resolution 2025-36, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, the Public Hearing was closed.

Mr. Eckert stated this may seem overly formal; however, in bond validation hearings, the State Attorney and the judge ask about the assessment hearing, if there were any members of the public present, what Staff presented, etc.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-21, Approving the Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Ms. Cerbone presented Resolution 2025-21 and read the title. Ms. Cerbone reviewed the proposed Fiscal Year 2025 budget.

On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, Resolution 2025-21, Approving the Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon for May 8, 2025 at 3:00 p.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, subject to ratification if the location changes, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**RECESS REGULAR MEETING/ANNOUNCE
AUDIT SELECTION COMMITTEE MEETING****• COMMENCEMENT OF AUDIT SELECTION COMMITTEE MEETING**

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

TWELFTH ORDER OF BUSINESS**Review of Responses to Request for
Proposals (RFP) for Annual Audit Services****A. Affidavit of Publication****B. RFP Package**

These items were included for informational purposes.

C. Respondents

I. Berger, Toombs, Elam, Gaines & Frank

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

III. Grau & Associates

Ms. Cerbone stated she is very familiar with all three respondents and the firm that struggles the most with timeliness is Berger, Toombs, Elam, Gaines & Frank. She presented a completed evaluation matrix/ranking sheet based on her experience working with the respondents. The Board has the option of accepting Staff's scores and rankings, completing a joint evaluation matrix/ranking or individually scoring and ranking the respondents. The consensus was to utilize Staff 's rankings.

D. Auditor Evaluation Matrix/Ranking

Staff's scores and rankings were as follows:

#1	DiBartolomeo, McBee, Hartley & Barnes, P.A.	100 points
#2	Grau & Associates	99 points
#3	Berger, Toombs, Elam, Gaines & Frank	86 points

On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, accepting as the CDD Board's own, the scores and ranking of District Management, as agreed upon by the Auditor Selection Committee, to score DiBartolomeo, McBee, Hartley & Barnes, P.A., 100 points and rank DiBartolomeo, McBee, Hartley & Barnes, P.A., as the #1 ranked respondent to the RFQ for Annual Audit Services and award the Annual Audit Services contract to DiBartolomeo, McBee, Hartley & Barnes, P.A., was approved.

▪ **ADJOURN AUDIT SELECTION COMMITTEE MEETING/ANNOUNCE-REGULAR MEETING**

This item, previously the Fourteenth Order of Business, was presented out of order.

The Audit Selection Committee meeting adjourned and the Regular meeting reconvened.

THIRTEENTH ORDER OF BUSINESS

Discussion: RFQ for Engineering Services

Ms. Cerbone stated Staff conferred with Coastal Engineering and, although they did not reply to the RFQ, they are amenable to staying as an interim District Engineer.

FOURTEENTH ORDER OF BUSINESS

ADJOURN AUDIT SELECTION COMMITTEE MEETING/ANNOUNCE-REGULAR MEETING

This item occurred following the Twelfth Order of Business.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2024

On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, the Unaudited Financial Statements as of November 30, 2024, was accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. November 20, 2024 Landowners' Meeting

Line 17: Change "Debby Ricciardi" to "Deborah Ricciardi"

Line 18: Change "Grubs" to "Grubbs"

B. November 20, 2024 Organizational Meeting

Line 10 and throughout: Change “Debby” to “Deborah”

Line 11 and throughout: Change “Grubs” to “Grubbs”

C. December 11, 2024 Continued Landowners’ Meeting

Line 37 and throughout: Change “Debby” to “Deborah”

On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, the November 20, 2024 Landowners’ Meeting, the November 20, 2024 Organizational Meeting and December 11, 2024 Continued Landowners’ Meeting, all as amended, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated that the Bond Validation Hearing is set for March 18, 2025 at 3:00 p.m., via Zoom. It would be helpful if the Chair or Vice Chair could attend.

B. District Engineer (Interim): Coastal Engineering Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on May 8, 2025 at 3:00 p.m.

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 Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, the meeting adjourned at 4:40 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

SPRINGSIDE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Denise LaVancher

Hernando County Supervisor of Elections

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2025

Springside Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard:

As of April 15, 2025, there are no registered voters within the Springside Community Development District.

Should you need any further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive
Brooksville, FL 34604

Enclosure

Date 4/15/2025
Time 08:28 AM

Denise LaVancher
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SPRINGSIDE

360 PROVIDENCE CHURCH
SPRINGSIDE

<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0