

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

April 29, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Willows 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

April 22, 2021

Board of Supervisors
Willows Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Willows Community Development District will hold a Regular Meeting on April 29, 2021 at 11:00 a.m., at the office of ZNS Engineering, 201 5th Ave. Dr. E, Bradenton, Florida 34208. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2021-03, Approving Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
5. Consideration of Matters Pertaining to Construction and Acquisition of District Infrastructure
6. Authorization for Chair to Review and Accept Fiscal Year 2020 Audit for Purpose of Timely Filing with the State
7. Acceptance of Unaudited Financial Statements as of March 31, 2021
8. Approval of March 5, 2021 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, PA*
 - B. District Engineer: *ZNS Engineering, L.C.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. 0 Registered Voters in District as of April 15, 2021

II. NEXT MEETING: June 4, 2021 at 10:00 a.m.

• QUORUM CHECK

Ryan Zook	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Anne Mize	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
John Snyder	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Greg Mundell	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Hal Lutz	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-909-7930.

Sincerely,



Daniel Rom
District Manager

TO ATTEND BY TELEPHONE

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

CONFERENCE ID: 435668

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOWS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 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 Willows Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); 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 WILLOWS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 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: August 6, 2021

HOUR: 10:00 A.M.

LOCATION: ZNS Engineering
201 5th Avenue Dr. E.
Bradenton, Florida 34208

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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 immediately upon adoption.

PASSED AND ADOPTED THIS 29th DAY OF APRIL, 2021.

ATTEST:

**WILLOWS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
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**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue and Expenditures	Proposed Budget FY 2022
	Proposed Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: off-roll	\$ 94,642	\$ 94,642	\$ -	\$ 94,642	\$ 94,642
Total revenues	<u>94,642</u>	<u>94,642</u>	<u>-</u>	<u>94,642</u>	<u>94,642</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	45,000	22,500	22,500	45,000	45,000
DSF accounting/assessment collections ¹	5,500	2,750	2,750	5,500	5,500
Legal	20,000	1,241	18,759	20,000	15,000
Engineering	1,500	-	1,500	1,500	2,500
Audit	5,600	1,500	4,100	5,600	6,200
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent ²	1,000	500	500	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	470	1,030	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	136	364	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	199	-	199	210
Total expenditures	<u>94,640</u>	<u>35,526</u>	<u>58,603</u>	<u>94,129</u>	<u>91,240</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	59,116	(58,603)	513	3,402
Fund balance - beginning (unaudited)	1,078	14,484	73,600	14,484	14,997
Fund balance - ending					
Committed:					
Working capital	-	-	-	-	12,500
Unassigned	1,080	73,600	14,997	14,997	5,899
Fund balance - ending (projected)	<u>\$ 1,080</u>	<u>\$ 73,600</u>	<u>\$ 14,997</u>	<u>\$ 14,997</u>	<u>\$ 18,399</u>

¹ \$5,500 per bond issuance.

² \$1,000 per bond issuance.

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 45,000
<p>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.</p>	
DSF accounting/assessment collections	5,500
Legal	15,000
<p>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.</p>	
Engineering	2,500
<p>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.</p>	
Audit	6,200
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 91,240</u></u>

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2022**

	Fiscal Year 2020			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: off-roll	\$ 658,016	\$ -	\$ 658,016	\$ 658,016	\$ 658,016
Interest	-	22	-	22	-
Total revenues	<u>658,016</u>	<u>22</u>	<u>658,016</u>	<u>658,038</u>	<u>658,016</u>
EXPENDITURES					
Debt service					
Principal	160,000	-	160,000	160,000	165,000
Interest	501,533	250,767	250,766	501,533	495,333
Total expenditures	<u>661,533</u>	<u>250,767</u>	<u>410,766</u>	<u>661,533</u>	<u>660,333</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,517)	(250,745)	247,250	(3,495)	(2,317)
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	-	-	10,567	-
Transfers out	-	(20)	-	(20)	-
Total other financing sources/(uses)	<u>-</u>	<u>(20)</u>	<u>-</u>	<u>10,547</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(3,517)	(250,765)	247,250	7,052	(2,317)
Beginning fund balance (unaudited)	916,218	916,346	665,581	916,346	923,398
Ending fund balance (projected)	<u>\$ 912,701</u>	<u>\$ 665,581</u>	<u>\$ 912,831</u>	<u>\$ 923,398</u>	<u>921,081</u>
Use of fund balance:					
Debt service reserve account balance (required)					(658,865)
Principal expense - November 1, 2022					-
Interest expense - November 1, 2022					(244,470)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 17,746</u>

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21			247,666.63	247,666.63	9,930,000.00
05/01/22	165,000.00	3.875%	247,666.63	412,666.63	9,765,000.00
11/01/22			244,469.75	244,469.75	9,765,000.00
05/01/23	170,000.00	3.875%	244,469.75	414,469.75	9,595,000.00
11/01/23			241,176.00	241,176.00	9,595,000.00
05/01/24	180,000.00	3.875%	241,176.00	421,176.00	9,415,000.00
11/01/24			237,688.50	237,688.50	9,415,000.00
05/01/25	185,000.00	4.370%	237,688.50	422,688.50	9,230,000.00
11/01/25			233,646.25	233,646.25	9,230,000.00
05/01/26	195,000.00	4.370%	233,646.25	428,646.25	9,035,000.00
11/01/26			229,385.50	229,385.50	9,035,000.00
05/01/27	200,000.00	4.370%	229,385.50	429,385.50	8,835,000.00
11/01/27			225,015.50	225,015.50	8,835,000.00
05/01/28	210,000.00	4.370%	225,015.50	435,015.50	8,625,000.00
11/01/28			220,427.00	220,427.00	8,625,000.00
05/01/29	220,000.00	4.370%	220,427.00	440,427.00	8,405,000.00
11/01/29			215,620.00	215,620.00	8,405,000.00
05/01/30	230,000.00	5.000%	215,620.00	445,620.00	8,175,000.00
11/01/30			209,870.00	209,870.00	8,175,000.00
05/01/31	240,000.00	5.000%	209,870.00	449,870.00	7,935,000.00
11/01/31			203,870.00	203,870.00	7,935,000.00
05/01/32	255,000.00	5.000%	203,870.00	458,870.00	7,680,000.00
11/01/32			197,495.00	197,495.00	7,680,000.00
05/01/33	270,000.00	5.000%	197,495.00	467,495.00	7,410,000.00
11/01/33			190,745.00	190,745.00	7,410,000.00
05/01/34	280,000.00	5.000%	190,745.00	470,745.00	7,130,000.00
11/01/34			183,745.00	183,745.00	7,130,000.00
05/01/35	295,000.00	5.000%	183,745.00	478,745.00	6,835,000.00
11/01/35			176,370.00	176,370.00	6,835,000.00
05/01/36	310,000.00	5.000%	176,370.00	486,370.00	6,525,000.00
11/01/36			168,620.00	168,620.00	6,525,000.00
05/01/37	325,000.00	5.000%	168,620.00	493,620.00	6,200,000.00
11/01/37			160,495.00	160,495.00	6,200,000.00
05/01/38	345,000.00	5.000%	160,495.00	505,495.00	5,855,000.00
11/01/38			151,870.00	151,870.00	5,855,000.00
05/01/39	360,000.00	5.000%	151,870.00	511,870.00	5,495,000.00
11/01/39			142,870.00	142,870.00	5,495,000.00
05/01/40	380,000.00	5.200%	142,870.00	522,870.00	5,115,000.00
11/01/40			132,990.00	132,990.00	5,115,000.00
05/01/41	400,000.00	5.200%	132,990.00	532,990.00	4,715,000.00
11/01/41			122,590.00	122,590.00	4,715,000.00
05/01/42	420,000.00	5.200%	122,590.00	542,590.00	4,295,000.00

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/42			111,670.00	111,670.00	4,295,000.00
05/01/43	445,000.00	5.200%	111,670.00	556,670.00	3,850,000.00
11/01/43			100,100.00	100,100.00	3,850,000.00
05/01/44	470,000.00	5.200%	100,100.00	570,100.00	3,380,000.00
11/01/44			87,880.00	87,880.00	3,380,000.00
05/01/45	495,000.00	5.200%	87,880.00	582,880.00	2,885,000.00
11/01/45			75,010.00	75,010.00	2,885,000.00
05/01/46	520,000.00	5.200%	75,010.00	595,010.00	2,365,000.00
11/01/46			61,490.00	61,490.00	2,365,000.00
05/01/47	545,000.00	5.200%	61,490.00	606,490.00	1,820,000.00
11/01/47			47,320.00	47,320.00	1,820,000.00
05/01/48	575,000.00	5.200%	47,320.00	622,320.00	1,245,000.00
11/01/48			32,370.00	32,370.00	1,245,000.00
05/01/49	605,000.00	5.200%	32,370.00	637,370.00	640,000.00
11/01/49			16,640.00	16,640.00	640,000.00
05/01/50	640,000.00	5.200%	16,640.00	656,640.00	-
Total	9,930,000.00		9,338,210.26	19,268,210.26	

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

Off-Roll Assessments

	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
Phase 1 Units	400	\$ 118.45	\$ 1,645.04	\$ 1,763.49	\$ 1,763.49
Phase 2 Units	399	118.45	-	118.45	118.45
Total	799				

Note: Assessments, although shown on a per unit basis, will be collected directly (off-roll) on a per gross acre basis

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-04

A RESOLUTION OF THE WILLOWS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 29th day of April, 2021.

Attest:

WILLOWS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

WILLOWS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>ZNS Engineering, 201 5th Avenue Dr. E., Bradenton, Florida 34208</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2021	Regular Meeting	10:00 AM
November 5, 2021	Regular Meeting	10:00 AM
December 3, 2021	Regular Meeting	10:00 AM
January 7, 2022	Regular Meeting	10:00 AM
February 4, 2022	Regular Meeting	10:00 AM
March 4, 2022	Regular Meeting	10:00 AM
April 1, 2022	Regular Meeting	10:00 AM
May 6, 2022	Regular Meeting	10:00 AM
June 3, 2022	Regular Meeting	10:00 AM
July 1, 2022	Regular Meeting	10:00 AM
August 5, 2022	Public Hearing & Regular Meeting	10:00 AM
September 2, 2022	Regular Meeting	10:00 AM

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

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**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2021**

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 94,151	\$ -	\$ -	\$ 94,151
Investments				
Revenue 2019	-	1	-	1
Reserve 2019	-	658,865	-	658,865
Cap interest 2019	-	6,676	-	6,676
Construction 2019	-	-	4,091,245	4,091,245
Cost of issuance	-	39	-	39
Total assets	<u>\$ 94,151</u>	<u>\$ 665,581</u>	<u>\$ 4,091,245</u>	<u>\$ 4,850,977</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Developer	\$ 17,468	\$ -	\$ -	\$ 17,468
Developer advance	3,083	-	-	3,083
Total liabilities	<u>20,551</u>	<u>-</u>	<u>-</u>	<u>20,551</u>
Fund balances:				
Restricted for:				
Debt service	-	665,581	-	665,581
Capital projects	-	-	4,091,245	4,091,245
Unassigned	73,600	-	-	73,600
Total fund balances	<u>73,600</u>	<u>665,581</u>	<u>4,091,245</u>	<u>4,830,426</u>
Total liabilities and fund balances	<u>\$ 94,151</u>	<u>\$ 665,581</u>	<u>\$ 4,091,245</u>	<u>\$ 4,850,977</u>

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2021

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 94,642	\$ 94,642	100%
Total revenues	<u>-</u>	<u>94,642</u>	<u>94,642</u>	100%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,750	22,500	45,000	50%
DSF accounting/assessment collections	458	2,750	5,500	50%
Legal	-	1,241	20,000	6%
Engineering	-	-	1,500	0%
Audit	-	1,500	5,600	27%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	5,500	0%
Telephone	17	100	200	50%
Postage	-	-	500	0%
Printing & binding	42	250	500	50%
Legal advertising	-	470	1,500	31%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	25	136	500	27%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	199	210	95%
Total professional & administrative	<u>4,375</u>	<u>35,526</u>	<u>94,640</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	(4,375)	59,116	2	
Fund balances - beginning	<u>77,975</u>	<u>14,484</u>	<u>1,078</u>	
Fund balances - ending	<u>\$ 73,600</u>	<u>\$ 73,600</u>	<u>\$ 1,080</u>	

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED MARCH 31, 2021

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 658,016	0%
Interest	3	22	-	N/A
Total revenues	<u>3</u>	<u>22</u>	<u>658,016</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	160,000	0%
Interest	-	250,767	501,533	50%
Total debt service	<u>-</u>	<u>250,767</u>	<u>661,533</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	3	(250,745)	(3,517)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(3)	(20)	-	N/A
Total other financing sources	<u>(3)</u>	<u>(20)</u>	<u>-</u>	N/A
Net change in fund balances	-	(250,765)	(3,517)	
Fund balances - beginning	665,581	916,346	916,218	
Fund balances - ending	<u>\$ 665,581</u>	<u>\$ 665,581</u>	<u>\$ 912,701</u>	

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 19	\$ 126
Total revenues	19	126
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	19	126
OTHER FINANCING SOURCES/(USES)		
Transfer in	3	20
Total other financing sources/(uses)	3	20
Net change in fund balances	22	146
Fund balances - beginning	4,091,223	4,091,099
Fund balances - ending	\$ 4,091,245	\$ 4,091,245

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

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**MINUTES OF MEETING
WILLOWS COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Willows Community Development District held a Regular Meeting on March 5, 2021 at 10:00 a.m., at the office of ZNS Engineering, 201 5th Avenue Dr. E., Bradenton, Florida 34208.

Present were:

Ryan Zook	Chair
Hal Lutz	Assistant Secretary
Greg Mundell	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie (via telephone)	District Counsel
Deborah Sier (via telephone)	Hopping Green & Sams (HGS)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:24 a.m. Supervisors, Zook, Lutz and Mundell were present, in person. Supervisors Snyder and Mize were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Authorization for Chair and Staff to Execute and Submit Pay Application 8 to Trustee for Payment of \$1,424,239.00 to Oak City South

Ms. Cerbone presented Requisition 25 for ratification and for ratification of the actions of the Chair and Staff to execute and submit. This was related to payment of Pay Application 8 to Trustee with an amount payable of \$1,424,239.00 to Oak City South.

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On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, Requisition 25, related to payment of Pay Application 8, with an amount payable of \$1,424,239, to Oak City South, and the actions of the Chair and Staff to execute and submit, were ratified.

FOURTH ORDER OF BUSINESS

Presentation of First Amendment to the Declaration of Covenants, Conditions and Restrictions of Silverstone North and Consideration of Joinder to Same

Ms. Cerbone presented the First Amendment to the Declaration of Covenants, Conditions and Restrictions of Silverstone North and the Joinder.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the First Amendment to the Declaration of Covenants, Conditions and Restrictions of Silverstone North and the Joinder, were approved.

FIFTH ORDER OF BUSINESS

Discussion: Memorandum of Understanding Section 448.095, Florida Statutes/E-Verify Requirements

Ms. Cerbone presented the Memorandum of Understanding related to Section 448.095, Florida Statutes/E-Verify Requirements.

On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, authorizing registration of the Willows CDD with the United States Department of Homeland Security’s E-Verify system, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Quit-Claim Deed to D.R. Horton, Inc.

Ms. Cerbone presented the Quit-Claim Deed to D.R. Horton, Inc., for ratification.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the Quit-Claim Deed to D.R. Horton, Inc., was ratified.

79 SEVENTH ORDER OF BUSINESS Acceptance of Unaudited Financial
80 Statements as of January 31, 2021
81

82 Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2021.
83

84 **On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the**
85 **Unaudited Financial Statements as of January 31, 2021, were accepted.**
86

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88 EIGHTH ORDER OF BUSINESS Approval of Minutes
89

90 A. November 3, 2020 Landowners' Meeting

91 B. November 6, 2020 Regular Meeting

92 Ms. Cerbone presented the November 3, 2020 Landowners' Meeting and November 6,
93 2020 Regular Meeting Minutes.
94

95 **On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the**
96 **November 3, 2020 Landowners' Meeting and November 6, 2020 Regular**
97 **Meeting Minutes, as presented, were approved.**
98

99
100 NINTH ORDER OF BUSINESS Staff Reports
101

102 A. District Counsel: *Hopping Green & Sams, P.A.*

103 There being nothing additional to report, the next item followed.

104 B. District Engineer: *ZNS Engineering, L.C.*

105 There being no report, the next item followed.

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

107 • NEXT MEETING: April 2, 2021 at 10:00 a.m.

108 ○ QUORUM CHECK

109 The next meeting would be cancelled unless there is an urgent business matter to
110 discuss. The proposed Fiscal Year 2022 budget would be presented at the May meeting.

111 Ms. Cerbone confirmed that there would be no Supervisor changes in the Fiscal Year
112 2022, which starts October 1, 2021 and runs through September 30, 2022, and there would be
113 nothing unusual relating to professional and administrative fees.

114 **TENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

115

116 There being no Board Members' comments or requests, the next item followed.

117

118 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

119

120 There being no public comments, the next item followed.

121

122 **TWELFTH ORDER OF BUSINESS** **Adjournment**

123

124 There being nothing further to discuss, the meeting adjourned.

125

126 **On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the**
127 **meeting adjourned at 10:26 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

9ci

MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946
PO Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • VoteManatee.com • Info@VoteManatee.com

April 15, 2021

Willows Community Development District
Wrathell, Hunt and Associates, LLC
Attn: Daphne Gillyard
2300 Glades Rd., Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard:

We are in receipt of your request for the number of registered voters in the Willows Community Development District of April 15, 2021. According to our records, there were 0 persons registered in the Willows Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bennett". The signature is fluid and cursive.

Michael Bennett
Supervisor of Elections

MB/sas

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

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WILLOWS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

ZNS Engineering, 201 5th Avenue Dr. E., Bradenton, Florida 34208

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2020 CANCELED	Regular Meeting	10:00 AM
November 3, 2020	Landowners' Meeting	10:00 AM
November 6, 2020	Regular Meeting	10:00 AM
December 4, 2020 CANCELED	Regular Meeting	10:00 AM
January 8, 2021* CANCELED	Regular Meeting	10:00 AM
February 5, 2021 CANCELED	Regular Meeting	10:00 AM
March 5, 2021	Regular Meeting	10:00 AM
April 2, 2021 CANCELED	Regular Meeting	10:00 AM
April 29, 2021	Regular Meeting	11:00 AM
May 7, 2021 CANCELED	Regular Meeting	10:00 AM
June 4, 2021	Regular Meeting	10:00 AM
July 2, 2021	Regular Meeting	10:00 AM
August 6, 2021	Public Hearing & Regular Meeting	10:00 AM
September 3, 2021	Regular Meeting	10:00 AM

***Exception**

January meeting is one week later to accommodate New Year's Day Holiday