

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

June 2, 2023

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

May 26, 2023

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 June 2, 2023 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisors, Ryan Zook [Seat 1], Brian Janek [Seat 2] and Greg Mundell [Seat 4] *(the following to be provided in separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

7. Consideration of Resolution 2023-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
8. Consideration of Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Willows Community Development District Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two); Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Willows Community Development District Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two); and Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
9. Consideration of Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
10. Consideration of Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property
11. Consideration of Speed Mitigation Measures
12. Discussion: Removal of Wild Hogs
13. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of April 30, 2023
 - B. Approval of Minutes
 - I. September 27, 2022 Regular Meeting
 - II. November 1, 2022 Landowners' Meeting
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering, L.C.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 313 Registered Voters in District as of April 15, 2023
 - NEXT MEETING: July 7, 2023 at 11:00 AM

○ QUORUM CHECK

SEAT 1	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BRIAN JANEK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	NICOLAS APARICIO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREG MUNDELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	HAL LUTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

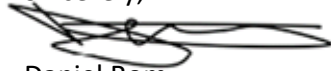
15. Board Members' Comments/Requests

16. Public Comments

17. 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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-01

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

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 1, 2022, and the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Seat 1	Ryan Zook	255 Votes
Seat 2	Brian Janek	255 Votes
Seat 4	Greg Mundell	254 Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following term of office:

Seat 1	Ryan Zook	4-Year Term
Seat 2	Brian Janek	4-Year Term
Seat 4	Greg Mundell	2-Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2023.

Attest:

**WILLOWS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOWS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom _____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 2nd day of June, 2023.

ATTEST:

**WILLOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOWS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); 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 2023/2024 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 for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: Country Inn & Suites, Bradenton/Lakewood Ranch
5610 Manor Hill Lane
Bradenton, Florida 34203

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments 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 2ND DAY OF JUNE, 2023.

ATTEST:

**WILLOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A: Proposed Budget

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
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WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 58,641				\$ 117,725
Allowable discounts (4%)	(2,346)				(4,709)
Assessment levy: on-roll - net	56,295	\$ 55,356	\$ 939	\$ 56,295	113,016
Assessment levy: off-roll	54,949	41,212	13,737	54,949	-
Total revenues	<u>111,244</u>	<u>96,568</u>	<u>14,676</u>	<u>111,244</u>	<u>113,016</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	45,900	22,950	22,950	45,900	45,900
DSF accounting/assessment collections	5,500	2,750	2,750	5,500	5,500
Legal	15,000	588	2,500	3,088	15,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	6,400	6,400	-	6,400	6,400
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent ¹	2,000	1,000	1,000	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Bond validation	-	-	-	-	-
Telephone	200	100	100	200	200
Postage	500	30	470	500	500
Printing & binding	500	249	251	500	500
Legal advertising	1,500	212	1,288	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,900	5,563	337	5,900	5,900
Contingencies/bank charges	500	42	458	500	500
Website			-		
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property appraiser & tax collector	1,760	1,361	399	1,760	3,532
Total professional & administrative	<u>101,250</u>	<u>42,125</u>	<u>47,213</u>	<u>89,338</u>	<u>103,022</u>
Total expenditures	<u>101,250</u>	<u>42,125</u>	<u>47,213</u>	<u>89,338</u>	<u>103,022</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,994	54,443	(32,537)	21,906	9,994
Fund balance - beginning (unaudited)	27,265	43,152	97,595	43,152	65,058
Fund balance - ending					
Committed:					
Working capital	29,738	29,738	29,738	29,738	30,181
Unassigned	7,521	67,857	35,320	35,320	44,871
Fund balance - ending (projected)	<u>\$ 37,259</u>	<u>\$ 97,595</u>	<u>\$ 65,058</u>	<u>\$ 65,058</u>	<u>\$ 75,052</u>

¹ \$1,000 per bond issuance.

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 45,900
<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	6,400
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<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	11,000
<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	5,900
<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
Property appraiser & tax collector	3,532
Total expenditures	<u><u>\$ 103,022</u></u>

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 704,006				\$ 707,544
Allowable discounts (4%)	(28,160)				(28,302)
Net assessment levy - on-roll	675,846	\$ 664,488	\$ 11,358	\$ 675,846	679,242
Assessment levy: off-roll	3,290	2,468	822	3,290	-
Interest	-	13,892	-	13,892	-
Total revenues	679,136	680,848	12,180	693,028	679,242
EXPENDITURES					
Debt service					
Principal	170,000	-	170,000	170,000	180,000
Interest	488,940	244,470	244,470	488,940	482,352
Property appraiser & tax collector	21,120	16,335	4,785	21,120	21,226
Total expenditures	680,060	260,805	419,255	680,060	683,578
Excess/(deficiency) of revenues over/(under) expenditures	(924)	420,043	(407,075)	12,968	(4,336)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(10,447)	-	(10,447)	-
Total other financing sources/(uses)	-	(10,447)	-	(10,447)	-
Fund balance:					
Net increase/(decrease) in fund balance	(924)	409,596	(407,075)	2,521	(4,336)
Beginning fund balance (unaudited)	910,942	913,472	1,323,068	913,472	915,993
Ending fund balance (projected)	\$ 910,018	\$ 1,323,068	\$ 915,993	\$ 915,993	911,657
Use of fund balance:					
Debt service reserve account balance (required)					(658,865)
Interest expense - November 1, 2024					(237,689)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 15,103

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	9,595,000.00		8,353,937.50	17,948,937.50	

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Amended Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 623,181
Allowable discounts (4%)	-				(24,927)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	598,254
Assessment levy: off-roll	579,557	-	579,557	579,557	-
Interest	-	4,370	-	4,370	-
Total revenues	<u>579,557</u>	<u>4,370</u>	<u>579,557</u>	<u>583,927</u>	<u>598,254</u>
EXPENDITURES					
Debt service					
Principal	115,000	-	115,000	115,000	120,000
Interest	273,569	41,293	232,276	273,569	459,146
Cost of issuance	-	5,925	-	5,925	-
Property appraiser & tax collector	-	-	-	-	18,696
Total expenditures	<u>388,569</u>	<u>47,218</u>	<u>347,276</u>	<u>394,494</u>	<u>597,842</u>
Excess/(deficiency) of revenues over/(under) expenditures	190,988	(42,848)	232,281	189,433	412
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(1,071)	1,071	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,071)</u>	<u>1,071</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	190,988	(43,919)	233,352	189,433	412
Beginning fund balance (unaudited)	331,072	337,848	293,929	337,848	527,281
Ending fund balance (projected)	<u>\$ 522,060</u>	<u>\$ 293,929</u>	<u>\$ 527,281</u>	<u>\$ 527,281</u>	<u>527,693</u>
Use of fund balance:					
Debt service reserve account balance (required)					(289,780)
Interest expense - November 1, 2024					(226,753)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 11,160</u>

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			229,573.13	229,573.13	8,200,000.00
05/01/24	120,000.00	4.700%	229,573.13	349,573.13	8,080,000.00
11/01/24			226,753.13	226,753.13	8,080,000.00
05/01/25	125,000.00	4.700%	226,753.13	351,753.13	7,955,000.00
11/01/25			223,815.63	223,815.63	7,955,000.00
05/01/26	135,000.00	4.700%	223,815.63	358,815.63	7,820,000.00
11/01/26			220,643.13	220,643.13	7,820,000.00
05/01/27	140,000.00	4.700%	220,643.13	360,643.13	7,680,000.00
11/01/27			217,353.13	217,353.13	7,680,000.00
05/01/28	145,000.00	4.700%	217,353.13	362,353.13	7,535,000.00
11/01/28			213,945.63	213,945.63	7,535,000.00
05/01/29	155,000.00	4.700%	213,945.63	368,945.63	7,380,000.00
11/01/29			210,303.13	210,303.13	7,380,000.00
05/01/30	160,000.00	5.625%	210,303.13	370,303.13	7,220,000.00
11/01/30			205,803.13	205,803.13	7,220,000.00
05/01/31	170,000.00	5.625%	205,803.13	375,803.13	7,050,000.00
11/01/31			201,021.88	201,021.88	7,050,000.00
05/01/32	180,000.00	5.625%	201,021.88	381,021.88	6,870,000.00
11/01/32			195,959.38	195,959.38	6,870,000.00
05/01/33	190,000.00	5.625%	195,959.38	385,959.38	6,680,000.00
11/01/33			190,615.63	190,615.63	6,680,000.00
05/01/34	200,000.00	5.625%	190,615.63	390,615.63	6,480,000.00
11/01/34			184,990.63	184,990.63	6,480,000.00
05/01/35	215,000.00	5.625%	184,990.63	399,990.63	6,265,000.00
11/01/35			178,943.75	178,943.75	6,265,000.00
05/01/36	225,000.00	5.625%	178,943.75	403,943.75	6,040,000.00
11/01/36			172,615.63	172,615.63	6,040,000.00
05/01/37	240,000.00	5.625%	172,615.63	412,615.63	5,800,000.00
11/01/37			165,865.63	165,865.63	5,800,000.00
05/01/38	255,000.00	5.625%	165,865.63	420,865.63	5,545,000.00
11/01/38			158,693.75	158,693.75	5,545,000.00
05/01/39	265,000.00	5.625%	158,693.75	423,693.75	5,280,000.00
11/01/39			151,240.63	151,240.63	5,280,000.00
05/01/40	280,000.00	5.625%	151,240.63	431,240.63	5,000,000.00
11/01/40			143,365.63	143,365.63	5,000,000.00
05/01/41	300,000.00	5.625%	143,365.63	443,365.63	4,700,000.00
11/01/41			134,928.13	134,928.13	4,700,000.00
05/01/42	315,000.00	5.625%	134,928.13	449,928.13	4,385,000.00
11/01/42			126,068.75	126,068.75	4,385,000.00
05/01/43	335,000.00	5.750%	126,068.75	461,068.75	4,050,000.00
11/01/43			116,437.50	116,437.50	4,050,000.00
05/01/44	355,000.00	5.750%	116,437.50	471,437.50	3,695,000.00

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44			106,231.25	106,231.25	3,695,000.00
05/01/45	375,000.00	5.750%	106,231.25	481,231.25	3,320,000.00
11/01/45			95,450.00	95,450.00	3,320,000.00
05/01/46	395,000.00	5.750%	95,450.00	490,450.00	2,925,000.00
11/01/46			84,093.75	84,093.75	2,925,000.00
05/01/47	420,000.00	5.750%	84,093.75	504,093.75	2,505,000.00
11/01/47			72,018.75	72,018.75	2,505,000.00
05/01/48	445,000.00	5.750%	72,018.75	517,018.75	2,060,000.00
11/01/48			59,225.00	59,225.00	2,060,000.00
05/01/49	470,000.00	5.750%	59,225.00	529,225.00	1,590,000.00
11/01/49			45,712.50	45,712.50	1,590,000.00
05/01/50	500,000.00	5.750%	45,712.50	545,712.50	1,090,000.00
11/01/50			31,337.50	31,337.50	1,090,000.00
05/01/51	530,000.00	5.750%	31,337.50	561,337.50	560,000.00
11/01/51			16,100.00	16,100.00	560,000.00
05/01/52	560,000.00	5.750%	16,100.00	576,100.00	-
Total	8,200,000.00		8,758,211.42	16,958,211.42	

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments

	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Phase 1 Units*	400	\$ 147.34	\$1,768.86	\$ 1,916.20	\$ 1,916.20
Phase 2 Units - SF 40**	121	147.34	1,359.83	1,507.17	1,507.17
Phase 2 Units - SF 50**	278	147.34	1,649.79	1,797.13	1,797.13
Total	799				

* Parcels subject to the Series 2019 Bonds
** Parcels subject to the Series 2022 Bonds

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOWS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 5, 2022, the Board of Supervisors (“Board”) of the Willows Community Development District (“District”), adopted a Budget for Fiscal Year 2022/2023; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 2nd day of June, 2023.

ATTEST:

**WILLOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED AMENDED BUDGET
FISCAL YEAR 2023**

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
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**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 25,474				\$ 58,641
Allowable discounts (4%)	(1,019)				(2,346)
Assessment levy: on-roll - net	24,455	\$ 24,463	\$ -	\$ 24,463	56,295
Assessment levy: off-roll	70,952	17,738	53,214	70,952	54,949
Total revenues	95,407	42,201	53,214	95,415	111,244
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	45,000	22,500	22,500	45,000	45,900
DSF accounting/assessment collections	5,500	2,750	2,750	5,500	5,500
Legal	15,000	1,507	4,000	5,507	15,000
Engineering	2,500	-	20,000	20,000	2,500
Audit	6,200	-	6,200	6,200	6,400
Arbitrage rebate calculation	750	-	750	750	1,000
Dissemination agent ¹	1,000	500	500	1,000	2,000
Trustee	5,500	-	5,500	5,500	11,000
Telephone	200	100	100	200	200
Postage	500	41	459	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	140	1,360	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,175	-	5,175	5,900
Contingencies/bank charges	500	68	432	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property appraiser & tax collector	764	733	31	764	1,760
Total expenditures	92,004	34,644	65,042	99,686	101,250
Excess/(deficiency) of revenues over/(under) expenditures	3,403	7,557	(11,828)	(4,271)	9,994
Fund balance - beginning (unaudited)	14,997	31,536	39,093	31,536	27,265
Fund balance - ending					
Committed:					
Working capital	12,500	12,500	12,500	12,500	29,738
Unassigned	5,900	26,593	14,765	14,765	7,521
Fund balance - ending (projected)	\$ 18,400	\$ 39,093	\$ 27,265	\$ 27,265	\$ 37,259

¹ \$1,000 per bond issuance.

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 45,900
<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	6,400
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<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	11,000
<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	5,900
<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
Property appraiser & tax collector	1,760
Total expenditures	<u><u>\$ 101,250</u></u>

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 353,772				\$ 704,006
Allowable discounts (4%)	(14,151)				(28,160)
Net assessment levy - on-roll	339,621	\$ 339,575	\$ 46	\$ 339,621	675,846
Assessment levy: off-roll	329,008	206,610	122,398	329,008	3,290
Interest	-	23	-	23	-
Total revenues	668,629	546,208	122,444	668,652	679,136
EXPENDITURES					
Debt service					
Principal	165,000	-	165,000	165,000	170,000
Interest	495,333	247,667	247,666	495,333	488,940
Property appraiser & tax collector	10,614	10,189	425	10,614	21,120
Total expenditures	670,947	257,856	413,091	670,947	680,060
Excess/(deficiency) of revenues over/(under) expenditures	(2,318)	288,352	(290,647)	(2,295)	(924)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(22)	-	(22)	-
Total other financing sources/(uses)	-	(22)	-	(22)	-
Fund balance:					
Net increase/(decrease) in fund balance	(2,318)	288,330	(290,647)	(2,317)	(924)
Beginning fund balance (unaudited)	923,398	913,259	1,201,589	913,259	910,942
Ending fund balance (projected)	\$ 921,080	\$ 1,201,589	\$ 910,942	\$ 910,942	910,018
Use of fund balance:					
Debt service reserve account balance (required)					(658,865)
Interest expense - November 1, 2023					(241,176)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 9,977

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
03/22/19				-	10,090,000.00
11/01/19			280,022.73	280,022.73	10,090,000.00
05/01/20			250,766.63	250,766.63	10,090,000.00
11/01/20			250,766.63	250,766.63	10,090,000.00
05/01/21	160,000.00	3.875%	250,766.63	410,766.63	9,930,000.00
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	10,090,000.00		10,370,532.88	20,460,532.88	

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2023**

	Fiscal Year 2022				Amended Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 579,557
Total revenues	-	-	-	-	579,557
EXPENDITURES					
Debt service					
Principal	-	-	-	-	115,000
Interest	-	-	-	-	273,569
Cost of issuance	-	-	162,285	162,285	-
Total expenditures	-	-	162,285	162,285	388,569
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(162,285)	(162,285)	190,988
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	614,127	614,127	-
Original issue discount	-	-	(31,134)	(31,134)	-
Underwriter's discount	-	-	(89,636)	(89,636)	-
Total other financing sources/(uses)	-	-	493,357	493,357	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	331,072	331,072	190,988
Beginning fund balance (unaudited)	-	-	-	-	331,072
Ending fund balance (projected)	\$ -	\$ -	\$ 331,072	\$ 331,072	522,060
Use of fund balance:					
Debt service reserve account balance (required)					(289,780)
Interest expense - November 1, 2023					(229,573)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 2,707</u>

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			41,293.44	41,293.44	8,315,000.00
05/01/23	115,000.00	4.700%	232,275.63	347,275.63	8,200,000.00
11/01/23			229,573.13	229,573.13	8,200,000.00
05/01/24	120,000.00	4.700%	229,573.13	349,573.13	8,080,000.00
11/01/24			226,753.13	226,753.13	8,080,000.00
05/01/25	125,000.00	4.700%	226,753.13	351,753.13	7,955,000.00
11/01/25			223,815.63	223,815.63	7,955,000.00
05/01/26	135,000.00	4.700%	223,815.63	358,815.63	7,820,000.00
11/01/26			220,643.13	220,643.13	7,820,000.00
05/01/27	140,000.00	4.700%	220,643.13	360,643.13	7,680,000.00
11/01/27			217,353.13	217,353.13	7,680,000.00
05/01/28	145,000.00	4.700%	217,353.13	362,353.13	7,535,000.00
11/01/28			213,945.63	213,945.63	7,535,000.00
05/01/29	155,000.00	4.700%	213,945.63	368,945.63	7,380,000.00
11/01/29			210,303.13	210,303.13	7,380,000.00
05/01/30	160,000.00	5.625%	210,303.13	370,303.13	7,220,000.00
11/01/30			205,803.13	205,803.13	7,220,000.00
05/01/31	170,000.00	5.625%	205,803.13	375,803.13	7,050,000.00
11/01/31			201,021.88	201,021.88	7,050,000.00
05/01/32	180,000.00	5.625%	201,021.88	381,021.88	6,870,000.00
11/01/32			195,959.38	195,959.38	6,870,000.00
05/01/33	190,000.00	5.625%	195,959.38	385,959.38	6,680,000.00
11/01/33			190,615.63	190,615.63	6,680,000.00
05/01/34	200,000.00	5.625%	190,615.63	390,615.63	6,480,000.00
11/01/34			184,990.63	184,990.63	6,480,000.00
05/01/35	215,000.00	5.625%	184,990.63	399,990.63	6,265,000.00
11/01/35			178,943.75	178,943.75	6,265,000.00
05/01/36	225,000.00	5.625%	178,943.75	403,943.75	6,040,000.00
11/01/36			172,615.63	172,615.63	6,040,000.00
05/01/37	240,000.00	5.625%	172,615.63	412,615.63	5,800,000.00
11/01/37			165,865.63	165,865.63	5,800,000.00
05/01/38	255,000.00	5.625%	165,865.63	420,865.63	5,545,000.00
11/01/38			158,693.75	158,693.75	5,545,000.00
05/01/39	265,000.00	5.625%	158,693.75	423,693.75	5,280,000.00
11/01/39			151,240.63	151,240.63	5,280,000.00
05/01/40	280,000.00	5.625%	151,240.63	431,240.63	5,000,000.00
11/01/40			143,365.63	143,365.63	5,000,000.00
05/01/41	300,000.00	5.625%	143,365.63	443,365.63	4,700,000.00
11/01/41			134,928.13	134,928.13	4,700,000.00
05/01/42	315,000.00	5.625%	134,928.13	449,928.13	4,385,000.00
11/01/42			126,068.75	126,068.75	4,385,000.00
05/01/43	335,000.00	5.750%	126,068.75	461,068.75	4,050,000.00
11/01/43			116,437.50	116,437.50	4,050,000.00
05/01/44	355,000.00	5.750%	116,437.50	471,437.50	3,695,000.00
11/01/44			106,231.25	106,231.25	3,695,000.00
05/01/45	375,000.00	5.750%	106,231.25	481,231.25	3,320,000.00
11/01/45			95,450.00	95,450.00	3,320,000.00

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/46	395,000.00	5.750%	95,450.00	490,450.00	2,925,000.00
11/01/46			84,093.75	84,093.75	2,925,000.00
05/01/47	420,000.00	5.750%	84,093.75	504,093.75	2,505,000.00
11/01/47			72,018.75	72,018.75	2,505,000.00
05/01/48	445,000.00	5.750%	72,018.75	517,018.75	2,060,000.00
11/01/48			59,225.00	59,225.00	2,060,000.00
05/01/49	470,000.00	5.750%	59,225.00	529,225.00	1,590,000.00
11/01/49			45,712.50	45,712.50	1,590,000.00
05/01/50	500,000.00	5.750%	45,712.50	545,712.50	1,090,000.00
11/01/50			31,337.50	31,337.50	1,090,000.00
05/01/51	530,000.00	5.750%	31,337.50	561,337.50	560,000.00
11/01/51			16,100.00	16,100.00	560,000.00
05/01/52	560,000.00	5.750%	16,100.00	576,100.00	-
Total	8,315,000.00		9,031,780.49	17,346,780.49	

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments					
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	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Phase 1 Units	398	\$ 147.34	\$1,768.86	\$ 1,916.20	\$ 1,896.23
Phase 2 Units - SF 40'	-	147.34	1,359.83	1,507.17	127.37
Phase 2 Units - SF 50'	-	147.34	1,649.79	1,797.13	127.37
Total	398				

Off-Roll Assessments					
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	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Phase 1 Units	2	\$ 137.03	\$ 1,645.04	\$ 1,782.07	\$ 1,763.49
Phase 2 Units - SF 40'	121	137.03	\$ 1,264.64	\$ 1,401.67	118.45
Phase 2 Units - SF 50'	278	137.03	\$ 1,534.30	1,671.33	118.45
Total	401				

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

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOWS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WILLOWS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (ASSESSMENT AREA TWO); RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE WILLOWS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (ASSESSMENT AREA TWO); AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including, but not limited to, roadways, stormwater management systems, potable and reclaimed water and sewer systems, and other infrastructure; and

WHEREAS, the District on September 21, 2022, executed a Bond Purchase Agreement agreeing to the sale of its \$8,315,000 Willows Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two) (the “Series 2022 Bonds”), at the terms and conditions provided therein; and

WHEREAS, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2022 Bonds and the imposition of special assessments securing the Series 2022 Bonds, including, but not limited to, Resolutions 2018-27; 2022-10; 2019-04; 2019-05; 2019-06; and 2022-11; and

WHEREAS, the District, on September 29, 2022, closed on the sale of its Series 2022 Bonds; and

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff, including the District Manager and Assessment Consultant, District Engineer, and District Counsel, were required to execute and deliver various documents including, but not limited to: a Master Trust Indenture; a Second Supplemental Trust Indenture; a Bond Purchase Agreement; a Preliminary Limited Offering Memorandum; a Limited Offering Memorandum; a Continuing Disclosure Agreement; a Notice of Series 2022 Assessments; Agreements between the District and SFTEN, LLC (the “Developer”), Regarding the Completion of Certain Improvements Relating to the Series 2022

Project, the Acquisition of Certain Work Product, Infrastructure and Real Property, the True-Up and Payment of the Series 2022 Assessments, and a Collateral Assignment and Assumption of Development Rights; a Declaration of Consent to Jurisdiction and the Imposition of Special Assessments; a specimen of the Series 2022 Bonds; various certificates of the District; an Order to Authenticate and Deliver the Series 2022 Bonds; a Certificate of the District Engineer; a Certificate of the District Manager and Assessment Consultant to the District; an Engineer's Report, dated June 2018, as supplemented by a Supplemental Engineer's Report, dated August 2022; a Master Special Assessment Methodology Report, dated June 25, 2018, as supplemented by a Final Second Supplemental Special Assessment Methodology Report, dated September 21, 2022; opinion of counsel to the District; and Internal Revenue Service Form 8038-G (collectively, the "Closing Documents"); and

WHEREAS, the District finds that the sale, closing, and issuance of the Series 2022 Bonds was in the best interests of the District, and the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff in closing the issuance of the Series 2022 Bonds; and

WHEREAS, the District has incurred or will incur certain expenses in finalizing the sale, closing, and issuance of the Series 2022 Bonds, the costs of which are reflected in **Exhibit A** attached hereto (the "Costs of Issuance"); and

WHEREAS, the District finds the expenses incurred in finalizing the closing and issuance of the Series 2022 Bonds to be reasonable and in the best interests of the District, and the District desires to ratify payments made in relation to the closing and issuance of the Series 2022 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2022 Bonds and the adoption of resolutions relating to the Series 2022 Bonds under the terms and conditions set forth in the Bond Purchase Agreement serve a public purpose and are in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 2. The resolutions levying and imposing the special assessments securing the Series 2022 Bonds remain in full force and effect and are hereby ratified and confirmed in all respects.

SECTION 3. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on September 29, 2022, are hereby ratified, approved, and confirmed in all respects. Copies of the Closing Documents are included in the Series 2022 Bond transcript on file at the District Manager's Office located at 2300 Glades

Road, Suite 410W, Boca Raton, Florida 33431. Said documents are specifically ratified, confirmed, and approved in all respects. Said documents are specifically ratified, confirmed, and approved in all respects.

SECTION 4. The Costs of Issuance listed in Exhibit A to this Resolution reflects reasonable costs that have been or will be incurred in finalizing the sale, closing, and issuance of the Series 2022 Bonds necessary for financing the installation and construction of District infrastructure. The costs reflected in Exhibit A are hereby ratified and approved.

SECTION 5. 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 of this Resolution not held to be invalid or unenforceable.

SECTION 6. This Resolution shall become effective upon its passage.

[Remainder of page intentionally left blank.]

PASSED AND ADOPTED this 2nd day of June, 2023.

ATTEST:

**WILLOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Print Name

Its: _____

Exhibit A: Costs of Issuance

EXHIBIT A

COST OF ISSUANCE

Willows Community Development District
Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two)

Cost of Issuance	\$/1000	Amount
Bond Counsel	4.20926	35,000.00
District Counsel	4.44979	37,000.00
Underwriter's Counsel	4.81058	40,000.00
District Manager - AM	4.36079	36,260.00
Trustee and Counsel	1.47625	12,275.00
Printing	0.21046	1,750.00
	19.51714	162,285.00

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2023-06

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 2023/2024 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 2023/2024 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 2nd day of June, 2023.

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 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Country Inn & Suites, Bradenton/Lakewood Ranch 5610 Manor Hill Lane, Bradenton, Florida 34203</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2023	Regular Meeting	11:00 AM
November 3, 2023	Regular Meeting	11:00 AM
December 1, 2023	Regular Meeting	11:00 AM
January 5, 2024	Regular Meeting	11:00 AM
February 2, 2024	Regular Meeting	11:00 AM
March 1, 2024	Regular Meeting	11:00 AM
April 5, 2024	Regular Meeting	11:00 AM
May 3, 2024	Regular Meeting	11:00 AM
June 7, 2024	Regular Meeting	11:00 AM
July 5, 2024	Regular Meeting	11:00 AM
August 2, 2024	Regular Meeting	11:00 AM
September 6, 2024	Regular Meeting	11:00 AM

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

10

**This Instrument Prepared by
and returned to:**

**Willows Community Development District
c/o Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301**

**AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY¹**

**Board of Supervisors²
Willows Community Development District**

Ryan Zook
Chairman

Brian Janek
Assistant Secretary

Nicolas Aparicio
Vice Chairman

Greg Mundell
Assistant Secretary

Hal Lutz
Assistant Secretary

Wrathell, Hunt & Associates, LLC

District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Ph: (561) 571-0010
www.willowscdd.net

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

¹ This *Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property* amends and restates that certain *Disclosure of Public Financing and Maintenance of Improvements to Real Property* recorded in the Public Records of Manatee County, Florida, on October 8, 2019, at O.R. Book 2806, Page 2737.

² This list reflects the composition of the Board of Supervisors as of October 1, 2022. For a current list of Board Members, please contact the District Manager.

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WILLOWS COMMUNITY DEVELOPMENT DISTRICT

Introduction

On behalf of the Board of Supervisors of the Willows Community Development District (“District”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a local unit of special-purpose government created pursuant to, and existing under, the provisions of Chapter 190, *Florida Statutes*. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, financing and managing the acquisition, construction, reconstruction, installation and/or equipping of stormwater management facilities, wastewater collection system, water distribution system, roadways, landscape, hardscape and irrigation, and other infrastructure improvements.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Willows Community Development District and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent local unit of special-purpose government, created pursuant to, and existing under, the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 18-28 enacted by the Board of County Commissioners of Manatee County, Florida, which was effective on June 18, 2018. The District currently encompasses approximately 287.07 acres of land located entirely within unincorporated Manatee County, Florida (the “County”). The legal description of the District’s boundaries is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the initial members of which must be residents of the State of Florida and citizens of the United States. Initially, the Supervisors were appointed pursuant to the petition seeking establishment of the District. Within ninety (90) days thereafter, the Supervisors were required to be elected on an at-large basis by the owners of the property within the District, each landowner being entitled to one (1) vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number. The two (2) Supervisor candidates receiving the highest number of votes were elected to four (4) year terms, with the three (3) Supervisor candidates receiving the next-largest number of votes receiving two (2) year terms. Thereafter, every two (2) years as terms expire, Supervisors are elected by landowners within the District.

Commencing six (6) years after the initial appointment of Supervisors and once the District attains a minimum of two hundred and fifty (250) qualified electors; the positions of two (2) Supervisors whose terms are expiring are filled by qualified electors of the District, and are elected by the qualified electors of the District for four (4) year terms. A “qualified elector” in this instance is a registered voter who is a resident of the District and the State and a citizen of the United States. The remaining Supervisor whose term is expiring will be elected for a four (4) year term by the landowners within the District and is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and will be elected by qualified electors and serve four (4) year terms with staggered expiration dates.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all members of the Board shall be elected by qualified electors of the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four (4) year terms with staggered expiration dates in the manner set forth in the Act.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

What infrastructure improvements does the District provide and how are the improvements paid for?

The District is comprised of approximately 287.07 acres within unincorporated Manatee County. The public infrastructure necessary to support the Willows development program includes master infrastructure improvements consisting of, but not limited to, the following: stormwater management facilities, wastewater collection system, water distribution system, roadways, landscape, hardscape and irrigation. Each of these infrastructure improvements is more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted an Engineer’s Report for Infrastructure Improvements, dated June 2018, as supplemented by a Supplemental Engineer’s Report for Infrastructure Improvements, dated March 2019, and as further supplemented by a Supplemental Engineer’s Report for Infrastructure Improvements, dated August 2022 (collectively, the “Improvement Plan”), which details the improvements contemplated for completion by the District. Copies of the Improvement Plan are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded in part by the District’s sale of bonds. On December 4, 2018, the Twelfth Judicial Circuit Court of Florida, in and for Manatee County, entered a Final Judgment Validating Bonds validating the District’s ability to issue not to exceed \$37,290,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On April 10, 2019, the District issued bonds for purposes of managing and financing the construction and/or acquisition of infrastructure improvements: Willows Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2019, in the amount of \$10,090,000 (the “Series 2019 Bonds”). Proceeds of the Series 2019 Bonds are being used to finance a portion of the cost to acquire, construct, reconstruct, install and/or equip master infrastructure improvements (the “Series 2019 Project”).

On September 29, 2022, the District issued bonds for purposes of managing and financing the construction and/or acquisition of infrastructure improvements: Willows Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two), in the amount of \$8,315,000 (the “Series 2022 Bonds,” and with the Series 2019 Bonds, the “Bonds”). Proceeds of the Series 2022 Bonds are being used to finance a portion of the cost to acquire, construct, reconstruct, install and/or equip master infrastructure improvements (the “Series 2022 Project,” and with the Series 2019 Project, the “Project”).

Potable Water System

In accordance with the Improvement Plan, potable water infrastructure, including certain offsite infrastructure, will be provided for by the District, but ultimately owned, operated and maintained by Manatee County. Connection to Manatee County’s existing system will be to an existing 12-inch water main along Ellenton Gillette Road and to a 16-inch water main along Erie Road.

Wastewater System

In accordance with the Improvement Plan, wastewater infrastructure will be provided for by the District, but ultimately owned, operated and maintained by Manatee County. The Project falls within the Manatee County North Service Area, which is serviced by the Manatee County North Regional Facility. The wastewater system will connect to an existing 8-inch forcemain, which will flow to the master pump station within the Willow Walk Subdivision and ultimately through the Willow Hammock/I-75 Crossing/Trevesta Extension and along Erie Road to the Treatment Plant.

Roadways

In accordance with the Improvement Plan, offsite roadway improvements on Ellenton Gillette Road and Erie Road will be required for access to the District. These improvements will be provided for by the District, but will be ultimately owned, operated and maintained by Manatee County.

Stormwater Management/Drainage

In accordance with the Improvement Plan, all stormwater facilities will be provided for by the District and will be ultimately owned, operated and maintained by the District. Stormwater detention may occur via wet ponds and/or dry retention areas. Stormwater ponds will provide both

water quality and attenuation requirements per Manatee County and the Water Management District. Portions of the Project lie within the 100-year floodplain. Stormwater facilities will be dual use, serving also as floodplain compensation for any proposed impacts to the floodplain.

Landscape/Hardscape

In accordance with the Improvement Plan, certain portions of the landscaping within rights of way and other common spaces will be provided for and ultimately maintained by the District, while the remaining portion will be funded by the Developer and ultimately conveyed to a third party for operation and maintenance. The walls/berms and hardscape/entry features will be operated, maintained and funded by the District.

Irrigation

In accordance with the Improvement Plan, the District will contract with a water use permittee to operate and maintain the master irrigation system, including the irrigation pumps/controllers/panels, stormwater ponds, and irrigation infrastructure to serve and distribute water to individual lots (but not the irrigation improvements within the lots) and the common areas.

Assessments, Fees and Charges

A portion of the master infrastructure improvements identified in the District’s Improvement Plan have been financed by the District through the sale of its Bonds. The amortization schedules for the Bonds are at the District’s Records Office (as defined herein). The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District’s Master Special Assessment Methodology Report, dated June 25, 2018, as supplemented by the Final First Supplemental Special Assessment Methodology Report, dated March 22, 2019, and as further supplemented by the Final Second Supplemental Special Assessment Methodology Report, dated September 21, 2022 (together, the “Assessment Methodology”), are available for review at the District’s Records Office.

The Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction and/or acquisition of the District’s Project, as described in the Improvement Plan (“Debt Assessments”). The Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Debt Assessments are levied in accordance with the District’s Assessment Methodology and represent an allocation of the costs of the Improvement Plan to those lands within the District benefiting from the Improvement Plan.

The assessment allocation for the Series 2019 Bonds (the “Series 2019 Assessments”) is as follows:

Housing Type	Series 2019 Assessment Unit Allocation	Annual Series 2019 Assessment Per Unit*	Total Series 2019 Assessment Principal Per Unit
SF Units	400	\$1,768.86	\$25,225.00

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*Includes estimated Manatee County collection costs/payment discounts, which may fluctuate.

The assessment allocation for the Series 2022 Bonds (the “Series 2022 Assessments”) is as follows:

Housing Type	Anticipated Series 2022 Assessment Unit Allocation	Annual Series 2022 Assessment Per Unit*	Total Series 2022 Assessment Principal Per Unit
SF 40’	121	\$1,359.83	\$18,143.95
SF 50’	278	\$1,649.79	\$22,012.88

*Includes estimated Manatee County collection costs/payment discounts, which may fluctuate.

Operation and Maintenance Assessments

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

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

Method of Collection

Except as discussed above, the District’s Debt Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax bill entitled “non-ad valorem assessments,” and will be collected by the County tax collector in the same manner as County ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessments directly.

This description of the District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities.

If you have questions or would simply like additional information about the District, please write to: Willows Community Development District c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “Records Office”), or call (561) 571-0010.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District’s public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District’s activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District’s Records Office with regard to any questions or points of interest raised by the information presented herein. In addition, further information can accessed online at www.willowscdd.net.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2022, and recorded in the Official Records of Manatee County, Florida.

WILLOWS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by physical means or online notarization this _____ day of _____, 2022, by _____ of the Willows Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

Receipt of Disclosure

I, _____, of SFTEN, LLC (“Developer”), hereby acknowledge receipt of the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Willows Community Development District (“District”). I certify, as representative of the Developer, that in accordance with section 190.009, *Florida Statutes*, the District has furnished sufficient copies of this disclosure to the Developer.

(Name)

(Title)

(Date)

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

11

From: J Scott Savage <ssavage41@gmail.com>
Sent: Thursday, March 9, 2023 7:38 AM
To: info@willowscdd.net
Subject: Speed mitigation measures requiring a letter from your CDD.

Dear Mr. Rom,

I have been working with the county for the past year to calm traffic on 49th Street E (Experimental Farm Rd). It is the section of road that separates Willow Walk North from Silverstone North.

Attached is a letter from the county along with their survey report and the letters being signed by homeowners in the affected areas. They are requesting an official letter of support for the project on letterhead from Willows CDD (Silverstone North). I understand your next meeting is April 7, 2023. Please bring this subject to the board's attention so that they may vote on it.

You can call me or email me if you have any questions or concerns. I am almost finished getting the homeowners signatures, so I ask that your letter of support be expedited to me as soon as possible.

Thank you.

Scott Savage
732-330-9030



J Scott Savage <ssavage41@gmail.com>

SR#2668189 & SR#71358- 49th Street East- Traffic Calming

1 message

David Fawcett <david.fawcett@mymanatee.org>
To: J Scott Savage <ssavage41@gmail.com>

Tue, Feb 7, 2023 at 6:47 AM

Good Morning Mr. Savage

We are writing in response to your request for speed humps on 49th Street East

Staff completed a traffic study and supports the installation of speed humps on 49th Street East between Ellenton Gillette Road & Windy Hammock Way. Staff has identified potential speed hump locations and drafted a survey letter for your use. (See Attached).

Pursuant to the Manatee Board of County Commissioners adopted procedures, prior to any permanent installation, support for speed humps must be documented by a petition from a Local Residents Group signed by 67% or more of the property owners in the survey area. In addition, the County requires signed confirmation letters from nearby property owners indicating approval for a speed hump in front of or within 50 to 100 feet of their property.

Moreover, we request an official letter of support from the Willows Community Development District & Willow Walk Community Development District. We request the official letters be on association letterhead, dated and signed by the representative(s) that have legal signature authority for their respective communities and their adjacent and/or nearby properties.

Once you've collected the signed confirmation letters with the necessary 67% support in the survey area. You can mail the letters to the address below or drop them off at my office. After receipt of the confirmation letters, we will review them for accuracy and completeness. Once it is verified that 67% support speed humps, we will prepare this information for presentation to the BOCC for their consideration.

If you have any questions, please feel free to give me a call.

David Fawcett

Traffic Data Technician III

Traffic Engineering Division

Public Works Department

2101 47 Terr. E.

Bradenton, FL 34203

Phone- 941-749-3500 Ext 7823

Fax- 941-749-3571

2 attachments



Speed Hump Survey Letter.pdf

104K



49th St E- Speed Hump Locations & Survey Area.pdf

2656K



Public Works Department
Traffic Engineering Division
2101 47th Terrace East
Bradenton, FL 34203
Phone: (941) 749-3502
www.mymanatee.org

SPEED HUMP SURVEY LETTER

Dear Property Owners:

A request was initiated from local residents requesting speed humps to deter speeding on 49th Street East between Ellenton Gillette Road to Windy Hammock Way. Pursuant to the Manatee Board of County Commissioners adopted procedures, support for speed humps must be documented by a petition from the local residents group signed by 67% or more of the property owners in the survey area. Attached is an exhibit showing the survey area and proposed speed hump locations on 49th Street East.

Please circle or underline your response.

Do you support the installation of speed humps on 49th Street East as shown in the attached exhibit?

Yes No

Do you support the installation of a speed hump in front of or within 50 to 100 feet of your property as shown in the attached exhibit?

Yes No

Please provide your name and contact information:

Name: _____

Address: _____

Phone Number (optional): _____

Email Address: (optional): _____

Signature of Property Owner: _____

Date: _____

Note: One signature per property



Willows CDD

Proposed Speed Hump Location #1

Proposed Speed Hump Location #2

Willow Walk CDD

49 St. E.
Posted Speed Limit 30 MPH

49 St. E.
Posted Speed Limit 25 MPH

Ellenton Gillette Rd.
Posted Speed Limit 45 MPH

Windy Hammock Way
Posted Speed Limit 25 MPH

Survey Area

Location:
49 St. E.
Between
Ellenton Gillette Rd. & Windy Hammock Way
& Survey Area

Subject: Proposed Speed Hump Locations

Drawn by: DF	Date: 2-7-23
Checked by:	Scale: NTS



Public Works Department
Traffic Engineering Division

2101 47th Terrace East
Bradenton, FL 34203

(941) 749-3500 - phone (941) 749-3571 - fax

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT

CONSENT
AGENDA

WILLOWS

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund 2019	Debt Service Fund 2022	Capital Projects Fund 2019	Capital Projects Fund 2022	Total Governmental Funds
ASSETS						
Cash	\$ 140,208	\$ -	\$ -	\$ -	\$ -	\$ 140,208
Investments						
Revenue 2019	-	667,326	-	-	-	667,326
Reserve 2019	-	658,864	-	-	-	658,864
Construction 2019	-	-	-	15,050	-	15,050
Revenue 2022	-	-	584,742	-	-	584,742
Reserve 2022	-	-	289,780	-	-	289,780
Construction 2022	-	-	2	-	1,073	1,075
Cost of issuance	-	40	-	-	-	40
Due from general fund	-	858	-	-	-	858
Total assets	<u>\$ 140,208</u>	<u>\$ 1,327,088</u>	<u>\$ 874,524</u>	<u>\$ 15,050</u>	<u>\$ 1,073</u>	<u>\$ 2,357,943</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to Developer	29,666	-	-	-	-	29,666
Due to debt service fund	858	-	-	-	-	858
Developer advance	3,083	-	-	-	-	3,083
Total liabilities	<u>33,607</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>33,607</u>
DEFERRED INFLOWS OF RESOURCES						
Unearned revenue	13,737	823	230,651	-	-	245,211
Total deferred inflows of resources	<u>13,737</u>	<u>823</u>	<u>230,651</u>	<u>-</u>	<u>-</u>	<u>245,211</u>
Fund balances:						
Restricted for:						
Debt service	-	1,326,265	643,873	-	-	1,970,138
Capital projects	-	-	-	15,050	1,073	16,123
Committed:						
Working capital	29,738	-	-	-	-	29,738
Unassigned	63,126	-	-	-	-	63,126
Total fund balances	<u>92,864</u>	<u>1,326,265</u>	<u>643,873</u>	<u>15,050</u>	<u>1,073</u>	<u>2,079,125</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 140,208</u>	<u>\$ 1,327,088</u>	<u>\$ 874,524</u>	<u>\$ 15,050</u>	<u>\$ 1,073</u>	<u>\$ 2,357,943</u>

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 74	\$ 55,430	\$ 56,295	98%
Assessment levy: off-roll	-	41,212	54,949	75%
Total revenues	<u>74</u>	<u>96,642</u>	<u>111,244</u>	87%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,825	26,775	45,900	58%
DSF accounting/assessment collections	458	3,208	5,500	58%
Legal counsel	293	881	15,000	6%
Engineering	-	-	2,500	0%
Audit	-	6,400	6,400	100%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	1,167	2,000	58%
Trustee	-	-	11,000	0%
Telephone	17	117	200	59%
Postage	-	31	500	6%
Printing & binding	42	291	500	58%
Legal advertising	-	212	1,500	14%
Annual special district fee	-	175	175	100%
Insurance	-	5,563	5,900	94%
Contingencies/bank charges	-	42	500	8%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,802</u>	<u>45,567</u>	<u>99,490</u>	46%
Other fees & charges				
Property appraiser & tax collector	2	1,363	1,760	77%
Total other fees & charges	<u>2</u>	<u>1,363</u>	<u>1,760</u>	77%
Total expenditures	<u>4,804</u>	<u>46,930</u>	<u>101,250</u>	46%
Excess/(deficiency) of revenues over/(under) expenditures	(4,730)	49,712	9,994	
Fund balances - beginning	97,594	43,152	27,265	
Fund balances - ending				
Committed:				
Working capital	29,738	29,738	29,738	
Unassigned	63,126	63,126	7,521	
Fund balances - ending	<u>\$ 92,864</u>	<u>\$ 92,864</u>	<u>\$ 37,259</u>	

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED APRIL 30, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 884	\$ 665,373	\$ 675,846	98%
Assessment levy: off-roll	-	2,468	3,290	75%
Interest	4,662	18,554	-	N/A
Total revenues	<u>5,546</u>	<u>686,395</u>	<u>679,136</u>	101%
EXPENDITURES				
Debt service				
Principal	-	-	170,000	0%
Interest	-	244,470	488,940	50%
Total debt service	<u>-</u>	<u>244,470</u>	<u>658,940</u>	37%
Other fees & charges				
Property appraiser & tax collector	26	16,362	21,120	77%
Total other fees and charges	<u>26</u>	<u>16,362</u>	<u>21,120</u>	77%
Total expenditures	<u>26</u>	<u>260,832</u>	<u>680,060</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	5,520	425,563	(924)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(2,323)	(12,770)	-	N/A
Total other financing sources	<u>(2,323)</u>	<u>(12,770)</u>	<u>-</u>	N/A
Net change in fund balances	3,197	412,793	(924)	
Fund balances - beginning	1,323,068	913,472	910,942	
Fund balances - ending	<u>\$ 1,326,265</u>	<u>\$ 1,326,265</u>	<u>\$ 910,018</u>	

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED APRIL 30, 2023

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ 348,906	\$ 348,906	\$ 579,557	60%
Interest	1,038	5,408	-	N/A
Total revenues	<u>349,944</u>	<u>354,314</u>	<u>579,557</u>	61%
EXPENDITURES				
Debt service				
Principal	-	-	115,000	0%
Interest	-	41,293	273,569	15%
Cost of issuance	-	5,925	-	N/A
Total debt service	<u>-</u>	<u>47,218</u>	<u>388,569</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	349,944	307,096	190,988	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(1,071)	-	N/A
Total other financing sources	<u>-</u>	<u>(1,071)</u>	<u>-</u>	N/A
Net change in fund balances	<u>349,944</u>	<u>306,025</u>	<u>190,988</u>	
Fund balances - beginning	<u>293,929</u>	<u>337,848</u>	<u>331,072</u>	
Fund balances - ending	<u>\$ 643,873</u>	<u>\$ 643,873</u>	<u>\$ 522,060</u>	

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 45	\$ 146
Total revenues	45	146
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	45	146
OTHER FINANCING SOURCES/(USES)		
Transfer in	2,323	12,770
Total other financing sources/(uses)	2,323	12,770
Net change in fund balances	2,368	12,916
Fund balances - beginning	12,682	2,134
Fund balances - ending	\$ 15,050	\$ 15,050

**WILLOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 2
Total revenues	-	2
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	2
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	1,071
Total other financing sources/(uses)	-	1,071
Net change in fund balances	-	1,073
Fund balances - beginning	1,073	-
Fund balances - ending	\$ 1,073	\$ 1,073

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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MINUTES OF MEETING
WILLOWS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willows Community Development District held a Regular Meeting on September 27, 2022 at 10:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present were:

Ryan Zook	Chair
Nicolas Aparicio (via telephone)	Vice Chair
Greg Mundell	Assistant Secretary
Hal Lutz	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Tucker Mackie (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:08 a.m. Supervisors Zook, Lutz and Mundell were present. Supervisor Aparicio attended by telephone. Supervisor Janek was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Series 2022 Financing Matters

A. Presentation of Supplemental Engineer’s Report for Infrastructure Improvements

This item was reviewed at the last meeting and included for informational purposes.

B. Presentation of Second Supplemental Special Assessment Methodology Report

Mr. Rom reviewed Appendix Table, 3 on Page 12.

C. Consideration of Resolution 2022-11, Making Certain Findings; Approving the Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of

40 the Series 2022 Bonds; Confirming the Maximum Assessment Lien Securing the Series
 41 2022 Bonds; Levying and Allocating Assessments Securing Series 2022 Bonds;
 42 Addressing Collection of the Same; Providing for the Application of True-Up Payments;
 43 Providing for a Supplement to the Improvement Lien Book; Providing for the
 44 Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability,
 45 and an Effective Date

46 Ms. Mackie presented Resolution 2022-11.

47

48 On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor,
 49 Resolution 2022-11, Making Certain Findings; Approving the Engineer’s Report
 50 and Supplemental Assessment Report; Setting Forth the Terms of the Series
 51 2022 Bonds; Confirming the Maximum Assessment Lien Securing the Series
 52 2022 Bonds; Levying and Allocating Assessments Securing Series 2022 Bonds;
 53 Addressing Collection of the Same; Providing for the Application of True-Up
 54 Payments; Providing for a Supplement to the Improvement Lien Book;
 55 Providing for the Recording of a Notice of Special Assessments; and Providing
 56 for Conflicts, Severability and an Effective Date, was adopted.

57

58

59 D. Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real
 60 Property (2022 Bonds) between the District and SFTEN, LLC

61 E. Agreement Regarding the Completion of Certain Improvements Relating to the Series
 62 2022 Project between the District and SFTEN, LLC

63 F. Agreement Regarding the True-Up and Payment of Series 2022 Assessments between
 64 the District and SFTEN, LLC

65 G. Collateral Assignment and Assumption of Development and Contract Rights between
 66 the District and SFTEN, LLC

67 Ms. Mackie briefly described the ancillary financing documents, which are often executed with
 68 the issuance of bonds.

69

70 On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the
 71 Agreement Regarding the Acquisition of Certain Work Product, Infrastructure
 72 and Real Property (2022 Bonds), Agreement Regarding the Completion of
 73 Certain Improvements Relating to the Series 2022 Project between the District
 74 and SFTEN, LLC, Agreement Regarding the True-Up and Payment of Series 2022
 75 Assessments and the Collateral Assignment and Assumption of Development
 76 and Contract Rights, all between the District and SFTEN, LLC, were approved.

77

78 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

79

80 **A. Acceptance of Unaudited Financial Statements as of August 31, 2022**

81 **B. Approval of August 26, 2022 Regular Meeting Minutes**

82

83 **On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the**
84 **Consent Agenda Items, as presented, were accepted and approved.**

85

86

87 **FIFTH ORDER OF BUSINESS** **Staff Reports**

88

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

90 There was no report

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

92 There was no report.

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

94 • **NEXT MEETING: October 7, 2022 at 11:00 a.m.**

95 ○ **QUORUM CHECK**

96 The October 7, 2022 meeting was cancelled.

97

98 **SIXTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

99

100 There were no Board Members' comments or requests.

101

102 **SEVENTH ORDER OF BUSINESS** **Public Comments**

103

104 There were no public comments.

105

106 **EIGHTH ORDER OF BUSINESS** **Adjournment**

107

108

109 **On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the**
110 **meeting adjourned at 10:12 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

BII

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**MINUTES OF MEETING
WILLOWS
COMMUNITY DEVELOPMENT DISTRICT**

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A Landowners' Meeting of the Willows Community Development District was held on November 1, 2022 at 11:00 a.m., at Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present at the meeting:

Daniel Rom	District Manager/Proxy Holder
Tucker Mackie (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:09 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 1,2, 4]

A. Nominations

Mr. Rom nominated the following:

Seat 1	Ryan Zook
Seat 2	Brian Janek
Seat 4	Greg Mundell

No other nominations were made.

B. Casting of Ballots

37 **I. Determine Number of Voting Units Represented**

38 A total of 255 voting units were represented.

39 **II. Determine Number of Voting Units Assigned by Proxy**

40 All 255 voting units were assigned by proxy to Mr. Daniel Rom by the Landowner, D R
41 Horton INC.

42 Mr. Rom cast the following votes:

43	Seat 1	Ryan Zook	255 votes
44	Seat 2	Brian Janek	255 votes
45	Seat 4	Greg Mundell	254 votes

46 **III. Ballot Tabulation and Results**

47 Mr. Rom reported the following ballot tabulation, results and term lengths:

48	Seat 1	Ryan Zook	255 votes	4-year term
49	Seat 2	Brian Janek	255 votes	4-year term
50	Seat 4	Greg Mundell	254 votes	2-year term

51

52 **FIFTH ORDER OF BUSINESS** **Landowners' Questions/Comments**

53

54 There were no Landowners' questions or comments.

55

56 **SIXTH ORDER OF BUSINESS** **Adjournment**

57

58 There being nothing further to discuss, the meeting adjourned at 11:12 a.m.

59

60

61

62 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

63
64
65
66
67
68

Secretary/Assistant Secretary

Chair/Vice Chair

WILLOWS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

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 20, 2023

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, 2023. According to our records, there were 313 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

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2022 CANCELED	Regular Meeting	11:00 AM
November 1, 2022	Landowners' Meeting	11:00 AM
November 4, 2022 CANCELED	Regular Meeting	11:00 AM
December 2, 2022 CANCELED	Regular Meeting	11:00 AM
January 6, 2023 CANCELED	Regular Meeting	11:00 AM
February 3, 2023 CANCELED	Regular Meeting	11:00 AM
March 3, 2023 CANCELED	Regular Meeting	11:00 AM
April 7, 2023 CANCELED	Regular Meeting	11:00 AM
May 5, 2023 CANCELED	Regular Meeting	11:00 AM
June 2, 2023	Regular Meeting	11:00 AM
July 7, 2023	Regular Meeting	11:00 AM
August 4, 2023	Regular Meeting	11:00 AM
September 1, 2023	Regular Meeting	11:00 AM