

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

April 26, 2023

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Coddington Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 19, 2023

Board of Supervisors
Coddington Community Development District

Dear Board Members:

The Board of Supervisors of the Coddington Community Development District will hold a Regular Meeting on April 26, 2023 at 10:00 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 Supervisor, Ryan Zook (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. 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
 - D. Form 8B: Memorandum of Voting Conflict
4. Acceptance of Resignation of Andre Carmack [SEAT 3]
5. Consider Appointment of Steven Hart to Fill Unexpired Term of Seat 3; *Term Expires November 2024*
 - Administration of Oath of Office
6. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

ATTENDEES:

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

7. Consideration of Resolution 2023-02, Amending the General Fund Portion of the Budget for the Fiscal Year 2023; and Providing for an Effective Date
8. 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
9. Ratification of Engagement with Jere Earlywine at Kutak Rock LLP
 - Ratification of Retention and Fee Agreement
10. Consideration of Resolution 2023-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
11. Acceptance of Unaudited Financial Statements as of March 31, 2023
12. Approval of June 22, 2022 Public Hearing and Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Cavoli Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: May 24, 2023 at 10:00 AM

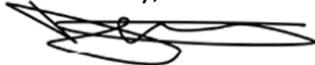
○ QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	STEVEN HART	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TY VINCENT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (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

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

4

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Coddington Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Andre Carmack
Printed Name

Date: 4/21/2023
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Coddington Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Andre Carmack
Signature

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-01

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

WHEREAS, the Coddington 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 CODDINGTON 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 26th day of April, 2023.

ATTEST:

**CODDINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CODDINGTON COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE GENERAL FUND PORTION OF THE BUDGET
FOR FISCAL YEAR 2023; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, the Board of Supervisors (hereinafter referred to as the “Board”) of the Coddington Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2023; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for the Fiscal Year 2023.

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

Section 1. The Fiscal Year 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 26th day of April, 2023.

ATTEST:

**CODDINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

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

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2016A-1, A-2 and A-3	3
Amortization Schedule - Series 2016A-1	4 - 5
Assessment Summary	6

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

	Adopted Budget
REVENUES	
Landowner contribution	\$ 95,990
Total revenues	95,990
 EXPENDITURES	
Professional & administrative	
Management/accounting/recording****	48,000
Legal	25,000
Engineering	2,000
Audit	5,000
Arbitrage rebate calculation*	500
Dissemination agent**	1,000
Trustee***	4,500
Telephone	150
Postage	500
Printing & binding	500
Legal advertising	1,750
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	500
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	95,990

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

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

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

EXPENDITURES

Professional & administrative

Management/accounting/recording****	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<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	2,000
<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	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	4,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	150
<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	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 95,990</u></u>

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

	Fiscal Year 2022			Total Revenue & Expenditures	Amended Budget FY 2023
	Proposed Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Special assessment: off-roll	-	-	-	-	433,869
Total revenues	-	-	-	-	433,869
EXPENDITURES					
Debt service					
Principal	-	-	-	-	90,000
Interest	-	-	-	-	275,349
Total debt service	-	-	-	-	365,349
Other fees & charges					
Costs of issuance	-	-	160,845	160,845	-
Underwriter's discount	-	-	99,440	99,440	-
Total other fees & charges	-	-	260,285	260,285	-
Total expenditures	-	-	260,285	260,285	365,349
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(260,285)	(260,285)	68,520
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	356,050	356,050	-
Original issue premium	-	-	223,826	223,826	-
Total other financing sources/(uses)	-	-	579,876	579,876	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	319,591	319,591	68,520
Beginning fund balance (unaudited)	-	-	-	-	319,591
Ending fund balance (projected)	\$ -	\$ -	\$ 319,591	\$ 319,591	388,111
Use of fund balance:					
Debt service reserve account balance (required)					(216,934)
Principal and Interest expense - November 1, 2023					(170,803)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 374

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			102,656.10	102,656.10	6,215,000.00
05/01/23	90,000.00	4.200%	172,692.50	262,692.50	6,125,000.00
11/01/23			170,802.50	170,802.50	6,125,000.00
05/01/24	90,000.00	4.200%	170,802.50	260,802.50	6,035,000.00
11/01/24			168,912.50	168,912.50	6,035,000.00
05/01/25	95,000.00	4.200%	168,912.50	263,912.50	5,940,000.00
11/01/25			166,917.50	166,917.50	5,940,000.00
05/01/26	100,000.00	4.200%	166,917.50	266,917.50	5,840,000.00
11/01/26			164,817.50	164,817.50	5,840,000.00
05/01/27	105,000.00	4.200%	164,817.50	269,817.50	5,735,000.00
11/01/27			162,612.50	162,612.50	5,735,000.00
05/01/28	110,000.00	5.000%	162,612.50	272,612.50	5,625,000.00
11/01/28			159,862.50	159,862.50	5,625,000.00
05/01/29	115,000.00	5.000%	159,862.50	274,862.50	5,510,000.00
11/01/29			156,987.50	156,987.50	5,510,000.00
05/01/30	120,000.00	5.000%	156,987.50	276,987.50	5,390,000.00
11/01/30			153,987.50	153,987.50	5,390,000.00
05/01/31	125,000.00	5.000%	153,987.50	278,987.50	5,265,000.00
11/01/31			150,862.50	150,862.50	5,265,000.00
05/01/32	135,000.00	5.000%	150,862.50	285,862.50	5,130,000.00
11/01/32			147,487.50	147,487.50	5,130,000.00
05/01/33	140,000.00	5.750%	147,487.50	287,487.50	4,990,000.00
11/01/33			143,462.50	143,462.50	4,990,000.00
05/01/34	150,000.00	5.750%	143,462.50	293,462.50	4,840,000.00
11/01/34			139,150.00	139,150.00	4,840,000.00
05/01/35	160,000.00	5.750%	139,150.00	299,150.00	4,680,000.00
11/01/35			134,550.00	134,550.00	4,680,000.00
05/01/36	165,000.00	5.750%	134,550.00	299,550.00	4,515,000.00
11/01/36			129,806.25	129,806.25	4,515,000.00
05/01/37	175,000.00	5.750%	129,806.25	304,806.25	4,340,000.00
11/01/37			124,775.00	124,775.00	4,340,000.00
05/01/38	185,000.00	5.750%	124,775.00	309,775.00	4,155,000.00
11/01/38			119,456.25	119,456.25	4,155,000.00
05/01/39	200,000.00	5.750%	119,456.25	319,456.25	3,955,000.00
11/01/39			113,706.25	113,706.25	3,955,000.00
05/01/40	210,000.00	5.750%	113,706.25	323,706.25	3,745,000.00
11/01/40			107,668.75	107,668.75	3,745,000.00
05/01/41	225,000.00	5.750%	107,668.75	332,668.75	3,520,000.00
11/01/41			101,200.00	101,200.00	3,520,000.00
05/01/42	235,000.00	5.750%	101,200.00	336,200.00	3,285,000.00
11/01/42			94,443.75	94,443.75	3,285,000.00
05/01/43	250,000.00	5.750%	94,443.75	344,443.75	3,035,000.00
11/01/43			87,256.25	87,256.25	3,035,000.00
05/01/44	265,000.00	5.750%	87,256.25	352,256.25	2,770,000.00
11/01/44			79,637.50	79,637.50	2,770,000.00
05/01/45	280,000.00	5.750%	79,637.50	359,637.50	2,490,000.00
11/01/45			71,587.50	71,587.50	2,490,000.00
05/01/46	295,000.00	5.750%	71,587.50	366,587.50	2,195,000.00
11/01/46			63,106.25	63,106.25	2,195,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	315,000.00	5.750%	63,106.25	378,106.25	1,880,000.00
11/01/47			54,050.00	54,050.00	1,880,000.00
05/01/48	335,000.00	5.750%	54,050.00	389,050.00	1,545,000.00
11/01/48			44,418.75	44,418.75	1,545,000.00
05/01/49	355,000.00	5.750%	44,418.75	399,418.75	1,190,000.00
11/01/49			34,212.50	34,212.50	1,190,000.00
05/01/50	375,000.00	5.750%	34,212.50	409,212.50	815,000.00
11/01/50			23,431.25	23,431.25	815,000.00
05/01/51	395,000.00	5.750%	23,431.25	418,431.25	420,000.00
11/01/51			12,075.00	12,075.00	420,000.00
05/01/52	420,000.00	5.750%	12,075.00	432,075.00	-
11/01/52			-	-	-
Total	6,215,000.00		6,837,836.10	13,052,836.10	

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

Off-roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Villa	168	\$ 273.48	\$ 892.15	\$ 1,165.63	\$ -
SF 50'	90	273.48	1,408.67	1,682.15	-
SF 60'	93	273.48	1,690.40	1,963.88	-
Total	351				

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON 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 Coddington Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**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 CODDINGTON 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 as follows:

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.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 26TH DAY OF APRIL, 2023.

ATTEST:

**CODDINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

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

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2022	3
Amortization Schedule - Series 2022	4 - 5
Assessment Summary	6

**CODDINGTON
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: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 95,790
Landowner contribution	95,990	44,701	49,364	94,065	-
Total revenues	<u>95,990</u>	<u>44,701</u>	<u>49,364</u>	<u>94,065</u>	<u>95,790</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording****	48,000	24,000	24,000	48,000	48,000
Legal	25,000	218	5,000	5,218	15,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,000	-	5,000	5,000	7,000
Arbitrage rebate calculation*	500	-	500	500	1,000
Dissemination agent**	1,000	500	500	1,000	2,000
Trustee***	4,500	-	4,500	4,500	9,000
Telephone	150	75	75	150	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	74	1,676	1,750	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>95,990</u>	<u>31,972</u>	<u>45,211</u>	<u>77,183</u>	<u>95,790</u>
Net increase/(decrease) of fund balance	-	12,729	4,153	16,882	-
Fund balance - beginning (unaudited)	-	(16,882)	(4,153)	(16,882)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (4,153)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

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

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

EXPENDITURES

Professional & administrative

Management/accounting/recording****	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
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	2,000
<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	7,000
<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	9,000
<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	3,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 95,790</u></u>

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

	Fiscal Year 2023			Total Revenue & Expenditures	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Special assessment: off-roll	\$ 433,869	\$ 26,859	\$ 407,010	\$ 433,869	\$ 433,869
Interest	-	3,865	-	3,865	-
Total revenues	<u>433,869</u>	<u>30,724</u>	<u>407,010</u>	<u>437,734</u>	<u>433,869</u>
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	90,000
Interest	275,349	102,656	172,693	275,349	341,605
Total debt service	<u>365,349</u>	<u>102,656</u>	<u>262,693</u>	<u>365,349</u>	<u>431,605</u>
Total expenditures	<u>365,349</u>	<u>102,656</u>	<u>262,693</u>	<u>365,349</u>	<u>431,605</u>
Excess/(deficiency) of revenues over/(under) expenditures	68,520	(71,932)	144,317	72,385	2,264
Fund balance:					
Net increase/(decrease) in fund balance	68,520	(71,932)	144,317	72,385	2,264
Beginning fund balance (unaudited)	319,591	315,323	243,391	315,323	387,708
Ending fund balance (projected)	<u>\$ 388,111</u>	<u>\$ 243,391</u>	<u>\$ 387,708</u>	<u>\$ 387,708</u>	<u>389,972</u>
Use of fund balance:					
Debt service reserve account balance (required)					(216,934)
Principal and Interest expense - November 1, 2024					(168,913)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 4,125</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			170,802.50	170,802.50	6,125,000.00
05/01/24	90,000.00	4.200%	170,802.50	260,802.50	6,035,000.00
11/01/24			168,912.50	168,912.50	6,035,000.00
05/01/25	95,000.00	4.200%	168,912.50	263,912.50	5,940,000.00
11/01/25			166,917.50	166,917.50	5,940,000.00
05/01/26	100,000.00	4.200%	166,917.50	266,917.50	5,840,000.00
11/01/26			164,817.50	164,817.50	5,840,000.00
05/01/27	105,000.00	4.200%	164,817.50	269,817.50	5,735,000.00
11/01/27			162,612.50	162,612.50	5,735,000.00
05/01/28	110,000.00	5.000%	162,612.50	272,612.50	5,625,000.00
11/01/28			159,862.50	159,862.50	5,625,000.00
05/01/29	115,000.00	5.000%	159,862.50	274,862.50	5,510,000.00
11/01/29			156,987.50	156,987.50	5,510,000.00
05/01/30	120,000.00	5.000%	156,987.50	276,987.50	5,390,000.00
11/01/30			153,987.50	153,987.50	5,390,000.00
05/01/31	125,000.00	5.000%	153,987.50	278,987.50	5,265,000.00
11/01/31			150,862.50	150,862.50	5,265,000.00
05/01/32	135,000.00	5.000%	150,862.50	285,862.50	5,130,000.00
11/01/32			147,487.50	147,487.50	5,130,000.00
05/01/33	140,000.00	5.750%	147,487.50	287,487.50	4,990,000.00
11/01/33			143,462.50	143,462.50	4,990,000.00
05/01/34	150,000.00	5.750%	143,462.50	293,462.50	4,840,000.00
11/01/34			139,150.00	139,150.00	4,840,000.00
05/01/35	160,000.00	5.750%	139,150.00	299,150.00	4,680,000.00
11/01/35			134,550.00	134,550.00	4,680,000.00
05/01/36	165,000.00	5.750%	134,550.00	299,550.00	4,515,000.00
11/01/36			129,806.25	129,806.25	4,515,000.00
05/01/37	175,000.00	5.750%	129,806.25	304,806.25	4,340,000.00
11/01/37			124,775.00	124,775.00	4,340,000.00
05/01/38	185,000.00	5.750%	124,775.00	309,775.00	4,155,000.00
11/01/38			119,456.25	119,456.25	4,155,000.00
05/01/39	200,000.00	5.750%	119,456.25	319,456.25	3,955,000.00
11/01/39			113,706.25	113,706.25	3,955,000.00
05/01/40	210,000.00	5.750%	113,706.25	323,706.25	3,745,000.00
11/01/40			107,668.75	107,668.75	3,745,000.00
05/01/41	225,000.00	5.750%	107,668.75	332,668.75	3,520,000.00
11/01/41			101,200.00	101,200.00	3,520,000.00
05/01/42	235,000.00	5.750%	101,200.00	336,200.00	3,285,000.00
11/01/42			94,443.75	94,443.75	3,285,000.00
05/01/43	250,000.00	5.750%	94,443.75	344,443.75	3,035,000.00
11/01/43			87,256.25	87,256.25	3,035,000.00
05/01/44	265,000.00	5.750%	87,256.25	352,256.25	2,770,000.00
11/01/44			79,637.50	79,637.50	2,770,000.00
05/01/45	280,000.00	5.750%	79,637.50	359,637.50	2,490,000.00
11/01/45			71,587.50	71,587.50	2,490,000.00
05/01/46	295,000.00	5.750%	71,587.50	366,587.50	2,195,000.00
11/01/46			63,106.25	63,106.25	2,195,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	315,000.00	5.750%	63,106.25	378,106.25	1,880,000.00
11/01/47			54,050.00	54,050.00	1,880,000.00
05/01/48	335,000.00	5.750%	54,050.00	389,050.00	1,545,000.00
11/01/48			44,418.75	44,418.75	1,545,000.00
05/01/49	355,000.00	5.750%	44,418.75	399,418.75	1,190,000.00
11/01/49			34,212.50	34,212.50	1,190,000.00
05/01/50	375,000.00	5.750%	34,212.50	409,212.50	815,000.00
11/01/50			23,431.25	23,431.25	815,000.00
05/01/51	395,000.00	5.750%	23,431.25	418,431.25	420,000.00
11/01/51			12,075.00	12,075.00	420,000.00
05/01/52	420,000.00	5.750%	12,075.00	432,075.00	-
Total	6,125,000.00		6,562,487.50	12,687,487.50	

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

Off-roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Villa	168	\$ 273.48	\$ 892.15	\$ 1,165.63	\$ -
SF 50'	90	273.48	1,408.67	1,682.15	-
SF 60'	93	273.48	1,690.40	1,963.88	-
Total	351				

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

9

**KUTAK ROCK LLP
FEE AGREEMENT FOR
CODDINGTON CDD**

I. PARTIES

THIS FEE AGREEMENT ("Fee Agreement") is made and entered into by and between the following parties, and supersedes on a going forward basis any prior fee agreement between the parties:

A. Coddington Community Development District ("Client")
c/o Wrathell, Hunt and Associates LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

and

B. Kutak Rock LLP ("KUTAK")
107 West College Avenue (32301)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain KUTAK as its attorney and legal representative for all legal matters involving the District.

B. KUTAK accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. FEES

The Client agrees to compensate KUTAK for services rendered regarding any matters covered by this Fee Agreement according to the hourly billing rates for individual KUTAK lawyers set forth herein, plus actual expenses incurred by KUTAK in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). For Calendar Year 2023, hourly rates will be \$295 per hour for shareholders, \$265 per hour associates, \$235 per hour for contract attorneys and \$190 per hour for paralegals. All hourly rates will be increased annually by \$10 per hour. To the extent that the District issues bonds during Calendar Year 2023, KUTAK will provide issuer's counsel services under a flat fee of \$38,000 per bond issuance. This flat fee will be increased annually by \$1,000 per year.

IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by KUTAK will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by KUTAK for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KUTAK may

confidentially destroy or shred the Client File, unless KUTAK is provided a written request from the Client requesting return of the Client File, to which KUTAK will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Fee Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business.

VII. EXECUTION OF FEE AGREEMENT

This Fee Agreement shall be deemed fully executed upon its signing by KUTAK and the Client. The contract formed between KUTAK and the Client shall be the operational contract between the parties.

VIII. ENTIRE CONTRACT

This Fee Agreement constitutes the entire agreement between the parties.

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT**

By: 
By: Christian Cotter (Mar 24, 2023 14:37 EDT)
Its: Christian Cotter - Chair
Date: Mar 24, 2023

KUTAK ROCK LLP

By: 
By: Jere L. Earlywine
Date: _____

ATTACHMENT A

KUTAK ROCK LLP EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Fee Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing. In-house photocopying and printing is charged at \$0.05 per page, which is less than actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes).

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the Client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The Client is responsible for notifying the firm of any particular billing arrangements or procedures which the Client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

Fee Agreement (2023) - Coddington

Final Audit Report

2023-03-24

Created:	2023-03-24
By:	Daniel Rom (romd@whassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADkMZCnmDPQHbkfgZtdlq0o52XQdc__ob

"Fee Agreement (2023) - Coddington" History

-  Document created by Daniel Rom (romd@whassociates.com)
2023-03-24 - 5:40:50 PM GMT- IP address: 8.17.47.234
-  Document emailed to christiancotter@forestar.com for signature
2023-03-24 - 5:41:19 PM GMT
-  Email viewed by christiancotter@forestar.com
2023-03-24 - 6:36:46 PM GMT- IP address: 165.225.223.66
-  Signer christiancotter@forestar.com entered name at signing as Christian Cotter
2023-03-24 - 6:37:25 PM GMT- IP address: 165.225.223.66
-  Document e-signed by Christian Cotter (christiancotter@forestar.com)
Signature Date: 2023-03-24 - 6:37:27 PM GMT - Time Source: server- IP address: 165.225.223.66
-  Agreement completed.
2023-03-24 - 6:37:27 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2023-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

1. PRIMARY ADMINISTRATIVE OFFICE. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

2. PRINCIPAL HEADQUARTERS. The District’s principal headquarters for purposes of establishing proper venue shall be located at _____ and within Manatee County, Florida.

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

PASSED AND ADOPTED this 26th day of April, 2023.

ATTEST:

CODDINGTON COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,365	\$ -	\$ -	\$ 6,365
Investments				
Revenue	-	30,765	-	30,765
Reserve	-	216,935	-	216,935
Construction	-	-	1,423,448	1,423,448
Due from Landowner	4,518	204,419	-	208,937
Due from other	-	38,641	-	38,641
Total assets	<u>\$ 10,883</u>	<u>\$490,760</u>	<u>\$ 1,423,448</u>	<u>\$ 1,925,091</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,518	\$ -	\$ -	\$ 4,518
Due to Landowner	-	5,313	-	5,313
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>10,518</u>	<u>5,313</u>	<u>-</u>	<u>15,831</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,518	243,060	-	247,578
Total deferred inflows of resources	<u>4,518</u>	<u>243,060</u>	<u>-</u>	<u>247,578</u>
Fund balances:				
Restricted for:				
Debt service	-	242,387	-	242,387
Capital projects	-	-	1,423,448	1,423,448
Unassigned	(4,153)	-	-	(4,153)
Total fund balances	<u>(4,153)</u>	<u>242,387</u>	<u>1,423,448</u>	<u>1,661,682</u>
Total liabilities and fund balances	<u>\$ 10,883</u>	<u>\$490,760</u>	<u>\$ 1,423,448</u>	<u>\$ 1,925,091</u>

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 4,146	\$ 44,701	\$ 95,990	47%
Total revenues	<u>4,146</u>	<u>44,701</u>	<u>95,990</u>	47%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	122	218	25,000	1%
Engineering	-	-	2,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent**	83	500	1,000	50%
Trustee***	-	-	4,500	0%
Telephone	12	75	150	50%
Postage	-	-	500	0%
Printing & binding	42	250	500	50%
Legal advertising	74	74	1,750	4%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	-	500	0%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,333</u>	<u>31,972</u>	<u>95,990</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(187)	12,729	-	
Fund balances - beginning	<u>(3,966)</u>	<u>(16,882)</u>	-	
Fund balances - ending	<u>\$ (4,153)</u>	<u>\$ (4,153)</u>	<u>\$ -</u>	

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***This expense is paid from the costs of issuance in the initial year.

Thereafter, this will be a budgeted expense.

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Assessment levy: on-roll - net	\$ 26,859	\$ 26,859
Interest	681	3,865
Total revenues	<u>27,540</u>	<u>30,724</u>
 EXPENDITURES		
Debt service		
Interest	-	102,656
Total debt service	<u>-</u>	<u>102,656</u>
 Other fees & charges		
Total other fees and charges	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>102,656</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 27,540	 (71,932)
 OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>-</u>	<u>(1,004)</u>
Total other financing sources	<u>-</u>	<u>(1,004)</u>
 Net change in fund balances	 27,540	 (72,936)
Fund balances - beginning	214,847	315,323
Fund balances - ending	<u>\$ 242,387</u>	<u>\$ 242,387</u>

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 4,390	\$ 22,351
Total revenues	4,390	22,351
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	4,390	22,351
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	1,004
Total other financing sources/(uses)	-	1,004
Net change in fund balances	4,390	23,355
Fund balances - beginning	1,419,058	1,400,093
Fund balances - ending	\$ 1,423,448	\$ 1,423,448

CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coddington Community Development District held a Public Hearing and Regular Meeting on June 22, 2022, at 10:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Andre Carmack	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Cynthia Wilhelm	Bond Counsel
John Barnett	Forestar (USA) Real Estate Group Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:03 a.m.

Supervisors Cotter, Moulton and Carmack were present. Supervisors Zook and Vincent were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Ryan Zook *(the following will be provided in a separate package)*

This item was deferred.

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

B. Membership, Obligations and Responsibilities

- 39 C. Chapter 190, Florida Statutes
- 40 D. Financial Disclosure Forms
 - 41 I. Form 1: Statement of Financial Interests
 - 42 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - 43 III. Form 1F: Final Statement of Financial Interests
- 44 E. Form 8B: Memorandum of Voting Conflict

45

46 **FOURTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
 47 **2022/2023 Budget**
 48

- 49 A. Affidavit of Publication
- 50 The affidavit of publication was included for informational purposes.
- 51 B. Consideration of Resolution 2022-37, Relating to the Annual Appropriations and
- 52 Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending
- 53 September 30, 2023; Authorizing Budget Amendments; and Providing an
- 54 Effective Date

55 Mr. Rom presented the proposed Fiscal Year 2023 budget, which is unchanged since it
 56 was approved at the last meeting. No updates from the Tax Collector’s office were received.

57

58 **On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the**
 59 **Public Hearing was opened.**

60

61

62 There were no public comments.

63

64 **On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the**
 65 **Public Hearing was closed.**

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67

68 Mr. Rom presented Resolution 2022-37 and read the title.

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On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-37, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2022/2023 Budget Funding Agreement**

Mr. Rom presented the Fiscal Year 2023 Budget Funding Agreement. Mr. Earlywine stated these are the same types of forms that were used in the past. He suggested approval subject to any comments Mr. Crosby or Forestar might have.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Fiscal Year 2022/2023 Budget Funding Agreement, in substantial form and subject to comments from Mr. Crosby and/or Forestar, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

This item was deferred.

SEVENTH ORDER OF BUSINESS **Consideration of Acquisition to Phase 1 Utilities**

Mr. Earlywine presented the Letter Agreement for acquisition of the Phase 1 utilities.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Acquisition of Phase 1 Utilities Letter Agreement and acquisition of the Phase 1 utilities, in a not-to-exceed amount of \$2,053,608.63, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Acquisition of Stormwater & Roadway Improvements**

110 Mr. Rom presented the Letter Agreement for acquisition of the stormwater and roadway
111 improvements.

112

113 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the**
114 **Acquisition of Stormwater & Roadway Improvements Letter Agreement and**
115 **acquisition of the stormwater and roadway improvements, in a not-to-exceed**
116 **amount of \$2,975,510.44, was approved.**

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119 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
120 **Statements as of May 31, 2022**

121

122 Mr. Rom presented the Unaudited Financial Statements as of May 31, 2022.

123

124 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the**
125 **Unaudited Financial Statements as of May 31, 2022, were accepted.**

126

127

128 **TENTH ORDER OF BUSINESS** **Approval of March 29, 2022 Public Hearing**
129 **and Regular Meeting Minutes**

130

131 Mr. Rom presented the March 29, 2022 Public Hearing and Regular Meeting Minutes.

132

133 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the**
134 **March 29, 2022 Public Hearing and Regular Meeting Minutes, as presented,**
135 **were approved.**

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138 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

139

140 **A. District Counsel: *KE Law Group, PLLC***

141 There was no report.

142 **B. District Engineer: *Cavoli Engineers, Inc.***

143 There was no report.

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

145 Mr. Rom stated a preclosing meeting will be held after this meeting. The bond closing
146 meeting is scheduled for July 14, 2022, although the bonds have not been priced yet.

147 • **NEXT MEETING DATE: July 27, 2022 at 10:00 A.M.**

148 ○ **QUORUM CHECK**

149 The July 27, 2022 meeting will be cancelled unless an issue arises.

150

151 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

152

153 There were no Board Members' comments or requests.

154

155 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

156

157 There were no public comments.

158

159 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

160

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

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163 **On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the**
164 **meeting adjourned at 10:11 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CODDINGTON

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

Coddington 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 Coddington Community Development District of April 15, 2023. According to our records, there were 0 persons registered in the Coddington 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,

Michael Bennett
Supervisor of Elections

MB/sas

CODDINGTON 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 26, 2022 CANCELED	Regular Meeting	10:00 AM
November 23, 2022 CANCELED	Regular Meeting	10:00 AM
December 28, 2022 CANCELED	Regular Meeting	10:00 AM
January 25, 2023 CANCELED	Regular Meeting	10:00 AM
February 22, 2023 CANCELED	Regular Meeting	10:00 AM
March 22, 2023 CANCELED	Regular Meeting	10:00 AM
April 26, 2023	Regular Meeting	10:00 AM
May 24, 2023	Regular Meeting	10:00 AM
June 28, 2023	Regular Meeting	10:00 AM
July 26, 2023	Regular Meeting	10:00 AM
August 23, 2023	Regular Meeting	10:00 AM
September 27, 2023	Regular Meeting	10:00 AM