

# **CODDINGTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 23, 2023**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS**

**AND 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**

August 16, 2023

Board of Supervisors  
Coddington Community Development District

Dear Board Members:

The Board of Supervisors of the Coddington Community Development District will hold Public Hearings and Regular Meeting on August 23, 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 [SEAT 4] *(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. Consideration of Resolution 2023-05, Designating Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

**ATTENDEES:**

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

6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Resolution 2023-08, 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
8. Ratification of Acquisition of Phase II Utilities Improvements
9. Consideration of Resolution 2023-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
10. Consent Agenda
  - A. Acceptance of Unaudited Financial Statements as of July 31, 2023
  - B. Approval of April 26, 2022 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Cavoli Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: September 27, 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


12. Board Members' Comments/Requests

13. Public Comments

14. 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**

**RESOLUTION 2023-05**

**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 23rd day of August, 2023.

ATTEST:

**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**5A**



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
83111	449910	Print Legal Ad-IPL01334320 - IPL0133432		\$120.59	1	78 L

**Attention:** Daphne Gillyard  
 Coddington CDD  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

[gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com)

**CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Coddington Community Development District ("District") will hold a public hearing on **August 23, 2023 at 10:00 a.m., and at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.coddingtoncdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager  
 IPL0133432  
 Aug 8 2023

## THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:  
 1 insertion(s) published on:  
 08/08/23

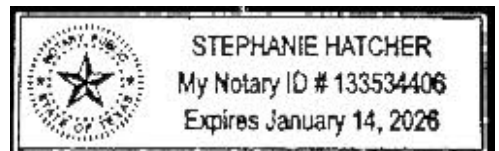
## THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of August in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**RESOLUTION 2023-06**

**[FY 2024 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Coddington Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Coddington Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

**PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2023.**

**ATTEST:**

**CODDINGTON COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

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



**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
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**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
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		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 92,783
Allowable discounts (4%)	-				(3,711)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	89,072
Landowner contribution	95,990	44,701	49,364	94,065	-
Total revenues	95,990	44,701	49,364	94,065	89,072
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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	5,250
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,500	-	4,500	4,500	4,500
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	1,750
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
Tax collector	-	-	-	-	1,856
Total expenditures	95,990	31,972	45,211	77,183	88,146
Net increase/(decrease) of fund balance	-	12,729	4,153	16,882	926
Fund balance - beginning (unaudited)	-	(16,882)	(4,153)	(16,882)	-
Fund balance - ending (projected)	\$ -	\$ (4,153)	\$ -	\$ -	\$ 926

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

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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	5,250
<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 &amp; Associates serves as dissemination agent.</p>	
Trustee	4,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,750
<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>\$ 88,146</u></u>

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
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 Revenue & Expenditures	
<b>REVENUES</b>					
Special assessment - on-roll	\$ -				\$ 461,563
Allowable discounts (4%)	-				(18,463)
Assessment levy: net	-	\$ -	\$ -	\$ -	443,100
Special assessment: off-roll	433,869	26,859	407,010	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>443,100</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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>
<b>Other fees &amp; charges</b>					
Tax collector	-	-	-	-	9,231
Total other fees & charges	-	-	-	-	9,231
Total expenditures	<u>365,349</u>	<u>102,656</u>	<u>262,693</u>	<u>365,349</u>	<u>440,836</u>
Excess/(deficiency) of revenues over/(under) expenditures	68,520	(71,932)	144,317	72,385	2,264
Fund balance:					
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>6,125,000.00</b>		<b>6,562,487.50</b>	<b>12,687,487.50</b>	

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

<b>On-roll Assessments</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
Villa	168	\$ 264.34	\$ 949.10	\$ 1,213.44	\$ 892.15
SF 50'	90	264.34	1,498.58	1,762.92	1,408.67
SF 60'	93	264.34	1,798.30	2,062.64	1,690.40
<b>Total</b>	<b>351</b>				

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**6A**





Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
83111	449895	Notice of O&M Assessment Hearing	Notice of O&M Assessme	\$175.00	3	10.18 in

**Attention:** Daphne Gillyard  
 Coddington CDD  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431  
  
 gillyardd@whhassociates.com

Copy of ad content  
 is on the next page

### THE STATE OF TEXAS COUNTY OF DALLAS

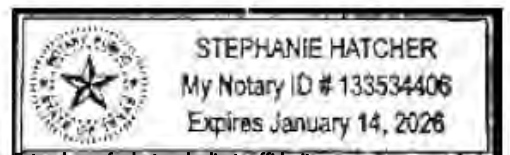
Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:  
 1 insertion(s) published on:  
 08/01/23

### THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 18th day of August in the year of 2023

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**COOKINGTON COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR BUDGET/OPERATION BUDGET, NOTICE OF PUBLIC HEARING TO CONSIDER THE REVISION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE Levy, COLLECTION, AND ENFORCEMENT OF THE SAME, AND NOTICE OF PUBLIC BOARD OF SUPERVISORS MEETING.**

**Upcoming Public Hearings and Board Meeting:**

The Board of Supervisors ("Board") for the Cookington Community Development District ("District") will hold the following two public hearings and a regular meeting on August 25, 2022 at 10:00 a.m., and at the County Job & Skills, Rehabilitation/Assessment Center, 2025 Stoner Hill Lane, Sanderson, Florida 32085. The first public hearing is being held pursuant to Chapter 180, Florida Statutes, to receive public statements and objections to the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2024 ("Fiscal Year 2022/2024"). The second public hearing is being held pursuant to Chapter 180, FS, section 170, Florida Statutes, to consider the inclusion of operations and maintenance special assessments ("OMM Assessments") upon the health facilities within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and any OMM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Repeal/Revision of Assessments**

The District proposes OMM Assessments on unimproved property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic description of the property currently subject to the proposed OMM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OMM Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Homes	Annual OMM Assessment (1)
Residential Unit	897	\$243,996

(1) Annual OMM Assessment includes County collection costs and early payment discounts.

The OMM Assessments may be collected as the County tax roll or by direct bill from the District's Manager. Note that the OMM Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2024. Moreover, pursuant to Section 180.992(4), Florida Statutes, the tax amount shall serve as the "maximum rate" authorized by law for operations and maintenance assessments, such that no assessment hearing shall be held or notice provided to future years unless the assessments are proposed to be increased or another criteria within Section 180.992(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT REGULARLY FAILURE TO DO SO WILL CHANGE A ONE CHANCE TO OWN SCHEDULED ASSESSMENT, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**Additional Questions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearing and meeting may be obtained by contacting Winters, Hunt & Associates, LLC, 2600 Grace Road, Suite 410A, Palm Beach, Florida 33401, 561-871-0810 ("District Manager's Office"). The public hearings and meeting may be conducted in a live, live, and also to be recorded as the record. There may be questions often staff or board members may participate by speaker/signify. Any person requiring special accommodations because of a disability or physical handicap should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Such person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence used herein such appeal is to be taken. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



# CODDINGTON COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

## Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Coddington Community Development District ("**District**") will hold the following two public hearings and a regular meeting on **August 23, 2023 at 10:00 a.m., and at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**. The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

## Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Residential Unit	351	\$343.99

(1) Annual O&M Assessment include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Daniel Perez, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Daniel Perez, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Coddington Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 24, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**

*Daniel Perez*

By: Daniel Perez, Financial Analyst

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 24<sup>th</sup> day of July 2023, by Daniel Perez, for Wrathell, Hunt & Associates LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.

NOTARY PUBLIC



DAPHNE GILLYARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG327647  
Expires 8/20/2023

*Daphne Gillyard*  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: GG327647  
My Commission Expires: 8/20/2023

**EXHIBIT A:** Mailed Notice  
**EXHIBIT B:** List of Addresses

## Exhibit A

# 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

THIS IS NOT A BILL – DO NOT PAY

July 24, 2023

VIA FIRST CLASS MAIL

D R HORTON INC  
3501 RIGA BLVD STE 100  
TAMPA FL 33619-1325

[PARCEL ID] please see "Exhibit B"

RE: Coddington Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Coddington Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on **August 23, 2023 at 10:00 a.m., and at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Daniel Rom, District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per unit basis. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

<b>Land Use</b>	<b>Total # of Units / Acres</b>	<b>Annual O&amp;M Assessment(1)</b>
Residential Unit	351	\$343.99

(1) Annual O&M Assessment include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$120,740.49** in gross revenue.



## Exhibit B

561620209		561622059
561620309		561622109
561620509		561622159
561620709		561622209
561620759		561622309
561620809		561622359
561622259		561622409
561622659		561622459
561623009		561622509
561623409		561626759
561623459		561626809
561624259		561631609
561624309		561631959
561624359		561632009
561624409		561623959
561624559		561624009
561624609		561624059
561624659		561624109
561624709		561624159
561624809		561624209
561624859		561632059
561624909		561632109
561621759		561632159
561621809		561632209
561620859		561638759
561620909		561638809
561620959		561638859
561621009		561638909
561621059		561621359
561621109		561621409
561621159		561621459
561621209		561621509
561621259		561621709
561621309		561621859
561621909		561622709
561621959		561622759
561622009		

**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**

**THIS IS NOT A BILL – DO NOT PAY**

July 24, 2023

**VIA FIRST CLASS MAIL**

FORESTAR USE REAL ESTATE INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON TX 76006

[PARCEL ID] Please see “Exhibit B”

RE: Coddington Community Development District  
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Coddington Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **August 23, 2023 at 10:00 a.m., and at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom, District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per unit basis. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

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<b>Land Use</b>	<b>Total # of Units / Acres</b>	<b>Annual O&amp;M Assessment(1)</b>
Residential Unit	351	\$343.99

(1) Annual O&M Assessment include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$95,790** in gross revenue.

## Exhibit B

561621559		561631909		561628809
561621609		561623309		561628859
561621659		561623359		561628909
561626359		561623509		561628959
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561626559		561627009		561629159
561626609		561627059		561629209
561626659		561627109		561629259
561626709		561627159		561629309
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561630359		561627309		561629459
561630409		561627359		561629609
561630459		561627409		561629659
561630509		561627459		561629709
561630559		561627509		561629759
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561630809		561627759		561630009
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561631059		561628009		561630259
561631109		561628059		561630309
561631159		561628109		561623559
561631209		561628159		561623609
561631259		561628209		561623659
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561631559		561628509		561624959
561631659		561628559		561625009
561631709		561628609		561632259
561631759		561628659		561632309
561631809		561628709		561632359
561631859		561628759		561632409

561632459	561634609	561636759
561632509	561634659	561636809
561632559	561634709	561636859
561632609	561634759	561636909
561632659	561634809	561636959
561632709	561634859	561637009
561632759	561634909	561637059
561632809	561634959	561637109
561632859	561635009	561637159
561632909	561635059	561637209
561632959	561635109	561637259
561633009	561635159	561637309
561633059	561635209	561637359
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561633159	561635309	561637459
561633209	561635359	561637509
561633259	561635409	561637559
561633309	561635459	561637609
561633359	561635509	561637659
561633409	561635559	561637709
561633459	561635609	561637759
561633509	561635659	561637809
561633559	561635709	561637859
561633609	561635759	561637909
561633659	561635809	561637959
561633709	561635859	561638009
561633759	561635909	561638059
561633809	561635959	561638109
561633859	561636009	561638159
561633909	561636059	561638209
561633959	561636109	561638259
561634009	561636159	561638309
561634059	561636209	561638359
561634109	561636259	561638409
561634159	561636309	561638459
561634209	561636359	561638509
561634259	561636409	561638559
561634309	561636459	561638609
561634359	561636509	561638659
561634409	561636559	561638709
561634459	561636609	
561634509	561636659	
561634559	561636709	

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 24, 2023

**VIA FIRST CLASS MAIL**

ACEVEDO CRUZ, MELVIN JOEL  
RODRIGUEZ TULIER, MELISSA  
319 158TH ST E  
BRADENTON FL 34212  
[PARCEL ID] 561620259

RE: Coddington Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Coddington Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **August 23, 2023 at 10:00 a.m., and at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom, District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per unit basis. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

<b>Land Use</b>	<b>Total # of Units / Acres</b>	<b>Annual O&amp;M Assessment(1)</b>
Residential Unit	351	\$343.99

(1) Annual O&M Assessment include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$120,740.49** in gross revenue.

## Exhibit B

PARCEL ID	Property Owner
561620259	ACEVEDO CRUZ, MELVIN JOEL
561620609	ADAMS, PATRICK ROBERT
561624509	ARMIGER, MARY JOSEPH
561622909	COSENTINO, JAMES PATRICK
561623059	CRENSHAW, RONALD KENNETH
561624759	DENNIS, SANDRA JEAN
561622559	EDELBI, NARIMAN ALI
561620459	FORD, TRICIA LYNNE
561622859	GIALLOMBARDO, CHARLES DOMINICK
561623109	HANGE, DOUGLAS SNOW
561623209	JENKINS, MOLLY L
561623259	MACCHIO, JOSEPH A
561624459	MARTINEZ, MICHAEL MARIO
561623159	PERRI, MELISSA
561622959	ROLON, ANGEL MIGUEL
561622609	SABA, JOHN SAMUEL
561620659	SIMUNOVIC, ERIKA MARIE
561620109	SMITH, HOLLY LONG
561620559	STEFANYAK, AMANDA FAYE
561620159	TUCCIARONE, BETH LEE
561620359	WEST COTTAGE RENTALS LLC
561622809	WILSON, DAVID JOSEPH JR
561620409	WINTER, ALCIA MAREA



**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**6C**

**RESOLUTION 2023-07**

**[ANNUAL ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

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

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

**1. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the

assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

## **2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. Tax Roll Assessments.** [RESERVED.]
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
  - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1<sup>st</sup> and no later than September 30<sup>th</sup> of Fiscal Year 2023/2024.
  - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
  - iii.** In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments

for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED** this 23rd day of August, 2023.

ATTEST:

**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

# **CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON 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 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 is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2023/2024 MEETING SCHEDULE.** The Fiscal Year 2023/20233 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 23rd day of August, 2023.

ATTEST:

**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

<b>CODDINGTON COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Country Inn &amp; Suites, Bradenton/Lakewood Ranch 5610 Manor Hill Lane, Bradenton, Florida 34203</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 25, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November 22, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 27, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 24, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 28, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 27, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 24, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 22, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 26, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 24, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 28, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 25, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>



# **CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

April 12th, 2023

Coddington Community Development District  
c/o Craig Wrathell, District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Coddington Phase II Utilities Improvements

Dear Craig,

Pursuant to the *Acquisition Agreement*, effective May 9, 2022 ("**Acquisition Agreement**"), by and between the Coddington Community Development District ("**District**") and Forestar (USA) Real Estate Group Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways (which comprise a portion of the Improvements) to the County.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:  
**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**



Name: Christian Cotter  
Title: Chair

Sincerely,  
**FORESTAR (USA) REAL ESTATE GROUP INC.**

[SIGNATURE ON FOLLOWING PAGE]

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

April 12th, 2023

Coddington Community Development District  
c/o Craig Wrathell, District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

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- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways (which comprise a portion of the Improvements) to the County.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:  
**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

[SIGNATURE ON PRIOR PAGE]

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Sincerely,  
**FORESTAR (USA) REAL ESTATE GROUP INC.**

  
Name: **James D. Allen**  
Title: **Executive Vice President & CFO**

## **EXHIBIT A**

### **Description of Coddington Phase II Utilities Improvements**

**Utilities** - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tracts R-4, R-5 and R-6 (Private Roadway; P.D.A.E., D.D.E., D.I.E. & P.D.E.), Tracts R-7, R-8 and R-9 (Future Right-of-Way Setback Area; P.D.A.E. & P.U.E.), and all "Public Utility Easements," each as identified in the plat known as *Coddington Phase II*, as recorded at Plat Book 76, Pages 163 - 183, of the Official Records of Manatee County, Florida.

<b>Description</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Potable Water</b>	\$641,377.70	\$555,151.21	\$24,543.02	\$61,683.47
<b>Wastewater</b>	\$981,152.62	\$859,609.25	\$26,031.23	\$95,512.14
<b>Reclaimed Water</b>	\$558,048.61	\$479,586.90	\$25,174.28	\$53,287.43
<b>TOTAL:</b>	<b>\$2,180,578.93</b>	<b>\$1,894,347.36</b>	<b>\$75,748.53</b>	<b>\$210,483.04</b>

**CORPORATE DECLARATION REGARDING COSTS PAID**  
**[CODDINGTON PHASE II UTILITIES IMPROVEMENTS]**

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("Developer"), does hereby certify to the Coddington Community Development District ("District"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Engineer's Report for the Coddington Community Development District*, dated May 30, 2022 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

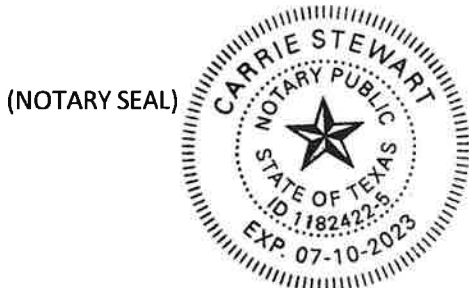
IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 12<sup>th</sup> day of April, 2023.

FORESTAR (USA) REAL ESTATE GROUP INC.

  
Name: James D. Allen  
Title: Executive Vice President & CFO

STATE OF TEXAS  
COUNTY OF TARRANT

The foregoing instrument was sworn and subscribed before me by means of  physical presence or  online notarization this 12 day of APRIL, 2023, by James D. Allen as CFO of Forestar (USA) Real Estate Group Inc., a Delaware corporation, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC, STATE OF TEXAS  
Name: CARRIE STEWART  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Coddington Phase II Utilities Improvements**

**Utilities** - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tracts R-4, R-5 and R-6 (Private Roadway; P.D.A.E., D.D.E., D.I.E. & P.D.E.), Tracts R-7, R-8 and R-9 (Future Right-of-Way Setback Area; P.D.A.E. & P.U.E.), and all "Public Utility Easements," each as identified in the plat known as *Coddington Phase II*, as recorded at Plat Book 76, Pages 163 - 183, of the Official Records of Manatee County, Florida.

<b>Description</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Potable Water</b>	\$641,377.70	\$555,151.21	\$24,543.02	\$61,683.47
<b>Wastewater</b>	\$981,152.62	\$859,609.25	\$26,031.23	\$95,512.14
<b>Reclaimed Water</b>	\$558,048.61	\$479,586.90	\$25,174.28	\$53,287.43
<b>TOTAL:</b>	<b>\$2,180,578.93</b>	<b>\$1,894,347.36</b>	<b>\$75,748.53</b>	<b>\$210,483.04</b>

**CONTRACTOR ACKNOWLEDGMENT AND RELEASE**  
**[CODDINGTON PHASE II UTILITIES IMPROVEMENTS]**

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 19th day of April, 2023, by **Central Site Development ("Contractor")**, with an address of 213 Providence Road, Brandon, Florida 33511, in favor of the **Coddington Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**RECITALS**

**WHEREAS**, pursuant to that certain \_\_\_\_\_ ("**Contract**") dated 2/1/2021 and between Contractor and Forestar (USA) Real Estate Group Inc., ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

**WHEREAS**, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.


**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

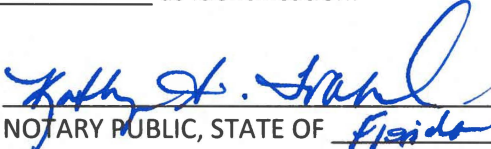
Notwithstanding anything to the contrary herein, Contractor is owed \$286,231.57 (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

**CENTRAL SITE DEVELOPMENT**

  
By: Michael Blackwell  
Its: COO

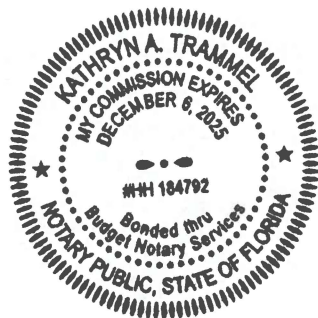
STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19th day of April, 2023, by Michael Blackwell as COO of Central Site Development, LLC and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)





## **EXHIBIT A**

### **Description of Coddington Phase II Utilities Improvements**

**Utilities** - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tracts R-4, R-5 and R-6 (Private Roadway; P.D.A.E., D.D.E., D.I.E. & P.D.E.), Tracts R-7, R-8 and R-9 (Future Right-of-Way Setback Area; P.D.A.E. & P.U.E.), and all "Public Utility Easements," each as identified in the plat known as *Coddington Phase II*, as recorded at Plat Book 76, Pages 163 - 183, of the Official Records of Manatee County, Florida.

<b>Description</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>	<b>Balance Owed</b>	<b>Retainage</b>
<b>Potable Water</b>	\$641,377.70	\$555,151.21	\$24,543.02	\$61,683.47
<b>Wastewater</b>	\$981,152.62	\$859,609.25	\$26,031.23	\$95,512.14
<b>Reclaimed Water</b>	\$558,048.61	\$479,586.90	\$25,174.28	\$53,287.43
<b>TOTAL:</b>	<b>\$2,180,578.93</b>	<b>\$1,894,347.36</b>	<b>\$75,748.53</b>	<b>\$210,483.04</b>

**DISTRICT ENGINEER'S CERTIFICATE**  
**[CODDINGTON PHASE II UTILITIES IMPROVEMENTS]**

**April 21**, 2023

Board of Supervisors  
Coddington Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Cavoli Engineering, Inc. ("**District Engineer**"), as District Engineer for the Coddington Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report for the Coddington Community Development District*, dated May 30, 2022 ("**Engineer's Report**"), and specially benefit certain property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

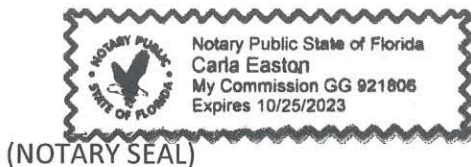
6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

CAVOLI ENGINEERING, INC.

John Cavoli, 4.21.2023  
John Cavoli, P.E.  
Florida Registration No. 48092  
District Engineer

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 21 day of April, 2023, by John Cavoli as President of Cavoli Engineering, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced Dr Lic as identification.



[Signature]  
NOTARY PUBLIC, STATE OF Florida  
Name: Carla Easton  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Coddington Phase II Utilities Improvements**

**Utilities** - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tracts R-4, R-5 and R-6 (Private Roadway; P.D.A.E., D.D.E., D.I.E. & P.D.E.), Tracts R-7, R-8 and R-9 (Future Right-of-Way Setback Area; P.D.A.E. & P.U.E.), and all "Public Utility Easements," each as identified in the plat known as *Coddington Phase II*, as recorded at Plat Book 76, Pages 163 - 183, of the Official Records of Manatee County, Florida.

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<b>TOTAL:</b>	<b>\$2,180,578.93</b>	<b>\$1,894,347.36</b>	<b>\$75,748.53</b>	<b>\$210,483.04</b>

**BILL OF SALE AND LIMITED ASSIGNMENT**  
**[CODDINGTON PHASE II UTILITIES IMPROVEMENTS]**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of the 11th day of April, 2023, by and between **Forestar (USA) Real Estate Group Inc.**, a Delaware corporation, with an address of 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Grantor**"), and **Coddington Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown,

suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this Bill of Sale and Limited Assignment, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

**[CONTINUED ON FOLLOWING PAGE]**

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

FORESTAR (USA) REAL ESTATE GROUP INC.

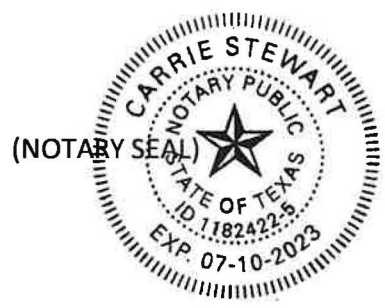
By: *Victoria Walker*  
Name: VICTORIA WALKER

*James D. Allen*  
Name: James D. Allen  
Title: Executive Vice President & CFO

By: *Carrie Stewart*  
Name: CARRIE STEWART

STATE OF TEXAS  
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12 day of APRIL, 2023, by JAMES D ALLEN as CFO of \_\_\_\_\_, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



*Carrie Stewart*  
NOTARY PUBLIC, STATE OF TEXAS  
Name: CARRIE STEWART  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Coddington Phase II Utilities Improvements**

**Utilities** - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tracts R-4, R-5 and R-6 (Private Roadway; P.D.A.E., D.D.E., D.I.E. & P.D.E.), Tracts R-7, R-8 and R-9 (Future Right-of-Way Setback Area; P.D.A.E. & P.U.E.), and all "Public Utility Easements," each as identified in the plat known as *Coddington Phase II*, as recorded at Plat Book 76, Pages 163 - 183, of the Official Records of Manatee County, Florida.

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## **BILL OF SALE**

**KNOW ALL MEN BY THESE PRESENTS**, that **CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 189, Florida Statutes and located in Manatee County, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as "**SELLER**"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "**COUNTY**"), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

1. All wastewater lines, pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto located within or upon that certain real property owned by the SELLER and described below; and
2. All potable water lines, pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto located within or upon that certain real property owned by the SELLER and described below; and
3. All reclaimed potable water lines, pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances located within or upon that certain real property owned by the SELLER and described below; and

All on the property described in **Exhibit "A"**, attached hereto and made a part hereof, situate, lying and being in Manatee County, State of Florida.

**TO HAVE AND TO HOLD** the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

**AND** the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

**[REMAINDER LEFT BLANK, SIGNATURES FOLLOW ON NEXT PAGE]**

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 11<sup>th</sup> day of April 2023.

WITNESS

**CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government

*Steven Hart*  
Print Name: Steven Hart

By: *Christian Cotter*  
Print Name: Christian Cotter  
Its: Chairman

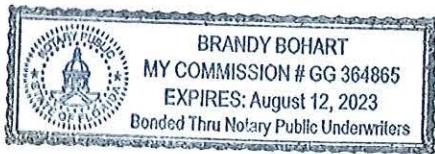
*Brandy Bohart*  
Print Name: Brandy Bohart

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of April, 2023, by Christian Cotter, as Chairman of the Coddington Community Development District, on behalf of the District, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Affix Seal Here]

*Brandy Bohart*  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Brandy Bohart  
My Commission Expires: 8/12/2023  
Commission Number: GG364865



**IN WITNESS WHEREOF**, the COUNTY has hereunto set its hand and seal, by and through its duly authorized representatives, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**MANATEE COUNTY, a political  
subdivision of the State of  
Florida**

By: Board of County Commissioners

\_\_\_\_\_  
Scott Hopes, County Administrator

**STATE OF FLORIDA  
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_ day of \_\_\_\_\_, 2023, by Scott Hopes (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who \_\_\_\_\_ is personally known to me or has produced \_\_\_\_\_ as identification

[Affix Seal Here]

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

## **EXHIBIT A**

### **Description of Coddington Phase II Utilities Improvements**

**Utilities** - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tracts R-4, R-5 and R-6 (Private Roadway; P.D.A.E., D.D.E., D.I.E. & P.D.E.), Tracts R-7, R-8 and R-9 (Future Right-of-Way Setback Area; P.D.A.E. & P.U.E.), and all "Public Utility Easements," each as identified in the plat known as *Coddington Phase II*, as recorded at Plat Book 76, Pages 163 - 183, of the Official Records of Manatee County, Florida.

# **CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**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 \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

**CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**

**AGENDA**

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 6,180	\$ -	\$ -	\$ 6,180
Investments				
Revenue	-	196,900	-	196,900
Reserve	-	216,934	-	216,934
Construction	-	-	4,664	4,664
Due from Landowner	4,868	-	-	4,868
Total assets	<u>\$ 11,048</u>	<u>\$413,834</u>	<u>\$ 4,664</u>	<u>\$ 429,546</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 4,868	\$ -	\$ -	\$ 4,868
Due to Landowner	180	5,313	-	5,493
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>11,048</u>	<u>5,313</u>	<u>-</u>	<u>16,361</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	4,868	-	-	4,868
Total deferred inflows of resources	<u>4,868</u>	<u>-</u>	<u>-</u>	<u>4,868</u>
Fund balances:				
Restricted for:				
Debt service	-	408,521	-	408,521
Capital projects	-	-	4,664	4,664
Unassigned	(4,868)	-	-	(4,868)
Total fund balances	<u>(4,868)</u>	<u>408,521</u>	<u>4,664</u>	<u>408,317</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,048</u>	<u>\$413,834</u>	<u>\$ 4,664</u>	<u>\$ 429,546</u>

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 3,957	\$ 62,553	\$ 95,990	65%
Total revenues	<u>3,957</u>	<u>62,553</u>	<u>95,990</u>	65%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	521	2,005	25,000	8%
Engineering	-	-	2,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent**	83	833	1,000	83%
Trustee***	-	-	4,500	0%
Telephone	12	125	150	83%
Postage	-	20	500	4%
Printing & binding	42	417	500	83%
Legal advertising	-	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	210	210	100%
Total professional & administrative	<u>4,868</u>	<u>50,539</u>	<u>95,990</u>	53%
Excess/(deficiency) of revenues over/(under) expenditures	(911)	12,014	-	
Fund balances - beginning	(3,957)	(16,882)	-	
Fund balances - ending	<u>\$ (4,868)</u>	<u>\$ (4,868)</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 JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 423,632
Lot closings	-	26,859
Interest	1,585	9,059
Total revenues	<u>1,585</u>	<u>459,550</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Principal	-	90,000
Interest	-	275,348
Total expenditures	<u>-</u>	<u>365,348</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,585	94,202
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	<u>-</u>	<u>(1,004)</u>
Total other financing sources	<u>-</u>	<u>(1,004)</u>
Net change in fund balances	1,585	93,198
Fund balances - beginning	406,936	315,323
Fund balances - ending	<u>\$ 408,521</u>	<u>\$ 408,521</u>

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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 18	\$ 32,034
Total revenues	18	32,034
<b>EXPENDITURES</b>		
Construction costs - Developer	-	1,428,467
Total expenditures	-	1,428,467
Excess/(deficiency) of revenues over/(under) expenditures	18	(1,396,433)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	1,004
Total other financing sources/(uses)	-	1,004
Net change in fund balances	18	(1,395,429)
Fund balances - beginning	4,646	1,400,093
Fund balances - ending	\$ 4,664	\$ 4,664

**CODDINGTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

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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.

**Present at the meeting were:**

Christian Cotter	Chair
Ty Vincent	Assistant Secretary
Mary Moulton	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Steven Hart	Supervisor-Appointee

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:20 a.m. Supervisors Cotter, Moulton and Vincent were present. Supervisors Zook and Carmack 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**
- C. Financial Disclosure Forms**

- 38 I. Form 1: Statement of Financial Interests
- 39 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- 40 III. Form 1F: Final Statement of Financial Interests
- 41 D. Form 8B: Memorandum of Voting Conflict

42

43 **FOURTH ORDER OF BUSINESS** **Acceptance of Resignation of Andre Carmack [SEAT 3]**

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46 Mr. Torres presented Mr. Andre Carmack’s resignation.

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48 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**  
 49 **resignation of Mr. Andre Carmack from Seat 3, was accepted.**

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52 **FIFTH ORDER OF BUSINESS** **Consider Appointment of Steven Hart to Fill**  
 53 **Unexpired Term of Seat 3; Term Expires**  
 54 **November 2024**

55

56 Mr. Cotter nominated Mr. Steven Hart to fill Seat 3. No other nominations were made.

57

58 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**  
 59 **appointment of Mr. Steven Hart to fill Seat 3, was approved.**

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62 • **Administration of Oath of Office**

63 Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of  
 64 Office to Mr. Steven Hart.

65

66 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01,**  
 67 **Designating Certain Officers of the District,**  
 68 **and Providing for an Effective Date**

69

70 Mr. Rom presented Resolution 2023-01. Mr. Cotter nominated the following slate:

71 Chair	Christian Cotter
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72 Vice Chair	Steven Hart
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- 73 Assistant Secretary Mary Moulton
- 74 Assistant Secretary Ty Vincent
- 75 Assistant Secretary Daniel Rom

76 No other nominations were made.

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**On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

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83 **SEVENTH ORDER OF BUSINESS**

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100 **EIGHTH ORDER OF BUSINESS**

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**Consideration of Resolution 2023-02, Amending the General Fund Portion of the Budget for the Fiscal Year 2023; and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-02. The following change was made to Resolution

2023-02:

Title and where necessary: Change "General Fund" to "Debt Service Fund"

**On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2023-02, as amended, Amending the Debt Service Fund Portion of the Budget for the Fiscal Year 2023; and Providing for an Effective Date, was adopted.**

**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**

Mr. Rom presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

110 Discussion ensued regarding whether there will be a bond issuance in Fiscal Year 2024.  
111 As a bond issuance is not anticipated, Mr. Rom stated that the anticipated increases will  
112 be removed from the proposed Fiscal Year 2024 budget.

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**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 23, 2023 at 10:00 a.m. at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

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**NINTH ORDER OF BUSINESS**

**Ratification of Engagement with Jere Earlywine at Kutak Rock LLP**

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- **Ratification of Retention and Fee Agreement**

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**On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Engagement with Jere Earlywine/Kutak Rock LLP for District Counsel Services and the Retention and Fee Agreement, were ratified.**

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**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

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This item was deferred.

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**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2023**

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**On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.**

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148 **TWELFTH ORDER OF BUSINESS** **Approval of June 22, 2022 Public Hearing**  
 149 **and Regular Meeting Minutes**  
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152 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**  
 153 **Approval of June 22, 2022 Public Hearing and Regular Meeting Minutes, as**  
 154 **presented, were approved.**

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157 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

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

160 Mr. Earlywine confirmed that he does not anticipate a bond issuance in Fiscal Year 2024.

161 **District Engineer: Cavoli Engineering, Inc.**

162 There was no report.

163 **B. District Manager: Wrathell, Hunt and Associates, LLC**

164 • **0 Registered Voters in District as of April 15, 2023**

165 • **NEXT MEETING DATE: May 24, 2023 at 10:00 AM**

166 ○ **QUORUM CHECK**

167 The next meeting will be on May 24, 2024, unless cancelled.

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169 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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There were no Board Members' comments or requests.

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173 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

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There were no public comments.

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177 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

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180 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**  
 181 **meeting adjourned at 10:26 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**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*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 26, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 23, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 28, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 25, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 22, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 22, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 26, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 24, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 28, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 26, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 23, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b>
<b>September 27, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>