

# **CLEAR SPRINGS STEWARDSHIP DISTRICT**

**September 10, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND  
REGULAR MEETING  
AGENDA**

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**AGENDA  
LETTER**

**Clear Springs Stewardship 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**

September 3, 2025

Board of Supervisors  
Clear Springs Stewardship District

Dear Board Members:

The Board of Supervisors of the Clear Springs Stewardship District will hold a Public Hearing and Regular Meeting on September 10, 2025 at 1:00 p.m., at 6105 Spirit Lake Rd., Winter Haven, Florida 33880. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Budget Funding Agreement FY 2026
5. Consideration of Resolution 2025-04, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
6. Acceptance of Unaudited Financial Statements as of July 31, 2025
7. Approval of June 27, 2025 Special Meeting and Public Hearing Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 0 Registered Voters as of April 15, 2025
    - NEXT MEETING DATE: TBD

**ATTENDEES:**

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

○ QUORUM CHECK

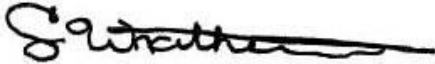
|        |                 |                          |           |                          |       |                          |    |
|--------|-----------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | PATRICK CARROLL | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 2 | KYLE GASHAW     | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 3 | CRAIG UNDERHILL | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 4 | BLAKE GOODMAN   | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 5 | MICHAEL STRAHAN | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |

9. Public Comments

10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 782 134 6157**

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**3**

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**3A**

Serial Number  
25-01222K

# Business Observer

Published Weekly  
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

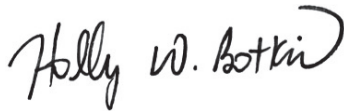
in the matter of Notice of public hearing to consider adoption of the fiscal year 2026 proposed budget(s) et al

in the Court, was published in said newspaper by print in the

issues of 8/15/2025, 8/22/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

22nd day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Andrew Pagnotta  
Comm.: HH 627562  
Expires: Jan. 12, 2029  
Notary Public - State of Florida

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2026  
PROPOSED BUDGET(S); AND  
NOTICE OF REGULAR BOARD OF  
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Clear Springs Stewardship District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 10, 2025

TIME: 1:00 PM

LOCATION: 6105 Spirit Lake Road  
Winter Haven, Florida 33880

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 5174-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://clearspringsstewardshipdistrict.com>.

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

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

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

District Manager

August 15, 22, 2025 25-01222K

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**3B**

**RESOLUTION 2025-08**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CLEAR SPRINGS STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Clear Springs Stewardship District (“**District**”) prior to July 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 2023-346(5), *Laws of Florida*; 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 general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 2023-346(5), *Laws of Florida*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 2023-346(5), *Laws of Florida*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 2023-346(5), *Laws of Florida*, 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.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CLEAR SPRINGS STEWARDSHIP DISTRICT:**

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 2023-346(5), *Laws of Florida*, (“**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.

- b. 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 Clear Springs Stewardship District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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 this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 2025.**

ATTEST:

**CLEAR SPRINGS STEWARDSHIP DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**Exhibit A:** FY 2026 Budget

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
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| Definitions of General Fund Expenditures | 2                         |

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

|                                                              | Fiscal Year 2025             |                                |                                   |                                | Proposed          |
|--------------------------------------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------|
|                                                              | Adopted<br>Budget<br>FY 2025 | Actual<br>through<br>3/31/2025 | Projected<br>through<br>9/30/2025 | Total<br>Actual &<br>Projected | Budget<br>FY 2026 |
| <b>REVENUES</b>                                              |                              |                                |                                   |                                |                   |
| Landowner contribution                                       | \$ 29,190                    | 12,204                         | 15,300                            | 27,504                         | \$ 29,190         |
| Total revenues                                               | 29,190                       | 12,204                         | 15,300                            | 27,504                         | 29,190            |
| <b>EXPENDITURES</b>                                          |                              |                                |                                   |                                |                   |
| <b>Professional &amp; administrative</b>                     |                              |                                |                                   |                                |                   |
| Management/accounting/recording**                            | 6,000                        | 3,000                          | 3,000                             | 6,000                          | 6,000             |
| Legal                                                        | 7,500                        | 360                            | 7,140                             | 7,500                          | 7,500             |
| Engineering                                                  | 1,000                        | -                              | 1,000                             | 1,000                          | 1,000             |
| Telephone                                                    | 100                          | 50                             | 50                                | 100                            | 100               |
| Postage                                                      | 500                          | 8                              | 492                               | 500                            | 500               |
| Printing & binding                                           | 250                          | 125                            | 125                               | 250                            | 250               |
| Legal advertising                                            | 6,500                        | 893                            | 1,750                             | 2,643                          | 6,500             |
| Annual special district fee                                  | 175                          | 175                            | -                                 | 175                            | 175               |
| Insurance                                                    | 5,500                        | 5,250                          | 250                               | 5,500                          | 5,500             |
| Contingencies/bank charges                                   | 750                          | 511                            | 239                               | 750                            | 750               |
| Website hosting & maintenance                                | 705                          | -                              | 705                               | 705                            | 705               |
| Website ADA compliance                                       | 210                          | 210                            | -                                 | 210                            | 210               |
| Total professional & administrative                          | 29,190                       | 10,582                         | 14,751                            | 25,333                         | 29,190            |
| Total expenditures                                           | 29,190                       | 10,582                         | 14,751                            | 25,333                         | 29,190            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | -                            | 1,622                          | 549                               | 2,171                          | -                 |
| Fund balance - beginning (unaudited)                         | -                            | (2,171)                        | (549)                             | (2,171)                        | -                 |
| Fund balance - ending                                        | \$ -                         | \$ (549)                       | \$ -                              | \$ -                           | \$ -              |

\*\* WHA will charge a reduced management fee of \$500 per month during semi-dormancy stage

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

|                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Management/accounting/recording**                                                                                                                                                                                                                                                                                                                                                                                    | \$ 6,000                |
| <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                                                                                                                                                                                                                                                                                                                                                                                                                | 7,500                   |
| <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                                                                                                                                                                                                                                                                                                                                                                                                          | 1,000                   |
| <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>                                                                                                              |                         |
| Telephone                                                                                                                                                                                                                                                                                                                                                                                                            | 100                     |
| <p>Telephone and fax machine.</p>                                                                                                                                                                                                                                                                                                                                                                                    |                         |
| Postage                                                                                                                                                                                                                                                                                                                                                                                                              | 500                     |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>                                                                                                                                                                                                                                                                                                                                        |                         |
| Printing & binding                                                                                                                                                                                                                                                                                                                                                                                                   | 250                     |
| <p>Letterhead, envelopes, copies, agenda packages</p>                                                                                                                                                                                                                                                                                                                                                                |                         |
| Legal advertising                                                                                                                                                                                                                                                                                                                                                                                                    | 6,500                   |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>                                                                                                                                                                                                                                                                                                            |                         |
| Annual special district fee                                                                                                                                                                                                                                                                                                                                                                                          | 175                     |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p>                                                                                                                                                                                                                                                                                                                                            |                         |
| Insurance                                                                                                                                                                                                                                                                                                                                                                                                            | 5,500                   |
| <p>The District will obtain public officials and general liability insurance.</p>                                                                                                                                                                                                                                                                                                                                    |                         |
| Contingencies/bank charges                                                                                                                                                                                                                                                                                                                                                                                           | 750                     |
| <p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>                                                                                                                                                                                                                                                                                                          |                         |
| Website hosting & maintenance                                                                                                                                                                                                                                                                                                                                                                                        | 705                     |
| Website ADA compliance                                                                                                                                                                                                                                                                                                                                                                                               | 210                     |
| Total expenditures                                                                                                                                                                                                                                                                                                                                                                                                   | <u><u>\$ 29,190</u></u> |

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**4**

**BUDGET FUNDING AGREEMENT  
FY 2026**

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2025 ("**Effective Date**"), by and between:

**Clear Springs Stewardship District**, a local unit of special-purpose government established pursuant to Chapter 203-346, Laws of Florida, ("**District**"), and located in Polk County, Florida ("**County**"), and

**Clear Springs Land Company, LLC**, a Delaware limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**").

**RECITALS**

**WHEREAS**, pursuant to Chapter 203-346, Laws of Florida, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

**WHEREAS**, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

**WHEREAS**, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of

law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the Parties execute this Agreement to be effective the day and year first written above.

Attest:

**CLEAR SPRINGS STEWARDSHIP DISTRICT**

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

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**CLEAR SPRINGS LAND COMPANY, LLC**

\_\_\_\_\_  
Witness

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

**EXHIBIT A:**      FY 2026 Budget

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**5**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE CLEAR SPRINGS STEWARDSHIP DISTRICT  
DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR  
MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT  
FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE  
DATE**

**WHEREAS**, the Clear Springs Stewardship District("District") is a local unit of special-purpose government created and existing pursuant to Chapter 203-346, Laws of Florida and Chapter 189, *Florida Statutes*, being situated entirely within the City of Bartow, Polk County, Florida; 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; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE  
CLEAR SPRINGS STEWARDSHIP DISTRICT:**

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

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

**PASSED AND ADOPTED** this 10<sup>th</sup> day of September, 2025.

Attest:

**CLEAR SPRINGS STEWARDSHIP DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A**

| <b>CLEAR SPRINGS STEWARDSHIP DISTRICT</b>                          |                                   |                    |
|--------------------------------------------------------------------|-----------------------------------|--------------------|
|                                                                    |                                   |                    |
| <b>BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE</b> |                                   |                    |
|                                                                    |                                   |                    |
| <b>LOCATION</b>                                                    |                                   |                    |
| <i>TBD</i>                                                         |                                   |                    |
|                                                                    |                                   |                    |
| <b>DATE</b>                                                        | <b>POTENTIAL DISCUSSION/FOCUS</b> | <b>TIME</b>        |
|                                                                    |                                   |                    |
| <b>October __, 2025</b>                                            | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>November __, 2025</b>                                           | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>December __, 2025</b>                                           | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>January __, 2026</b>                                            | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>February __, 2026</b>                                           | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>March __, 2026</b>                                              | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>April __, 2026</b>                                              | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>May __, 2026</b>                                                | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>June __, 2026</b>                                               | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>July __, 2026</b>                                               | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>August __, 2026</b>                                             | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |
| <b>September __, 2026</b>                                          | <b>Regular Meeting</b>            | <b>__:__ AM/PM</b> |
|                                                                    |                                   |                    |

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2025**

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2025**

|                                                                       | General<br>Fund | Total<br>Governmental<br>Funds |
|-----------------------------------------------------------------------|-----------------|--------------------------------|
| <b>ASSETS</b>                                                         |                 |                                |
| Cash                                                                  | \$ 7,083        | \$ 7,083                       |
| Due from Landowner                                                    | 883             | 883                            |
| Prepaid expense                                                       | 705             | 705                            |
| Total assets                                                          | <u>8,671</u>    | <u>8,671</u>                   |
| <b>LIABILITIES AND FUND BALANCES</b>                                  |                 |                                |
| Liabilities:                                                          |                 |                                |
| Accounts payable                                                      | \$ 883          | \$ 883                         |
| Landowner advance                                                     | 6,000           | 6,000                          |
| Total liabilities                                                     | <u>6,883</u>    | <u>6,883</u>                   |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                  |                 |                                |
| Deferred receipts                                                     | 883             | 883                            |
| Total deferred inflows of resources                                   | <u>883</u>      | <u>883</u>                     |
| Fund balances:                                                        |                 |                                |
| Unassigned                                                            | 905             | 905                            |
| Total fund balances                                                   | <u>905</u>      | <u>905</u>                     |
| Total liabilities, deferred inflows of resources<br>and fund balances | <u>\$ 8,671</u> | <u>\$ 8,671</u>                |

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2025**

|                                                              | Current<br>Month | Year to<br>Date | Budget        | % of<br>Budget |
|--------------------------------------------------------------|------------------|-----------------|---------------|----------------|
| <b>REVENUES</b>                                              |                  |                 |               |                |
| Landowner contribution                                       | \$ 1,234         | \$ 17,941       | \$ 29,190     | 61%            |
| Total revenues                                               | <u>1,234</u>     | <u>17,941</u>   | <u>29,190</u> | 61%            |
| <b>EXPENDITURES</b>                                          |                  |                 |               |                |
| <b>Professional &amp; administrative</b>                     |                  |                 |               |                |
| Management/accounting/recording                              | 500              | 5,000           | 6,000         | 83%            |
| Legal                                                        | 354              | 1,862           | 7,500         | 25%            |
| Engineering                                                  | -                | -               | 1,000         | 0%             |
| Telephone                                                    | 8                | 83              | 100           | 83%            |
| Postage                                                      | -                | 8               | 500           | 2%             |
| Printing & binding                                           | 21               | 208             | 250           | 83%            |
| Legal advertising                                            | -                | 1,217           | 6,500         | 19%            |
| Annual special district fee                                  | -                | 175             | 175           | 100%           |
| Insurance                                                    | -                | 5,250           | 5,500         | 95%            |
| Contingencies/bank charges                                   | 85               | 852             | 750           | 114%           |
| Website hosting & maintenance                                | -                | -               | 705           | 0%             |
| Website ADA compliance                                       | -                | 210             | 210           | 100%           |
| Total expenditures                                           | <u>968</u>       | <u>14,865</u>   | <u>29,190</u> | 51%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 266              | 3,076           | -             |                |
| Fund balances - beginning                                    | 639              | (2,171)         | -             |                |
| Fund balances - ending                                       | <u>\$ 905</u>    | <u>\$ 905</u>   | <u>\$ -</u>   |                |

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
CLEAR SPRINGS STEWARDSHIP DISTRICT**

The Board of Supervisors of the Clear Springs Stewardship District held a Special Meeting and Public Hearing on June 27, 2025 at 1:00 p.m., at 6105 Spirit Lake Rd., Winter Haven, Florida 33880.

**Present:**

|                                 |                     |
|---------------------------------|---------------------|
| Patrick Carroll                 | Chair               |
| Kyle Gashaw                     | Vice Chair          |
| Blake Goodman                   | Assistant Secretary |
| Michael Strahan (via telephone) | Assistant Secretary |
| Craig Underhill                 | Assistant Secretary |

**Also present:**

|                            |                                    |
|----------------------------|------------------------------------|
| Craig Wrathell             | District Manager                   |
| Ernesto Torres             | Wrathell, Hunt and Associates, LLC |
| Felix Rodriguez            | Wrathell, Hunt and Associates, LLC |
| Kyle Magee (via telephone) | District Counsel                   |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:03 p.m.

- **Administration of Oath of Office to Elected Board of Supervisors [Blake Goodman – Seat 4, Michael Strahan – Seat 5]**

**This item, previously the Third Order of Business, occurred out of order.**

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Blake Goodman and the Oath of Office was administered to Michael Strahan by a Notary at his location.

Supervisors Goodman, Gashaw, Underhill and Carroll were present. Supervisor Strahan attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors [Blake Goodman – Seat 4, Michael Strahan – Seat 5] (the following to be provided under separate cover)**

The Oath of Office was administered to Blake Goodman and Michael Strahan during the First Order of Business. Mr. Wrathell and Mr. Magee discussed the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1 Disclosure Filing**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**
- E. Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Chapter 2023-346, Laws of Florida, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2025-01.

The results of the Landowners' Election were as follows:

|        |                 |              |             |
|--------|-----------------|--------------|-------------|
| Seat 4 | Blake Goodman   | 17,575 votes | 4-Year Term |
| Seat 5 | Michael Strahan | 17,575 votes | 4-Year Term |

**On MOTION by Mr. Underhill and seconded by Mr. Carroll, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Chapter 2023-346, Laws of Florida, and Providing for an Effective Date, was adopted.**

## FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02,  
Electing and Removing Officers of the  
District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2025-02.

Mr. Carroll nominated the following:

|                 |                     |
|-----------------|---------------------|
| Patrick Carroll | Chair               |
| Kyle Gashaw     | Vice Chair          |
| Blake Goodman   | Assistant Secretary |
| Michael Strahan | Assistant Secretary |
| Craig Underhill | Assistant Secretary |
| Felix Rodriguez | Assistant Secretary |

No other nominations were made.

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

|                |                     |
|----------------|---------------------|
| Craig Wrathell | Secretary           |
| Ernesto Torres | Assistant Secretary |
| Craig Wrathell | Treasurer           |
| Jeff Pinder    | Assistant Treasurer |

**On MOTION by Mr. Goodman and seconded by Mr. Gashaw, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

## SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03,  
Approving the Proposed Budget for Fiscal  
Year 2025/2026 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date

Mr. Wrathell presented Resolution 2025-03. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

This is a Landowner-contribution budget with expenses funded as they are incurred.

**On MOTION by Mr. Carroll and seconded by Mr. Goodman, with all in favor, Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 10, 2025 at 1:00 p.m., at 6105 Spirit Lake Road, Winter Haven, Florida 33880; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

#### SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

#### EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Amending Resolution 2024-29 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2025-05. The following change was made:

Second WHEREAS: Change "May 29, 2025" to "May 29, 2024"

**On MOTION by Mr. Gashaw and seconded by Mr. Carroll, with all in favor, Resolution 2025-05 Amending Resolution 2024-29 to Re-Set the Date, Time and**

Location to June 27, 2025 at 1:00 p.m., at 6105 Spirit Lake Road, Winter Haven, Florida 33880 for the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

#### NINTH ORDER OF BUSINESS

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

**A. Affidavit/Proof of Publication**

**B. Consideration of Resolution 2025-06, Expressing its Intent of the District to Use the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Clear Springs Stewardship District in Accordance With Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2025-06. He noted that the title of Resolution 2025-06 on the agenda letter incorrectly states Deering Park; it should be Clear Springs.

**On MOTION by Mr. Carroll and seconded by Mr. Goodman, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

On MOTION by Mr. Goodman and seconded by Mr. Gashaw, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Carroll and seconded by Mr. Underhill, with all in favor, Resolution 2025-06, Expressing its Intent of the District to Use the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Clear Springs Stewardship District in Accordance With Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

#### TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2025-07. He discussed the benefits of the Agreement and noted that the District would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Carroll and seconded by Mr. Underhill, with all in favor, the Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

#### ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

Mr. Wrathell presented the Unaudited Financial Statements as of May 31, 2025.

On MOTION by Mr. Carroll and seconded by Mr. Goodman, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

#### TWELFTH ORDER OF BUSINESS

Approval of Minutes

- A. May 29, 2024 Public Hearing and Regular Meeting
- B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Carroll and seconded by Mr. Underhill, with all in favor, the May 29, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

• **NEXT MEETING DATE: TBD**

The next meeting will be held on September 10, 2025 at 1:00 p.m.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Goodman and seconded by Mr. Underhill, with all in favor, the meeting adjourned at 1:26 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

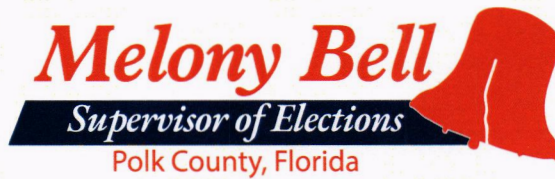
247  
248  
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**CLEAR SPRINGS  
STEWARDSHIP DISTRICT**

**STAFF  
REPORTS**



April 15, 2025

Daphne Gillyard – Director of Administrative Services  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**RE: Clear Springs Stewardship District Registered Voters**

Dear Ms. Gillyard,

In response to your request, there are currently **0** voters within the Clear Springs Stewardship District as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

**PolkElections.gov**

Para asistencia en Español, por favor de llamar al (863) 534-5888