

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

F FINAL ANNUAL OPERATING BUDGET

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AUGUST 18, 2022

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Parrish Plantation Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

REVENUE COLLECTION

Fiscal Year 2023 - Final Operating Budget

REVENUES	
SPECIAL ASSESSMENTS - SERVICE CHARGES	
Operations & Maintenance Assmts-On Tax Roll Crosswind Point/GF 001	0.00
Operations & Maintenance Assmts-Off Tax Roll Crosswind Point/GF 001	489,195.68
Operations & Maintenance Assmts-On Tax Roll Crosswind Ranch/GF 002	0.00
Operations & Maintenance Assmts-Off Tax Roll Crosswind Ranch/GF 002	178,494.32
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$667,690.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	
Landowner/Private Contributions GF 001	0.00
Landowner/Private Contributions GF 002	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00
OTHER MISCELLANEOUS REVENUES	
Miscellaneous GF 001	0.00
Miscellaneous GF 002	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00
TOTAL REVENUES	\$667,690.00

Notations:

(1) Revenues shown exclude 2% collection cost and 4% early payment discount.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

ADMINISTRATION DETAIL

Fiscal Year 2023 - Final Operating Budget

EXPENDITURES - SHARED GF ADMINSTRATIVE

FINANCIAL & ADMINISTRATIVE

District Manager	25,000.00
District Engineer	6,500.00
Accounting Services	17,500.00
Assessment Roll	5,000.00
Financial & Revenue Collections	3,500.00
Auditing Services	4,300.00
Postage, Phone, Faxes, Copies	150.00
Public Officials Insurance	2,475.00
Legal Advertising	1,500.00
Bank Fees	200.00
Dues, Licenses, & Fees	175.00
Miscellaneous Fees	250.00
Office Supplies	100.00
Website Maintenance	1,500.00
ADA Website Compliance	1,800.00

LEGAL COUNSEL

District Counsel	7,500.00
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TOTAL ADMINSTRATIVE	\$77,450.00
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Allocation Methodology of Administrative Cost between GF 001 and GF 002

GF 001/Crosswind Point EAUs	527.75	73.27%
GF 002/Crosswind Ranch EAUs	192.56	26.73%
	720.31	100.00%
GF 001/Crosswind Point Allocation	56,745.68	
GF 002/Crosswind Ranch Allocation	20,704.32	
	\$77,450.00	

Notations:

(1) EAUs (Equivalent Assessment Units) are assigned by lot matrix as demonstrated in the Assessment Tables.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

GF 001 - CROSSWIND POINT

Fiscal Year 2023 - Final Operating Budget

EXPENDITURES - ADMINSTRATIVE CROSSWIND POINT	
FINANCIAL & ADMINISTRATIVE	
Shared Adminstration	56,745.68
Trustee Fees	4,000.00
Disclosure Report	3,500.00
Special Services	2,500.00
TOTAL ADMINISTRATIVE SERVICES	\$66,745.68
EXPENDITURES - FIELD OPERATIONS - CROSSWIND POINT	
ELECTRIC UTILITY SERVICES	
Electric Utility Services - Streetlights	75,000.00
Electric Utility Services - All Others	12,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$87,000.00
GARBAGE/SOLID WASTE SERVICES	
Garbage Recreation Center	2,800.00
TOTAL GARBAGE/SOLID WASTE SERVICES	\$2,800.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	4,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$4,500.00
STORMWATER CONTROL	
Aquatic Maintenance	17,500.00
Aquatic Plant Replacement	500.00
TOTAL STORMWATER CONTROL	\$17,500.00
OTHER PHYSICAL ENVIRONMENT	
Property & Casualty Insurance	22,500.00
General Liability Insurance	3,200.00
Entry & Wall Maintenance	1,500.00
Landscape Maintenance	140,000.00
Irrigation Maintenance	5,000.00
Landscape Mulch	18,500.00
Landscape Annuals	14,000.00
Plant Replacement Program	10,000.00
Oak Tree Monitoring	32,400.00
Oak Tree Fertilization/Treatment	4,200.00
Miscellaneous Landscape	5,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$256,300.00
ROAD & STREET FACILITIES	
Pavement & Drainage Maintenance	1,500.00
TOTAL ROAD & STREET FACILITIES	\$1,500.00
PARKS AND RECREATION	
Facility Maintenance	7,500.00
Field Services	12,000.00
Pool Permits	350.00
Facility Janitorial Services	7,500.00
Facility Janitorial Supplies	750.00
Pool Service Contract	12,000.00
Pool Repairs	2,500.00
Facility A/C Maintenance	1,000.00
Telephone/Internet Services	950.00
Playground Equipment Maintenance	300.00
Access Control Maintenance	2,000.00
Dog Waste Station Service and Supplies	1,500.00
Holiday Decorations	2,500.00
Event Services & Supplies	500.00
TOTAL PARKS AND RECREATION	\$51,350.00
Contingency	
Miscellaneous Contingency	1,500.00
TOTAL CONTINGENCY	\$1,500.00
TOTAL CROSSWIND POINT FIELD OPERATIONS	\$422,450.00
TOTAL CROSSWIND POINT OPERATIONS AND ADMINSTRATION	\$489,195.68

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

GF 002 - CROSSWIND RANCH

Fiscal Year 2023 - Final Operating Budget

EXPENDITURES - ADMINSTRATIVE CROSSWIND RANCH	
FINANCIAL & ADMINISTRATIVE	
Shared Administration	20,704.32
Trustee Fees	4,000.00
Disclosure Report	3,500.00
Special Services	2,500.00
TOTAL ADMINISTRATIVE SERVICES	\$30,704.32
EXPENDITURES - FIELD OPERATIONS - CROSSWIND RANCH	
ELECTRIC UTILITY SERVICES	
Electric Utility Services - Streetlights	35,000.00
Electric Utility Services - All Others	1,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$36,000.00
GARBAGE/SOLID WASTE SERVICES	
Garbage Recreation Center	0.00
TOTAL GARBAGE/SOLID WASTE SERVICES	\$0.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	575.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$550.00
STORMWATER CONTROL	
Aquatic Maintenance	9,000.00
Aquatic Plant Replacement	500.00
TOTAL STORMWATER CONTROL	\$9,000.00
OTHER PHYSICAL ENVIRONMENT	
Property & Casualty Insurance	10,000.00
General Liability Insurance	1,765.00
Entry & Wall Maintenance	775.00
Landscape Maintenance	55,000.00
Irrigation Maintenance	6,000.00
Landscape Mulch	5,000.00
Landscape Annuals	5,000.00
Plant Replacement Program	3,500.00
Miscellaneous Landscape	2,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$89,540.00
ROAD & STREET FACILITIES	
Pavement & Drainage Maintenance	250.00
TOTAL ROAD & STREET FACILITIES	\$250.00
PARKS AND RECREATION	
Facility Maintenance	3,500.00
Field Services	5,000.00
Pool Permits	0.00
Facility Janitorial Services	750.00
Facility Janitorial Supplies	100.00
Pool Service Contract	0.00
Pool Repairs	0.00
Facility A/C Maintenance	0.00
Telephone/Internet Services	0.00
Playground Equipment Maintenance	1,000.00
Access Control Maintenance	0.00
Dog Waste Station Service and Supplies	500.00
Holiday Decorations	0.00
Event Services & Supplies	500.00
TOTAL PARKS AND RECREATION	\$11,350.00
Contingency	
Miscellaneous Contingency	1,100.00
TOTAL CONTINGENCY	\$1,100.00
TOTAL CROSSWIND RANCH FIELD OPERATIONS	\$147,790.00
TOTAL CROSSWIND RANCH OPERATIONS AND ADMINISTRATION	\$178,494.32

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT SUMMARY

Fiscal Year 2023 - Final Operating Budget

CROSSWIND POINT						
Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	GF 001 O&M Per Unit	FY 2022 Total Assessment
ASSESSMENT AREA ONE						
Single Family 35'	0.875	114	99.75	\$793.83	\$811.08	\$1,604.91
Single Family 40'	1.000	150	150.00	\$907.23	\$926.95	\$1,834.18
Single Family 50'	1.250	160	200.00	\$1,134.04	\$1,158.68	\$2,292.73
Single Family 65'	1.625	48	78.00	\$1,474.26	\$1,506.29	\$2,980.55
Subtotal		472	527.75			
Undeveloped Gross Acreage						
Future Assessment Area	0.000	34.10	0.00	\$0.00	\$0.00	\$0.00
Subtotal		34.10	0.00			

Notations:

- (1) Assessments shown are NET of 2% collection cost and 4% early payment discount.
- (2) Crosswind Point operations cost for FY 2022 reflect ongoing development.
- (3) Crosswind Point private vacant land without development activity is not currently assessed for administration and operations.

CROSSWIND RANCH							
Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit Pre-Paydown	Debt Service Per Unit Post-Paydown	GF 002 O&M Per Unit	FY 2022 Total Assessment
ASSESSMENT AREA TWO							
Single Family 55'	1.375	72	99.00	\$0.00	\$1,512.50	\$1,274.59	\$2,787.09
Single Family 65'	1.625	53	86.13	\$0.00	\$1,787.50	\$1,506.33	\$3,293.83
Subtotal		125.00	185.13				
Undeveloped Gross Acreage							
Future Assessment Areas	0.015	495.38	7.43	\$0.00	\$0.00	\$13.90	\$13.90
Subtotal		495.38	7				

Notations:

- (1) Assessments shown are NET of 2% collection cost and 4% early payment discount.
- (2) Crosswind Ranch operations cost for FY 2022 reflect ongoing development.
- (3) Crosswind Ranch private vacant land without development activity is assessed on remaining gross acreage for a portion of administration and operations only.