

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNERS' ELECTION &
REGULAR MEETING
NOVEMBER 17, 2022**

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, NOVEMBER 17, 2022 AT 2:00 P.M.
NORTH RIVER RANCH CLUBHOUSE
LOCATED AT 11510 LITTLE RIVER WAY, PARRISH, FL 34219**

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Matt O'Brien Brent Dunham Bruce Danielson Allison Martin Marlena Nitschke
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	ZNS Engineering	Jeb C. Mulock

All cellular phones and pagers must be turned off during the meeting

The meeting will begin at 2:00 p.m.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

November 17, 2022
Parrish Plantation Community Development District

Dear Board Members:

The Landowner Election & Regular Meeting of Parrish Plantation Community Development District will be held on **November 17, 2022 at 2:00 p.m. at the North River Ranch Clubhouse located at 11510 Little River Way, Parrish, FL 34219.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

LANDOWNER’S MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNER’S REQUEST**
- 6. ADJOURNMENT**

BOARD OF SUPERVISORS REGULAR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. ADMINISTER OATH OF OFFICES**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 01
 - i. Aquatics Inspection Report
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Canvassing & Certifying the Results of the Landowners Election.....Tab 02
 - B. Consideration of Resolution 2023-02; Designating Officers.....Tab 03
 - C. Consideration of Resolution 2023-03; Supplemental Assessment Resolution.....Tab 04
 - D. General Matters of the District
- 6. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Public Hearing & Regular Meeting August 18, 2022 Tab 05
 - B. Consideration of Operations and Maintenance Expenditures August 2022 Tab 06
 - C. Consideration of Operations and Maintenance Expenditures September 2022..... Tab 07
 - D. Review of Financial Statements for Month Ending September 30, 2022..... Tab 08
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

Sincerely,

Brian Lamb
Inframark

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, following proper publication and notice thereof, on November 17, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 17, 2022 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____ Votes	(__ year term) Seat #3
_____	_____ Votes	(__ year term) Seat #4
_____	_____ Votes	(__ year term) Seat #5

SECTION 3. Said terms of office commence on November 22, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 17th day of November, 2022.

ATTEST:

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

RESOLUTION 2023-25

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

- | | |
|----------------------|---------------------|
| _____ | Chairman |
| _____ | Vice-Chairman |
| <u>Brian Lamb</u> | Secretary |
| <u>Eric Davidson</u> | Treasurer |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

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

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2022.

ATTEST:

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT’S SERIES 2022 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2022 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER’S REPORT; ADOPTING THE FINAL SECOND SUPPLEMENTAL METHODOLOGY REPORT ASSESSMENT AREA TWO; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Parrish Plantation Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the First Supplemental District Engineer’s Report (Assessment Area Two Project) dated September 2021 (the “**Supplemental Engineer’s Report**”), attached hereto as **Exhibit “A”**;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$5,500,000 Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”) to finance the Assessment Two Area Project described in the Supplemental Engineer’s Report (the “**2022 Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2022 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2022 Bonds;

WHEREAS, the Series 2022 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report Assessment Area Two dated September 28, 2021 , and adopted pursuant to Resolution No. 2022-02 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2022 Bonds have been established, it is necessary to approve the Final Second Supplemental Methodology Report Assessment Area Two dated August 31, 2022 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit “B”** and the Supplemental Engineer’s Report.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this Resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Engineer’s Report is hereby approved and ratified.

- c. The 2022 Project will serve a proper, essential, and valid public purpose.
 - d. The 2022 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2022 Project to be financed with the Series 2022 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2022 Bonds will finance the construction and acquisition of a portion of the 2022 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 4. **Assessment Lien for the Series 2022 Bonds**. The special assessments for the Series 2022 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 5. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts**. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and adopted this 17th day of November, 2022.

Attest:

**Parrish Plantation Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

Exhibit A – First Supplemental District Engineer’s Report (Assessment Area Two Project) dated September 2021.

Exhibit B – Final Second Supplemental Methodology Report Assessment Area Two dated August 31, 2022

Exhibit A

First Supplemental District Engineer's Report (Assessment Area Two Project) dated September 2021.

Exhibit B

Final Second Supplemental Methodology Report Assessment Area Two dated August 31, 2022

Expansion Area of Parrish Plantation Community Development District

First Supplemental District Engineer's Report (Assessment Area Two Project)

September 2021

Prepared By:

**ZNS Engineering, L.C.
201 5th Ave Drive East
Bradenton, FL 34205**

TABLE OF CONTENTS

I. BACKGROUND.....

II. DESCRIPTION OF ASSESSMENT AREA TWO PROJECT

III. ACERAGE & LAND USE SUMMARY UPDATE

IV. PERMITTING STATUS UPDATE

V. CONSTRUCTION COST UPDATE.....

VI. SUMMARY AND CONCLUSION

EXHIBITS

A. SKETCH AND LEGAL FOR ASSESSMENT AREA TWO..... Exhibit A

I. BACKGROUND

This *First Supplemental District Engineer's Report* ("**Supplemental Report**") is intended to supplement the *District Engineer's Report* dated August 2021 ("**Original Report**"). The District Engineer is issuing this Supplemental Report in connection with the District's anticipated issuance of its Special Assessment Bonds, Series 2021 ("**2021 Bonds**"), and for the purpose of providing an update to the Original Report and describing the District's "**Assessment Area Two Project**." All capitalized terms not otherwise defined herein shall have the meanings set forth in the Original Report.

II. DESCRIPTION OF ASSESSMENT AREA TWO PROJECT

The Assessment Area Two Project has been defined as "all of the public infrastructure deemed necessary for the development of all or a portion of Assessment Area Two." "**Assessment Area Two**" includes those lands known as Phase IA. Phase IA is located on 99.28 acres, and consist of 125 unplatted lots intended for single-family homes.

Infrastructure within Phases IA - The public infrastructure that is part of the Assessment Area Two Project and located within Phases IA includes the stormwater management systems, water distribution and wastewater collection systems, internal roadways, landscaping/hardscaping, conservation areas, lighting and supporting professional services/soft costs.

It is anticipated that all of the infrastructure serving Phases IA will be completed in November 2021 and is expected to be certified and moved to defect turnover by December 2021.

Notes regarding final determination of District infrastructure:

1. Internal roadways, and all water distribution and wastewater collection systems, will be funded, acquired by the District and then transferred to Manatee County for ownership and maintenance.
2. The construction of stormwater management systems within the District Boundary will be funded and acquired by the District and maintained by either the District or Home Owners Association (HOA) pursuant to an agreement with the District.
3. All landscaping and hardscaping will be installed and certified after the roadways and utilities are certified; therefore, they are not expected to be funded and acquired by the District until after December 2021. Once installed the landscape and hardscape will be funded and acquired by the District and maintained by either the District or HOA. pursuant to an agreement with the District. This would include any landscape or hardscape within or outside of the Manatee County right-of-ways.
4. Reclaimed water lines are expected to be completed within the limits of the District Boundary. The lines within the District Boundary will be privately funded, owned and maintained by the HOA or private entity.

5. Street lights are expected to be installed by March 2022. The HOA or District will enter into a lease agreement with Florida Power and Light (FPL) for the street light installation and maintenance cost, and will pay those costs through an annual operations and maintenance assessment. Accordingly, such costs are not part of the Assessment Area Two Project. All street lights will be installed, owned and maintained by FPL.
6. FPL will also be the provider of underground electric utilities, and will own and maintain the underground electric utilities. That said, the Assessment Area Two Project does include the cost of undergrounding the conduit for the electric utilities.

Other Infrastructure Necessary for the Development of Phases IA - Also, beyond just infrastructure located within Phases IA, it is anticipated that the Assessment Area Two Project may fund a portion of certain other infrastructure that is part of the CIP. That infrastructure would include:

1. Offsite Reclaim and Water Distribution (Transmission) lines and Wastewater Collection systems. All of these systems will be funded and acquired by the District and then transferred to Manatee County for ownership and maintenance. That said, to the extent that impact fee credits or similar credits may be available from such improvements, the developer may elect to fund such improvements itself.
2. Offsite Roadway Improvements Serving the District. At the entrance of the project the District will fund and acquire turn lane improvements which will then be transferred to Manatee County for ownership and maintenance.

III. ACREAGE & LAND USE SUMMARY UPDATE

The following charts show the updated acreage and land uses for lands within the District, taking into account the Phase IA.

Phase	Acres
IA	99.28
IB	45.48
II	124.72
V	71.04
Total	340.52

TYPE OF USE	Phase IA ACRES
Lake	31.18
Residential	24.93
Road Right-of-Way	11.93
Wetland/Conservation Areas	22.32
Other (Upland, Open Spaces, etc.)	8.92
Total	99.28

IV. PERMITTING STATUS UPDATE

	Phase 1A
Manatee County	Approved
Southwest Florida Water Management District	Approved
Florida Department of Transportation (FDOT)	Approved
Florida Department of Environmental Department	Approved

V. CONSTRUCTION COST TABLE FOR PHASES 1A

The chart below shows the anticipated costs of the private and public infrastructure supporting Phase 1A, the portion of which (shown below as the "CDD portion") is attributable to the Assessment Area Two Project and part of the Original CIP. The figures have changed from the Original Report based on actual construction pricing but some cost are still estimates. Note that all other figures shown in the Original Report continue to be valid estimates for future phases.

Updated Phase 1 Proposed Cost Estimate	Project Total	Assessment Area Two Project	Private/Other
Roadways	\$ 1,210,650.50	\$ 1,210,650.50	\$ 0
Street/Entry Lighting	\$ 0	\$ 0	\$ 0
Potable Water	\$ 728,334.64	\$ 728,334.64	\$ 0
Sanitary	\$ 1,514,745.79	\$ 1,514,745.79	\$ 0
Stormwater Management/Drainage*	\$ 2,857,909.35	\$ 2,259,941.83	\$ 597,967.52
Landscaping/Irrigation (Includes Onsite Reclaim)	\$ 1,592,274.44	\$ 1,592,274.44	\$ 0
Hardscaping	\$ 200,000.00	\$ 200,000.00	\$ 0
Professional & Permitting Fees	\$ 300,000.00	\$ 300,000.00	\$ 0
Offsite Improvements	\$ 2,501,161.36	\$ 2,501,161.36	\$ 0
Amenities	\$ 0	\$ 0	\$ 0
Environmental Mitigation	\$ 250,000.00	\$ 250,000.00	\$ 0
Contingency (10%)	\$1,055,170.86	\$ 1,055,710.86	\$0
Total	\$12,210,246.94	\$11,612,819.42	\$ 597,967.52

***Note - Excavation and fill cost reduced by 40% to account for lot fill. (Privately Funded)**

**** Excavation and fill total \$1,494,918.80 x 40% = \$597,967.52**

VI. SUMMARY AND CONCLUSION

As noted in the Original Report, the CIP, including the Assessment Area Two Project, has been and will continue to be designed in accordance with current governmental regulations and requirements. The CIP, including the Assessment Area Two Project, will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided herein are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements included within the CIP and the Assessment Area Two Project will continue to serve as a system of improvements that benefit and add value to the entire First Master Assessment Area. The cost estimates are based on prices currently being experienced in Southwest Florida. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the CIP, including the Assessment Area Two Project, is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the CIP, or the Assessment Area Two Project, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

Please note that the CIP, and the Assessment Area Two Project which is a part thereof, as presented herein, are based on current plans and market conditions which are subject to change.

VII. ENGINEER'S CERTIFICATION

I hereby certify that the foregoing is a true and correct description of the public facilities for Expansion Area of Parrish Plantation Community Development District to the best of my knowledge.

Date:
2021.09.2
8
08:12:43
-04'00'



Jeb C. Mulock, PE President
Florida Registration No. 64692
ZNS Engineering, L.C.

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 21, run thence along the East boundary thereof, N.00°19'08"E., a distance of 60.00 feet to a point on the Northerly right-of-way of State Road 62 (Parrish-Wauchula Road), said point also being the **POINT OF BEGINNING**, thence along said Northerly right-of-way the following two (2) courses: 1) N.89°01'17"W., a distance of 1565.91 feet; 2) N.89°05'41"W., a distance of 482.71 feet to the Southeast corner of that certain parcel of land described as PARCEL 1 in Official Records Instrument # 202041146580, of the Public Records of Manatee County, Florida, thence along the Easterly, Northerly and Westerly boundary of said PARCEL 1, in respective order, the following three (3) courses: 1) N.00°25'13"W., a distance of 286.06 feet; 2) N.89°05'41"W., a distance of 521.21 feet; 3) S.00°25'13"E., a distance of 286.04 feet to a point on aforesaid Northerly right-of-way of State Road 62 (Parrish-Wauchula Road), thence along said Northerly right-of-way, Westerly, 119.49 feet along the arc of a non-tangent curve to the right having a radius of 5669.36 feet and a central angle of 01°12'27" (chord bearing N.88°20'31"W., 119.48 feet) to the Southwest corner of that certain parcel of land described as PARCEL 2 in Official Records Instrument # 202041146579, of the Public Records of Manatee County, Florida, thence along the Westerly boundary of said PARCEL 2 the following four (4) courses: 1) N.00°22'50"W., a distance of 694.19 feet; 2) N.89°37'10"E., a distance of 51.34 feet; 3) Northerly, 135.99 feet along the arc of a non-tangent curve to the right having a radius of 1010.00 feet and a central angle of 07°42'52" (chord bearing N.21°58'35"E., 135.89 feet); 4) N.25°50'01"E., a distance of 662.01 feet; thence S.64°09'59"E., a distance of 120.00 feet; thence N.25°50'01"E., a distance of 356.01 feet; thence Northerly, 966.70 feet along the arc of a tangent curve to the left having a radius of 1160.00 feet and a central angle of 47°44'52" (chord bearing N.01°57'35"E., 938.96 feet); thence Northerly, 860.94 feet along the arc of a reverse curve to the right having a radius of 2340.00 feet and a central angle of 21°04'49" (chord bearing N.11°22'27"W., 856.09 feet); thence Northeasterly, 26.20 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 60°02'38" (chord bearing N.29°11'17"E., 25.02 feet); thence Northeasterly, 71.51 feet along the arc of a reverse curve to the left having a radius of 137.00 feet and a central angle of 29°54'29" (chord bearing N.44°15'22"E., 70.70 feet); thence Northeasterly, 27.58 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 63°13'00" (chord bearing N.60°54'38"E., 26.21 feet); thence S.87°28'52"E., a distance of 22.38 feet; thence Easterly, 54.73 feet along the arc of a tangent curve to the left having a radius of 113.00 feet and a central angle of 27°44'55" (chord bearing N.78°38'41"E., 54.19 feet); thence Easterly, 42.13 feet along the arc of a reverse curve to the right having a radius of 87.00 feet and a central angle of 27°44'55" (chord bearing N.78°38'41"E., 41.72 feet); thence S.02°31'08"W., a distance of 120.00 feet; thence S.87°28'52"E., a distance of 10.56 feet; thence Southeasterly, 67.66 feet along the arc of a tangent curve to the right having a radius of 52.00 feet and a central angle of 74°32'46" (chord bearing S.50°12'30"E., 62.98 feet); thence Southerly, 156.70 feet along the arc of a reverse curve to the left having a radius of 905.00 feet and a central angle of 09°55'15" (chord bearing S.17°53'44"E., 156.51 feet); thence Southeasterly, 130.68 feet along the arc of a compound curve to the left having a radius of 420.00 feet and a central angle of 17°49'36" (chord bearing S.31°46'10"E., 130.15 feet); thence Southeasterly, 992.61 feet along the arc of a non-tangent curve to the left having a radius of 390.00 feet and a central angle of 145°49'38" (chord bearing S.53°30'10"E., 745.57 feet); thence S.36°25'00"E., a distance of 62.86 feet; thence S.26°10'18"W., a distance of 105.65 feet; thence S.02°12'57"E., a distance of 27.05 feet; thence Southeasterly, 48.16 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 91°59'09" (chord bearing S.48°12'31"E., 43.16 feet); thence S.51°26'59"W., a distance of 9.70 feet; thence S.62°52'21"W., a distance of 20.63 feet; thence Southerly, 651.57 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 213°19'35" (chord bearing S.01°40'00"W., 335.30 feet); thence Southeasterly, 94.69 feet along the arc of a non-tangent curve to the right having a radius of 56.19 feet and a central angle of 96°33'40" (chord bearing S.54°40'11"E., 83.88 feet); thence S.01°47'48"E., a distance of 56.36 feet; thence Southerly, 15.24 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 29°06'20" (chord bearing S.16°20'58"E., 15.08 feet); thence S.33°20'02"E., a distance of 79.24 feet; thence Southeasterly, 16.96 feet along the arc of a non-tangent curve to the left having a radius of 28.05 feet and a central angle of 34°38'21" (chord bearing S.49°30'59"E., 16.70 feet); thence S.68°23'50"E., a distance of 116.35 feet; thence S.28°47'41"W., a distance of 234.67 feet; thence S.15°45'06"E., a distance of 51.03 feet; thence S.28°24'38"W., a distance of 35.40 feet; thence S.55°38'58"W., a distance of 45.00 feet; thence S.85°05'31"W., a distance of 43.04 feet; thence N.70°23'25"W., a distance of 108.41 feet; thence S.41°08'11"W., a distance of 18.39 feet; thence N.79°20'04"W., a distance of 132.88 feet; thence N.17°00'31"W., a distance of 59.91 feet; thence N.49°03'37"E., a distance of 116.26 feet; thence Northwesterly, 76.95 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 146°57'39" (chord bearing N.24°25'13"W., 57.52 feet); thence N.24°36'55"E., a distance of 52.92 feet; thence N.02°22'47"W., a distance of 76.15 feet; thence N.30°15'22"W., a distance of 77.17 feet; thence N.64°38'16"W., a distance of 72.00 feet; thence N.23°21'27"W., a distance of 22.53 feet; thence N.82°05'38"W., a distance of 69.07 feet; thence Southwesterly, 56.52 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 107°56'31" (chord bearing S.43°56'06"W., 48.52 feet); thence S.10°02'09"E., a distance of 31.51 feet; thence S.68°47'47"W., a distance of 28.19 feet; thence S.19°22'57"W., a distance of 100.90 feet; thence S.14°09'09"W., a distance of 28.51 feet; thence S.86°13'50"W., a distance of 8.90 feet; thence Southwesterly, 50.17 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 113°00'38" (chord bearing S.29°43'31"W., 50.04 feet); thence S.42°10'27"W., a distance of 61.37 feet; thence Southwesterly, 306.67 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 100°24'20" (chord bearing S.60°27'25"W., 268.91 feet); thence S.12°42'08"W., a distance of 103.75 feet; thence S.25°50'01"W., a distance of 302.53 feet; thence Southeasterly, 36.82 feet along the arc of a non-tangent curve to the right having a radius of 113.00 feet and a central angle of 18°40'03" (chord bearing S.45°45'06"E., 36.65 feet); thence Southeasterly, 42.13 feet along the arc of a reverse curve to the left having a radius of 87.00 feet and a central angle of 27°44'55" (chord bearing S.50°17'31"E., 41.72 feet); thence S.64°09'59"E., a distance of 19.72 feet; thence Easterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.70°50'01"E., 35.36 feet); thence S.64°09'59"E., a distance of 60.00 feet; thence Southerly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.19°09'59"E., 35.36 feet); thence S.64°09'59"E., a distance of 95.00 feet; thence N.25°50'01"E., a distance of 120.00 feet; thence S.64°09'59"E., a distance of 186.38 feet; thence Easterly, 450.64 feet along the arc of a tangent curve to the left having a radius of 705.00 feet and a central angle of 36°37'24" (chord bearing S.82°28'41"E., 443.00 feet); thence N.38°19'47"E., a distance of 145.23 feet; thence N.23°10'27"E., a distance of 235.37 feet; thence N.29°32'25"E., a distance of 28.10 feet; thence N.79°28'14"E., a distance of 87.29 feet; thence N.83°50'53"E., a distance of 94.91 feet; thence N.81°44'05"E., a distance of 78.26 feet; thence S.81°43'14"E., a distance of 54.93 feet; thence S.71°38'42"E., a distance of 116.87 feet; thence Easterly, 285.36 feet along the arc of a non-tangent curve to the right having a radius of 430.00 feet and a central angle of 38°01'25" (chord bearing S.89°07'48"E., 280.16 feet); thence N.23°12'53"E., a distance of 4.12 feet; thence Northerly, 431.19 feet along the arc of a tangent curve to the left having a radius of 360.00 feet and a central angle of 68°37'35" (chord bearing N.11°05'55"W., 405.88 feet); thence Northwesterly, 436.43 feet along the arc of a compound curve to the left having a radius of 2621.63 feet and a central angle of 09°32'17" (chord bearing N.50°10'51"W., 435.92 feet); thence Northerly, 608.89 feet along the arc of a reverse curve to the right having a radius of 340.00 feet and a central angle of 102°36'28" (chord bearing N.03°38'46"W., 530.72 feet); thence S.42°20'32"E., a distance of 50.00 feet; thence S.47°55'14"E., a distance of 58.68 feet; thence S.41°52'28"W., a distance of 66.62 feet; thence N.48°07'32"W., a distance of 57.71 feet; thence Southerly, 452.36 feet along the arc of a non-tangent curve to the left having a radius of 290.02 feet and a central angle of 89°22'02" (chord bearing S.10°15'46"E., 407.88 feet); thence Southeasterly, 444.75 feet along the arc of a reverse curve to the right having a radius of 2673.55 feet and a central angle of 09°31'53" (chord bearing S.50°10'51"E., 444.24 feet); thence Southerly, 491.09 feet along the arc of a compound curve to the right having a radius of 409.96 feet and a central angle of 68°38'00" (chord bearing S.11°05'55"E., 462.25 feet); thence S.23°13'05"W., a distance of 4.12 feet; thence Southeasterly, 368.10 feet along the arc of a non-tangent curve to the right having a radius of 430.00 feet and a central angle of 49°02'51" (chord bearing S.38°55'43"E., 356.96 feet); thence S.89°40'52"E., a distance of 20.00 feet to a point on aforesaid East boundary of Section 21; thence along said East boundary of Section 21, S.00°19'08"W., a distance of 1200.66 feet to the **POINT OF BEGINNING**.

Containing 99.278 acres, more or less.

SURVEYOR'S NOTES:

- Easements, rights-of-way, set back lines, reservations, agreements and other similar matters taken from Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., for Title Certification, File Number: 8402 with an effective date of August 13th, 2021 and issued by David P. Barker.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the East boundary of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, having a Grid bearing of S.00°19'08"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- This survey is intended to be displayed at 1" = 200' or smaller.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12081C0183E and 12081C0185E for Manatee County Unincorporated Areas, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

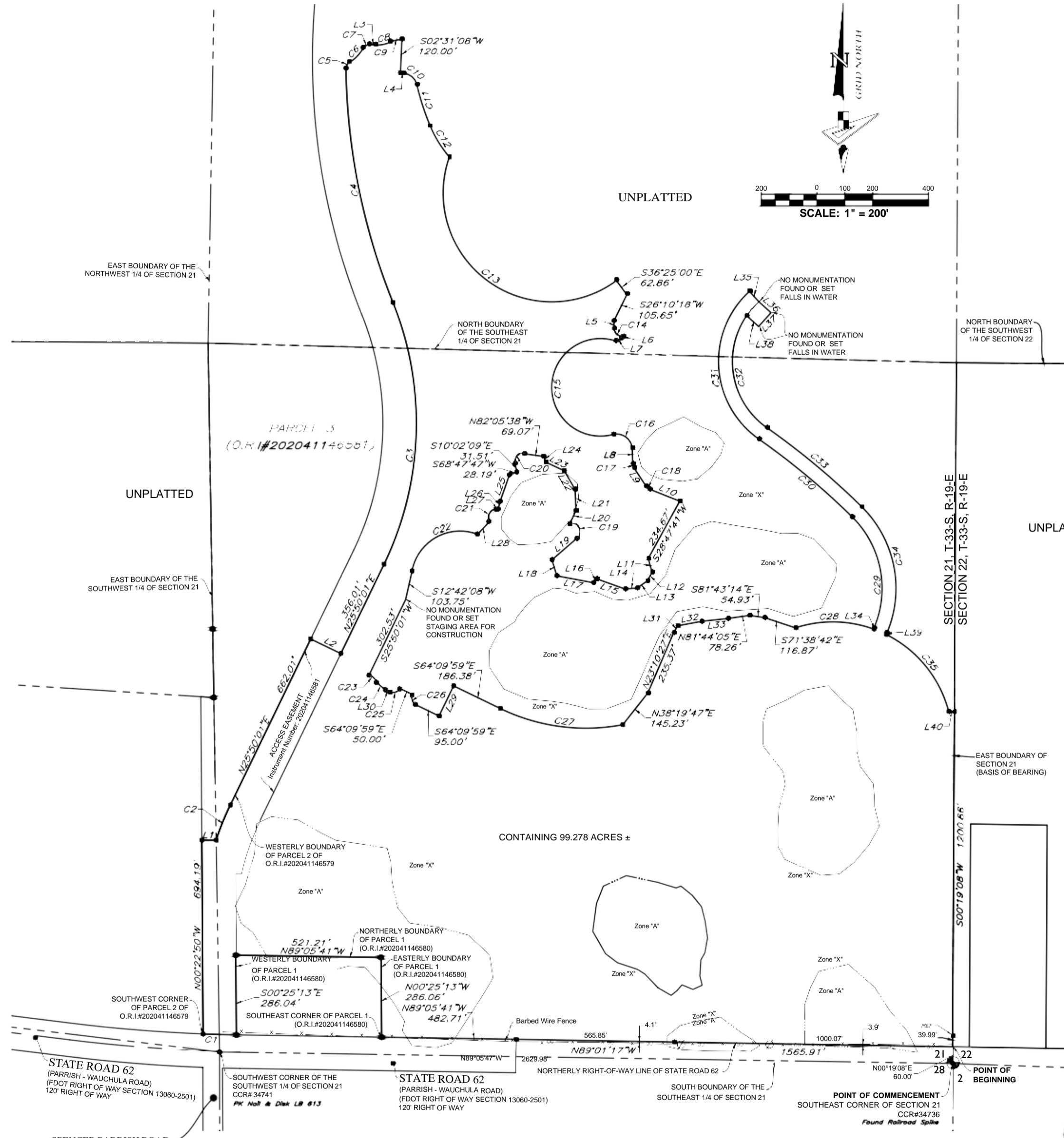
CURVE DATA TABLE

NO.	RADIUS	C/A	ARC	CHORD	C/B
C1	5669.36	1°12'27"	119.49	119.48	N88°20'31"W
C2	1010.00	7°42'52"	135.99	135.89	N21°58'35"E
C3	1160.00	47°44'52"	966.70	938.96	N01°57'35"E
C4	2340.00	21°04'49"	860.94	856.09	N11°22'27"W
C5	25.00	60°02'38"	26.20	25.02	N29°11'17"E
C6	137.00	29°54'29"	71.51	70.70	N44°15'22"E
C7	25.00	63°13'00"	27.58	26.21	N60°54'38"E
C8	113.00	27°44'55"	54.73	54.19	N78°38'41"E
C9	87.00	27°44'55"	42.13	41.72	N78°38'41"E
C10	52.00	74°32'46"	67.66	62.98	S50°12'30"E
C11	905.00	9°55'15"	156.70	156.51	S17°53'44"E
C12	420.00	17°49'36"	130.68	130.15	S31°46'10"E
C13	390.00	145°49'38"	992.61	745.57	S53°30'10"E
C14	30.00	91°59'09"	48.16	43.16	S48°12'31"E
C15	175.00	213°19'35"	651.57	335.30	S01°40'00"W
C16	56.19	96°33'40"	94.69	83.88	S54°40'11"E
C17	30.00	29°06'20"	15.24	15.08	S16°20'58"E
C18	28.05	34°38'21"	16.96	16.70	S49°30'59"E
C19	30.00	146°57'39"	76.95	57.52	N24°25'13"W
C20	30.00	107°56'31"	56.52	48.52	S43°56'06"W
C21	30.00	113°00'38"	59.17	50.04	S29°43'31"W
C22	175.00	100°24'20"	306.67	268.91	S60°27'25"W
C23	113.00	18°40'03"	36.82	36.65	S45°45'06"E
C24	87.00	27°44'55"	42.13	41.72	S50°17'31"E
C25	25.00	90°00'00"	39.27	35.36	N70°50'01"E
C26	25.00	90°00'00"	39.27	35.36	S19°09'59"E
C27	705.00	36°37'24"	450.64	443.00	S82°28'41"E
C28	430.00	38°01'25"	285.36	280.16	S89°07'48"E
C29	360.00	68°37'35"	431.19	405.88	N11°05'55"W
C30	2621.63	9°32'17"	436.43	435.92	N50°10'51"W
C31	340.00	102°36'28"	608.89	530.72	N03°38'46"
C32	2673.55	9°31'53"	444.75	444.24	S50°10'51"E
C33	409.96	68°38'00"	491.09	462.25	S11°05'55"E
C34	430.00	49°02'51"	368.10	356.96	S38°55'43"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N23°12'53"E	4.12
L2	S42°20'32"E	50.00
L3	S47°55'14"	58.68
L4	S41°52'28"W	66.62
L5	N48°07'32"W	57.71
L6	S23°13'05"W	4.12
L7	N83°50'53"E	94.91
L8	S89°40'52"E	20.00

LINE DATA TABLE	LINE DATA TABLE	LINE DATA TABLE						
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°37'10"E	51.34	L12	S28°24'38"W	35.40	L23	N64°38'16"W	72.00
L2	S64°09'59"E	120.00	L13	S55°38'58"W	45.00	L24	N23°21'27"W	22.53
L3	S87°28'52"E	22.38	L14	S85°05'31"W	43.04	L25	S19°22'57"W	100.90
L4	S87°28'52"E	10.56	L15	N70°23'25"W	108.41	L26	S14°09'09"W	28.51
L5	S02°12'57"E	27.05	L16	S41°08'11"W	18.39	L27	S86°13'50"W	8.90
L6	S51°26'59"W	9.70	L17	N79°20'04"W	132.88	L28	S42°10'27"W	61.37
L7	S62°52'21"	20.63	L18	N17°00'31"W	59.91	L29	N25°50'01"	120.00
L8	S01°47'48"E	56.36	L19	N49°03'37"E	116.26	L30	S64°09'59"E	19.72
L9	S33°20'02"E	79.24	L20	N24°36'55"E	52.92	L31	N29°32'25"E	28.10
L10	S68°23'50"E	116.35	L21	N02°22'47"W	76.15	L32	N79°28'14"E	87.29
L11	S15°45'06"E	51.03	L22	N30°15'22"W	77.17	L33	N83°50'53"E	94.91



LEGEND

- Official Record Instrument Number Reference
- Licensed Boundary Reference
- Certified Survey Reference
- Utility Pole
- Overhead Utility Lines

PROJECT: CROSSWIND RANCH

PHASE: 1A
 DRAWING: AG DATE: 09/17/22 CHECKED BY: MH
 PLOT: C FIELD BOOK: FB2021-50 PG19

DATE FILE: Crosswind_Ranch-BFP.txt

DATE	REVISIONS	DRAWN BY

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.001, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

David A. Williams
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

DATE OF LAST FIELD SURVEY: July 14, 2021

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary For Plat

PREPARED FOR
 Homes at estbay
 LOCATED IN
 Section 21, Township 33 S., Range 19 E.
 Manatee County, Florida

GeoPoint Surveying, Inc.

213 Hobbs Street
 Tampa, Florida 33619
 www.geoointsurvey.com

Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business No. LB 7768

SHEET NUMBER: 01 of 01



PARRISH
PLANTATION
COMMUNITY
DEVELOPMENT

FINAL SECOND
SUPPLEMENTAL
METHODOLOGY REPORT
ASSESSMENT AREA TWO

Report Date:

August 31, 2022

TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District & Assessment Area Project	3
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	5
VIII.	Assignment of Maximum Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	6

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Development Program & EAU Factor Assignment Detail	7
2	Capital Improvement Program Cost Summary	7
3	Finance Information - Maximum Bonds	8
4	Assessment Allocation Detail – Maximum Assessments	9

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	10

I. INTRODUCTION

This *Final Second Supplemental Methodology Report – Assessment Area Two* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated September 28, 2021 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“**Assessable Property:**” – All property within Assessment Area Two of the District that receives a special benefit from the CIP.

“**Assessment Area Two**” (AA2) – Phase 1A of the Expansion Area of the District. Defined in Exhibit A of this report.

“**AA2 Capital Improvement Program**” (AA2 CIP) – The public infrastructure development program as outlined by the Engineer Report for AA2.

“**Developer**” – HBWB Development Services, LLC, a Florida limited liability company.

“**Development Plan**” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“**District**” – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, Manatee County Florida.

“**AA2 Engineer Report**” – *Assessment Area Two Engineer’s Report for Parrish Plantation Community Development District*, dated September 28, 2021.

“**Equivalent Assessment Unit**” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“**Expansion Area**” – The District was expanded to include a parcel formerly known as Cone Ranch South on August 31st, 2021, adding 591.242 +/- Acres.

“**Master Report**” or “**Report**” – The *Master Assessment Methodology Report*, dated September 28th, 2021 as provided to support benefit and maximum assessments on private developable property within the District.

“**Maximum Assessments**” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“**Platted Units**” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“**Product Type**” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.



“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“AA2 Series 2022” or “Report” – This AA2 *First Supplemental Methodology Report*, dated August 9, 2022 as provided to support benefit and Liens on private developable property within Assessment Area Two of the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area Two;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Two that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Two within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Two within the District that benefit from the AA2 Capital Improvement Program, as outlined by the Engineer’s Report.

The basis of benefit received by properties within Assessment Area Two of the District relates directly to the AA2 Capital Improvement Program allocable to Assessable Property within Assessment Area Two within the District. It is the District’s AA2 Capital Improvement Program that will create the public infrastructure which enables the assessable properties within Assessment Area Two within the District to be developed and improved. Without these public improvements, which include off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Two within the District as a result of the benefit received from the AA2 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2022 (Assessment Area Two) (the “Bonds”) to finance the construction and/or acquisition of a portion of the AA2 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Two of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Two within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.



IV. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The primary developer of the Assessable Properties is HBWB Development Services, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 1,518 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop Assessment Area Two of the District. As designed, the AA2 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within Assessment Area Two of the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within Assessment Area Two within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA2 Capital Improvement Program. The AA2 Capital Improvement Program includes off-site improvements, storm water, utilities (water and sewer), roadways, amenities, landscape and hardscape. The cost of the AA2 Capital Improvement Program is estimated to be \$11,155,076, approximately \$4,801,309 of which will be funded by issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer’s Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The AA2 Capital Improvement Program contains a “system of improvements” for the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally,



the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan for Assessment Area Two contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA2 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Two as a result of the AA2 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.



VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Assessment Area Two. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Two of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the AA2 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA2 Capital Improvement Program are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within Assessment Area Two within the District. With regard to the Assessable Property the special assessments are assigned to all property within Assessment Area Two of the District on a gross acreage basis until such time as the developable acreage is platted in Assessment Area Two. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. Assessment Area Two of the District has already been platted, and as such does not fall within this category.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within Assessment Area Two receives from the AA2 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-



developed, platted unit will be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4.

The third condition is the “completed development state.” In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 185.13 EAUs. Assessment Area Two of the District has already been platted, and as such falls within this category

IX. FINANCING INFORMATION

The District will finance a portion of the AA2 Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Two of the Development plan (i.e., Assessment Area Two) within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology.” As Assessment Area Two has already been platted and the Series 2022 Bonds assessed based on the platted units, no true-up is anticipated.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s CIP relating to the AA2 Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA2 PLANNED DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	ASSESSMENT AREA TWO	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family	55	72	1.38	99.00
Single Family	65	53	1.63	86.13
TOTAL		125		185.13

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA2 DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	PHASE 2 PROJECT COSTS
Roadways	1,210,651
Street/Entry/Lighting	-
Potable Water	728,335
Sanitary	1,514,746
Stormwater Management	2,857,909
Landscaping/Irrigation	1,592,274
Hardscape	200,000
Professional Fees, Design & Permitting	300,000
Offsite Improvements	2,501,161
Amenities	-
Environmental Mitigation	250,000
Consultants/Contingencies/Other	-
TOTAL	11,155,076
Net Construction Proceeds From Series 2022 Bonds	4,801,309
Other Sources to Complete Construction	6,353,768



TABLE 3

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2022 LONG-TERM BONDS		
Coupon Rate ⁽¹⁾		5.37%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$5,500,000
Construction Fund		\$4,801,309
Capitalized Interest (Months) ⁽²⁾	1	\$33,176
Debt Service Reserve Fund	100%	\$373,066
Underwriter's Discount	2.00%	\$110,000
Cost of Issuance		\$182,450
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$373,066
Collection Costs and Discounts @	6.00%	\$23,813
TOTAL ANNUAL ASSESSMENT		\$396,878
⁽¹⁾ Based on projected interest rate, subject to change based final conditions.		
⁽²⁾ Based on capitalized interest 1 months.		



Table 4

PARRISH PLANTATION
 COMMUNITY DEVELOPMENT DISTRICT
 TOTAL BOND ASSESSMENT

ALLOCATION METHODOLOGY - SERIES 2022 LONG-TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
Single Family 55'	1.38	99.00	53.48%	72	\$2,941,256	\$212,240	\$40,850.78	\$2,947.78
Single Family 65'	1.63	86.13	46.52%	53	\$2,558,744	\$184,638	\$48,278.19	\$3,483.74
TOTAL		185.13	100.00%	125	\$5,500,000	\$396,878		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 2 month Capitalized Interest Period.
⁽²⁾ Includes principal, interest, discounts and collection costs.



EXHIBIT A

Parcel ID	Owner Name	Legal Description	Address	Annual Assessment	Principal Debt
414001059	HOMES BY WEST BAY LLC	LOT 1, CROSSWIND RANCH PH IA PI #4140.0105/9	8437 Dove Bog Terrace	2,947.78	40,850.78
414001109	HOMES BY WEST BAY LLC	LOT 2, CROSSWIND RANCH PH IA PI #4140.0110/9	8433 Dove Bog Terrace	2,947.78	40,850.78
414001159	HOMES BY WEST BAY LLC	LOT 3, CROSSWIND RANCH PH IA PI #4140.0115/9	8429 Dove Bog Terrace	2,947.78	40,850.78
414001209	HOMES BY WEST BAY LLC	LOT 4, CROSSWIND RANCH PH IA PI #4140.0120/9	8425 Dove Bog Terrace	2,947.78	40,850.78
414001259	HOMES BY WEST BAY LLC	LOT 5, CROSSWIND RANCH PH IA PI #4140.0125/9	8421 Dove Bog Terrace	2,947.78	40,850.78
414001309	HOMES BY WEST BAY LLC	LOT 6, CROSSWIND RANCH PH IA PI #4140.0130/9	8417 Dove Bog Terrace	2,947.78	40,850.78
414001359	HOMES BY WEST BAY LLC	LOT 7, CROSSWIND RANCH PH IA PI #4140.0135/9	8413 Dove Bog Terrace	2,947.78	40,850.78
414001409	HOMES BY WEST BAY LLC	LOT 8, CROSSWIND RANCH PH IA PI #4140.0140/9	8409 Dove Bog Terrace	2,947.78	40,850.78
414001459	HOMES BY WEST BAY LLC	LOT 9, CROSSWIND RANCH PH IA PI #4140.0145/9	8405 Dove Bog Terrace	2,947.78	40,850.78
414001509	HOMES BY WEST BAY LLC	LOT 10, CROSSWIND RANCH PH IA PI #4140.0150/9	8323 Dove Bog Terrace	2,947.78	40,850.78
414001559	HOMES BY WEST BAY LLC	LOT 11, CROSSWIND RANCH PH IA PI #4140.0155/9	8319 Dove Bog Terrace	2,947.78	40,850.78
414001609	HOMES BY WEST BAY LLC	LOT 12, CROSSWIND RANCH PH IA PI #4140.0160/9	8315 Dove Bog Terrace	2,947.78	40,850.78
414001659	HOMES BY WEST BAY LLC	LOT 13, CROSSWIND RANCH PH IA PI #4140.0165/9	8311 Dove Bog Terrace	2,947.78	40,850.78
414001709	HOMES BY WEST BAY LLC	LOT 14, CROSSWIND RANCH PH IA PI #4140.0170/9	8307 Dove Bog Terrace	2,947.78	40,850.78
414001759	HOMES BY WEST BAY LLC	LOT 15, CROSSWIND RANCH PH IA PI #4140.0175/9	8303 Dove Bog Terrace	2,947.78	40,850.78
414001809	HOMES BY WEST BAY LLC	LOT 16, CROSSWIND RANCH PH IA PI #4140.0180/9	8225 Carrhill Place	2,947.78	40,850.78
414001859	HOMES BY WEST BAY LLC	LOT 17, CROSSWIND RANCH PH IA PI #4140.0185/9	8221 Carrhill Place	2,947.78	40,850.78
414001909	HOMES BY WEST BAY LLC	LOT 18, CROSSWIND RANCH PH IA PI #4140.0190/9	8217 Carrhill Place	2,947.78	40,850.78
414001959	HOMES BY WEST BAY LLC	LOT 19, CROSSWIND RANCH PH IA PI #4140.0195/9	8213 Carrhill Place	2,947.78	40,850.78
414002009	HOMES BY WEST BAY LLC	LOT 20, CROSSWIND RANCH PH IA PI #4140.0200/9	8209 Carrhill Place	2,947.78	40,850.78
414002059	HOMES BY WEST BAY LLC	LOT 21, CROSSWIND RANCH PH IA PI #4140.0205/9	8204 Carrhill Place	2,947.78	40,850.78
414002109	HOMES BY WEST BAY LLC	LOT 22, CROSSWIND RANCH PH IA PI #4140.0210/9	8208 Carrhill Place	2,947.78	40,850.78
414002159	HOMES BY WEST BAY LLC	LOT 23, CROSSWIND RANCH PH IA PI #4140.0215/9	8212 Carrhill Place	2,947.78	40,850.78
414002209	HOMES BY WEST BAY LLC	LOT 24, CROSSWIND RANCH PH IA PI #4140.0220/9	8216 Carrhill Place	2,947.78	40,850.78
414002259	HOMES BY WEST BAY LLC	LOT 25, CROSSWIND RANCH PH IA PI #4140.0225/9	8220 Carrhill Place	2,947.78	40,850.78
414002309	HOMES BY WEST BAY LLC	LOT 26, CROSSWIND RANCH PH IA PI #4140.0230/9	8224 Carrhill Place	2,947.78	40,850.78
414002359	HOMES BY WEST BAY LLC	LOT 27, CROSSWIND RANCH PH IA PI #4140.0235/9	8228 Carrhill Place	2,947.78	40,850.78
414002409	HOMES BY WEST BAY LLC	LOT 28, CROSSWIND RANCH PH IA PI #4140.0240/9	8302 Carrhill Place	2,947.78	40,850.78
414002459	HOMES BY WEST BAY LLC	LOT 29, CROSSWIND RANCH PH IA PI #4140.0245/9	8306 Carrhill Place	2,947.78	40,850.78
414002509	HOMES BY WEST BAY LLC	LOT 30, CROSSWIND RANCH PH IA PI #4140.0250/9	8310 Carrhill Place	2,947.78	40,850.78
414002559	HOMES BY WEST BAY LLC	LOT 31, CROSSWIND RANCH PH IA PI #4140.0255/9	8314 Carrhill Place	2,947.78	40,850.78
414002609	HOMES BY WEST BAY LLC	LOT 32, CROSSWIND RANCH PH IA PI #4140.0260/9	8320 Carrhill Place	2,947.78	40,850.78
414002659	JEN TAMPA 4 LLC	LOT 33, CROSSWIND RANCH PH IA PI #4140.0265/9	13407 Heartwood Way	2,947.78	40,850.78
414002709	JEN TAMPA 4 LLC	LOT 34, CROSSWIND RANCH PH IA PI #4140.0270/9	13411 Heartwood Way	2,947.78	40,850.78
414002759	JEN TAMPA 4 LLC	LOT 35, CROSSWIND RANCH PH IA PI #4140.0275/9	13415 Heartwood Way	2,947.78	40,850.78
414002809	JEN TAMPA 4 LLC	LOT 36, CROSSWIND RANCH PH IA PI #4140.0280/9	13419 Heartwood Way	2,947.78	40,850.78
414002859	JEN TAMPA 4 LLC	LOT 37, CROSSWIND RANCH PH IA PI #4140.0285/9	13505 Heartwood Way	2,947.78	40,850.78
414002909	JEN TAMPA 4 LLC	LOT 38, CROSSWIND RANCH PH IA PI #4140.0290/9	13509 Heartwood Way	2,947.78	40,850.78
414002959	JEN TAMPA 4 LLC	LOT 39, CROSSWIND RANCH PH IA PI #4140.0295/9	13513 Heartwood Way	2,947.78	40,850.78
414003009	JEN TAMPA 4 LLC	LOT 40, CROSSWIND RANCH PH IA PI #4140.0300/9	13517 Heartwood Way	2,947.78	40,850.78
414003059	JEN TAMPA 4 LLC	LOT 41, CROSSWIND RANCH PH IA PI #4140.0305/9	8319 Carrhill Place	2,947.78	40,850.78
414003109	HOMES BY WEST BAY LLC	LOT 42, CROSSWIND RANCH PH IA PI #4140.0310/9	8315 Carrhill Place	2,947.78	40,850.78
414003159	HOMES BY WEST BAY LLC	LOT 43, CROSSWIND RANCH PH IA PI #4140.0315/9	8311 Carrhill Place	2,947.78	40,850.78
414003209	HOMES BY WEST BAY LLC	LOT 44, CROSSWIND RANCH PH IA PI #4140.0320/9	8307 Carrhill Place	2,947.78	40,850.78
414003259	JEN TAMPA 4 LLC	LOT 45, CROSSWIND RANCH PH IA PI #4140.0325/9	13603 Heartwood Way	2,947.78	40,850.78
414003309	JEN TAMPA 4 LLC	LOT 46, CROSSWIND RANCH PH IA PI #4140.0330/9	13607 Heartwood Way	2,947.78	40,850.78
414003359	JEN TAMPA 4 LLC	LOT 47, CROSSWIND RANCH PH IA PI #4140.0335/9	13611 Heartwood Way	2,947.78	40,850.78
414003409	JEN TAMPA 4 LLC	LOT 48, CROSSWIND RANCH PH IA PI #4140.0340/9	13615 Heartwood Way	2,947.78	40,850.78
414003459	JEN TAMPA 4 LLC	LOT 49, CROSSWIND RANCH PH IA PI #4140.0345/9	13619 Heartwood Way	2,947.78	40,850.78
414003509	JEN TAMPA 4 LLC	LOT 50, CROSSWIND RANCH PH IA PI #4140.0350/9	13623 Heartwood Way	2,947.78	40,850.78
414003559	JEN TAMPA 4 LLC	LOT 51, CROSSWIND RANCH PH IA PI #4140.0355/9	13627 Heartwood Way	2,947.78	40,850.78
414003609	JEN TAMPA 4 LLC	LOT 52, CROSSWIND RANCH PH IA PI #4140.0360/9	13631 Heartwood Way	2,947.78	40,850.78
414003659	HOMES BY WEST BAY LLC	LOT 53, CROSSWIND RANCH PH IA PI #4140.0365/9	13890 Heartwood Way	3,483.74	48,278.19
414003709	HOMES BY WEST BAY LLC	LOT 54, CROSSWIND RANCH PH IA PI #4140.0370/9	13886 Heartwood Way	3,483.74	48,278.19
414003759	HOMES BY WEST BAY LLC	LOT 55, CROSSWIND RANCH PH IA PI #4140.0375/9	13882 Heartwood Way	3,483.74	48,278.19
414003809	HOMES BY WEST BAY LLC	LOT 56, CROSSWIND RANCH PH IA PI #4140.0380/9	13878 Heartwood Way	3,483.74	48,278.19
414003859	HOMES BY WEST BAY LLC	LOT 57, CROSSWIND RANCH PH IA PI #4140.0385/9	13874 Heartwood Way	3,483.74	48,278.19
414003909	HOMES BY WEST BAY LLC	LOT 58, CROSSWIND RANCH PH IA PI #4140.0390/9	13870 Heartwood Way	3,483.74	48,278.19
414003959	HOMES BY WEST BAY LLC	LOT 59, CROSSWIND RANCH PH IA PI #4140.0395/9	13866 Heartwood Way	3,483.74	48,278.19
414004009	HOMES BY WEST BAY LLC	LOT 60, CROSSWIND RANCH PH IA PI #4140.0400/9	8215 Rushton Place	3,483.74	48,278.19
414004059	HOMES BY WEST BAY LLC	LOT 61, CROSSWIND RANCH PH IA PI #4140.0405/9	8211 Rushton Place	3,483.74	48,278.19
414004109	HOMES BY WEST BAY LLC	LOT 62, CROSSWIND RANCH PH IA PI #4140.0410/9	8207 Rushton Place	3,483.74	48,278.19
414004159	HOMES BY WEST BAY LLC	LOT 63, CROSSWIND RANCH PH IA PI #4140.0415/9	8203 Rushton Place	3,483.74	48,278.19
414004209	HOMES BY WEST BAY LLC	LOT 64, CROSSWIND RANCH PH IA PI #4140.0420/9	8206 Rushton Place	3,483.74	48,278.19
414004259	HOMES BY WEST BAY LLC	LOT 65, CROSSWIND RANCH PH IA PI #4140.0425/9	8210 Rushton Place	3,483.74	48,278.19
414004309	JEN TAMPA 4 LLC	LOT 66, CROSSWIND RANCH PH IA PI #4140.0430/9	8214 Rushton Place	3,483.74	48,278.19
414004359	JEN TAMPA 4 LLC	LOT 67, CROSSWIND RANCH PH IA PI #4140.0435/9	8217 Liehton Place	3,483.74	48,278.19

EXHIBIT A

Parcel ID	Owner Name	Legal Description	Address	Annual Assessment	Principal Debt
414004409	JEN TAMPA 4 LLC	LOT 68, CROSSWIND RANCH PH IA PI #4140.0440/9	8213 Liebton Place	3,483.74	48,278.19
414004459	JEN TAMPA 4 LLC	LOT 69, CROSSWIND RANCH PH IA PI #4140.0445/9	8209 Liebton Place	3,483.74	48,278.19
414004509	JEN TAMPA 4 LLC	LOT 70, CROSSWIND RANCH PH IA PI #4140.0450/9	8205 Liebton Place	3,483.74	48,278.19
414004559	JEN TAMPA 4 LLC	LOT 71, CROSSWIND RANCH PH IA PI #4140.0455/9	8203 Liebton Place	3,483.74	48,278.19
414004609	JEN TAMPA 4 LLC	LOT 72, CROSSWIND RANCH PH IA PI #4140.0460/9	8204 Liebton Place	3,483.74	48,278.19
414004659	JEN TAMPA 4 LLC	LOT 73, CROSSWIND RANCH PH IA PI #4140.0465/9	8208 Liebton Place	3,483.74	48,278.19
414004709	JEN TAMPA 4 LLC	LOT 74, CROSSWIND RANCH PH IA PI #4140.0470/9	8212 Liebton Place	3,483.74	48,278.19
414004759	JEN TAMPA 4 LLC	LOT 75, CROSSWIND RANCH PH IA PI #4140.0475/9	8216 Liebton Place	3,483.74	48,278.19
414004809	JEN TAMPA 4 LLC	LOT 76, CROSSWIND RANCH PH IA PI #4140.0480/9	13844 Heartwood Way	3,483.74	48,278.19
414004859	JEN TAMPA 4 LLC	LOT 77, CROSSWIND RANCH PH IA PI #4140.0485/9	13829 Heartwood Way	3,483.74	48,278.19
414004909	JEN TAMPA 4 LLC	LOT 78, CROSSWIND RANCH PH IA PI #4140.0490/9	13833 Heartwood Way	3,483.74	48,278.19
414004959	JEN TAMPA 4 LLC	LOT 79, CROSSWIND RANCH PH IA PI #4140.0495/9	13837 Heartwood Way	3,483.74	48,278.19
414005009	JEN TAMPA 4 LLC	LOT 80, CROSSWIND RANCH PH IA PI #4140.0500/9	13841 Heartwood Way	3,483.74	48,278.19
414005059	JEN TAMPA 4 LLC	LOT 81, CROSSWIND RANCH PH IA PI #4140.0505/9	13845 Heartwood Way	3,483.74	48,278.19
414005109	JEN TAMPA 4 LLC	LOT 82, CROSSWIND RANCH PH IA PI #4140.0510/9	13849 Heartwood Way	3,483.74	48,278.19
414005159	JEN TAMPA 4 LLC	LOT 83, CROSSWIND RANCH PH IA PI #4140.0515/9	13853 Heartwood Way	3,483.74	48,278.19
414005209	HOMES BY WEST BAY LLC	LOT 84, CROSSWIND RANCH PH IA PI #4140.0520/9	13857 Heartwood Way	3,483.74	48,278.19
414005259	HOMES BY WEST BAY LLC	LOT 85, CROSSWIND RANCH PH IA PI #4140.0525/9	13861 Heartwood Way	3,483.74	48,278.19
414005309	HOMES BY WEST BAY LLC	LOT 86, CROSSWIND RANCH PH IA PI #4140.0530/9	13865 Heartwood Way	3,483.74	48,278.19
414005359	HOMES BY WEST BAY LLC	LOT 87, CROSSWIND RANCH PH IA PI #4140.0535/9	13871 Heartwood Way	3,483.74	48,278.19
414005409	HOMES BY WEST BAY LLC	LOT 88, CROSSWIND RANCH PH IA PI #4140.0540/9	13875 Heartwood Way	3,483.74	48,278.19
414005459	HOMES BY WEST BAY LLC	LOT 89, CROSSWIND RANCH PH IA PI #4140.0545/9	13879 Heartwood Way	3,483.74	48,278.19
414005509	HOMES BY WEST BAY LLC	LOT 90, CROSSWIND RANCH PH IA PI #4140.0550/9	13883 Heartwood Way	3,483.74	48,278.19
414005559	HOMES BY WEST BAY LLC	LOT 91, CROSSWIND RANCH PH IA PI #4140.0555/9	13887 Heartwood Way	3,483.74	48,278.19
414005609	HOMES BY WEST BAY LLC	LOT 92, CROSSWIND RANCH PH IA PI #4140.0560/9	13891 Heartwood Way	3,483.74	48,278.19
414005659	HOMES BY WEST BAY LLC	LOT 93, CROSSWIND RANCH PH IA PI #4140.0565/9	13895 Heartwood Way	3,483.74	48,278.19
414005709	JEN TAMPA 4 LLC	LOT 94, CROSSWIND RANCH PH IA PI #4140.0570/9	13711 Heartwood Way	3,483.74	48,278.19
414005759	JEN TAMPA 4 LLC	LOT 95, CROSSWIND RANCH PH IA PI #4140.0575/9	13820 Heartwood Way	3,483.74	48,278.19
414005809	JEN TAMPA 4 LLC	LOT 96, CROSSWIND RANCH PH IA PI #4140.0580/9	13816 Heartwood Way	3,483.74	48,278.19
414005859	JEN TAMPA 4 LLC	LOT 97, CROSSWIND RANCH PH IA PI #4140.0585/9	13812 Heartwood Way	3,483.74	48,278.19
414005909	JEN TAMPA 4 LLC	LOT 98, CROSSWIND RANCH PH IA PI #4140.0590/9	13808 Heartwood Way	3,483.74	48,278.19
414005959	JEN TAMPA 4 LLC	LOT 99, CROSSWIND RANCH PH IA PI #4140.0595/9	13804 Heartwood Way	3,483.74	48,278.19
414006009	JEN TAMPA 4 LLC	LOT 100, CROSSWIND RANCH PH IA PI #4140.0600/9	13746 Heartwood Way	3,483.74	48,278.19
414006059	JEN TAMPA 4 LLC	LOT 101, CROSSWIND RANCH PH IA PI #4140.0605/9	13742 Heartwood Way	3,483.74	48,278.19
414006109	JEN TAMPA 4 LLC	LOT 102, CROSSWIND RANCH PH IA PI #4140.0610/9	13738 Heartwood Way	3,483.74	48,278.19
414006159	JEN TAMPA 4 LLC	LOT 103, CROSSWIND RANCH PH IA PI #4140.0615/9	13734 Heartwood Way	3,483.74	48,278.19
414006209	JEN TAMPA 4 LLC	LOT 104, CROSSWIND RANCH PH IA PI #4140.0620/9	13730 Heartwood Way	3,483.74	48,278.19
414006259	HOMES BY WEST BAY LLC	LOT 105, CROSSWIND RANCH PH IA PI #4140.0625/9	13726 Heartwood Way	3,483.74	48,278.19
414006309	HOMES BY WEST BAY LLC	LOT 106, CROSSWIND RANCH PH IA PI #4140.0630/9	13722 Heartwood Way	2,947.78	40,850.78
414006359	JEN TAMPA 4 LLC	LOT 107, CROSSWIND RANCH PH IA PI #4140.0635/9	13718 Heartwood Way	2,947.78	40,850.78
414006409	JEN TAMPA 4 LLC	LOT 108, CROSSWIND RANCH PH IA PI #4140.0640/9	13714 Heartwood Way	2,947.78	40,850.78
414006459	JEN TAMPA 4 LLC	LOT 109, CROSSWIND RANCH PH IA PI #4140.0645/9	13710 Heartwood Way	2,947.78	40,850.78
414006509	JEN TAMPA 4 LLC	LOT 110, CROSSWIND RANCH PH IA PI #4140.0650/9	13706 Heartwood Way	2,947.78	40,850.78
414006559	JEN TAMPA 4 LLC	LOT 111, CROSSWIND RANCH PH IA PI #4140.0655/9	13702 Heartwood Way	2,947.78	40,850.78
414006609	JEN TAMPA 4 LLC	LOT 112, CROSSWIND RANCH PH IA PI #4140.0660/9	13628 Heartwood Way	2,947.78	40,850.78
414006659	JEN TAMPA 4 LLC	LOT 113, CROSSWIND RANCH PH IA PI #4140.0665/9	13624 Heartwood Way	2,947.78	40,850.78
414006709	JEN TAMPA 4 LLC	LOT 114, CROSSWIND RANCH PH IA PI #4140.0670/9	13620 Heartwood Way	2,947.78	40,850.78
414006759	JEN TAMPA 4 LLC	LOT 115, CROSSWIND RANCH PH IA PI #4140.0675/9	13616 Heartwood Way	2,947.78	40,850.78
414006809	JEN TAMPA 4 LLC	LOT 116, CROSSWIND RANCH PH IA PI #4140.0680/9	13612 Heartwood Way	2,947.78	40,850.78
414006859	JEN TAMPA 4 LLC	LOT 117, CROSSWIND RANCH PH IA PI #4140.0685/9	13608 Heartwood Way	2,947.78	40,850.78
414006909	JEN TAMPA 4 LLC	LOT 118, CROSSWIND RANCH PH IA PI #4140.0690/9	13524 Heartwood Way	2,947.78	40,850.78
414006959	JEN TAMPA 4 LLC	LOT 119, CROSSWIND RANCH PH IA PI #4140.0695/9	13520 Heartwood Way	2,947.78	40,850.78
414007009	JEN TAMPA 4 LLC	LOT 120, CROSSWIND RANCH PH IA PI #4140.0700/9	13516 Heartwood Way	2,947.78	40,850.78
414007059	JEN TAMPA 4 LLC	LOT 121, CROSSWIND RANCH PH IA PI #4140.0705/9	13512 Heartwood Way	2,947.78	40,850.78
414007109	JEN TAMPA 4 LLC	LOT 122, CROSSWIND RANCH PH IA PI #4140.0710/9	13508 Heartwood Way	2,947.78	40,850.78
414007159	JEN TAMPA 4 LLC	LOT 123, CROSSWIND RANCH PH IA PI #4140.0715/9	13504 Heartwood Way	2,947.78	40,850.78
414007209	JEN TAMPA 4 LLC	LOT 124, CROSSWIND RANCH PH IA PI #4140.0720/9	13418 Heartwood Way	2,947.78	40,850.78
414007259	JEN TAMPA 4 LLC	LOT 125, CROSSWIND RANCH PH IA PI #4140.0725/9	13414 Heartwood Way	2,947.78	40,850.78
				396,878.34	5,500,000.00

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

August 18, 2022, Minutes of Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Board of Supervisors for the Parrish Plantation Community Development District was held on **Thursday, August 18, 2022, at 2:00 p.m.** at North River Ranch Clubhouse located at 11510 Little River Way, Parrish, FL 34219.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Parrish Plantation Community Development District to order on **Thursday, August 18, 2022, at 2:04 p.m.**

Board Members Present and Constituting a Quorum:

Matt O'Brien	Chairman
Brent Dunham	Vice-Chair
Marlena Nitschke	Supervisor
Allison Martin	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
John Vericker	District Counsel, Straley & Robin, P.A.	<i>(via conference call)</i>
Wendy Uraina		

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Martin
SECONDED BY:	Supervisor O'Brien
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

46 **B. Staff Presentation**

47
48 Mr. Lamb made a presentation to the Board regarding the Budget.

49
50 **C. Public Comment**

51
52 There were no public comments.

53
54 **D. Consideration of Resolution 2022-06; Adopting Final Fiscal Year 2023 Budget**

55
56 The Board Adopted Resolution 2022-06, Adopting Final FY 2023 Budget.

57
58 MOTION TO: Approve Resolution 2022-06.
59 MADE BY: Supervisor O'Brien
60 SECONDED BY: Supervisor Dunham
61 DISCUSSION: None Further
62 RESULT: Called to Vote: Motion PASSED
63 4/0 - Motion Passed Unanimously

64
65 **E. Close the Public Hearing on Adopting Fiscal Year 2023 Budget**

66
67 MOTION TO: Close the Public Hearing.
68 MADE BY: Supervisor Martin
69 SECONDED BY: Supervisor Dunham
70 DISCUSSION: None Further
71 RESULT: Called to Vote: Motion PASSED
72 4/0 - Motion Passed Unanimously

73
74 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

75
76 **A. Open the Public Hearing on Levying O&M Assessments**

77
78 MOTION TO: Open the Public Hearing.
79 MADE BY: Supervisor O'Brien
80 SECONDED BY: Supervisor Martin
81 DISCUSSION: None Further
82 RESULT: Called to Vote: Motion PASSED
83 4/0 - Motion Passed Unanimously

84
85

86 **B. Staff Presentation**

87
88 Mr. Lamb made a presentation to the Board.

89
90 **C. Public Comment**

91
92 There were no public comments.

93
94 **D. Consideration of Resolution 2022-07; Levying O&M Assessments**

95
96 The Board Adopted Resolution 2022-07, Levying O&M Assessments.

97
98 MOTION TO: Approve Resolution 2022-07.
99 MADE BY: Supervisor O'Brien
100 SECONDED BY: Supervisor Dunham
101 DISCUSSION: None Further
102 RESULT: Called to Vote: Motion PASSED
103 4/0 - Motion Passed Unanimously

104
105 **E. Close the Public Hearing on Levying O&M Assessments**

106
107 MOTION TO: Close the Public Hearing.
108 MADE BY: Supervisor Martin
109 SECONDED BY: Supervisor Dunham
110 DISCUSSION: None Further
111 RESULT: Called to Vote: Motion PASSED
112 4/0 - Motion Passed Unanimously

113
114 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

115
116 Mr. Lamb directed the Board to proceed to the regular meeting.

117
118 **7. STAFF REPORTS**
119 **A. District Engineer**

120
121 There were no District Engineer report at this time.

122
123 **B. District Counsel**

124
125 Mr. Vericker stated there is an upcoming project regarding financing later this year.

126
127

128 **C. District Manager**

129
130 There was no District Manager report at this time.

131
132 **8. BUSINESS ITEMS**

133
134 **A. Consideration of Resolution 2022-08; Setting FY 2023 Meeting Schedule**

135
136 The Board reviewed the resolution. Mr. Lamb discussed setting meeting schedule and transition
137 with meeting location with the completion of the amenity center.

139 MOTION TO: Approve Resolution 2022-08.
140 MADE BY: Supervisor O'Brien
141 SECONDED BY: Supervisor Martin
142 DISCUSSION: None further
143 RESULT: Called to Vote: Motion PASSED
144 4/0 - Motion Passed Unanimously

145
146
147 **B. General Matters of the District**

148
149 There were no general matters to discuss at this time.

150
151 **9. CONSENT AGENDA**

- 152 **A. Consideration of Board of Supervisors Regular Meeting April 21, 2022**
153 **B. Consideration of Operations and Maintenance Expenditures May 2022**
154 **C. Consideration of Operations and Maintenance Expenditures June 2022**
155 **D. Consideration of Operations and Maintenance Expenditures July 2022**
156 **E. Review of Financial Statements for Month Ending July 31, 2022**

157
158 MOTION TO: Approve the Consent Agenda A-E.
159 MADE BY: Supervisor Martin
160 SECONDED BY: Supervisor Nitschke
161 DISCUSSION: None further
162 RESULT: Called to Vote: Motion PASSED
163 4/0 - Motion Passed Unanimously

170 **10. BOARD OF SUPERVISOR REQUESTS AND COMMENTS**

171
172 There were no supervisor requests.

173
174 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

175
176 There were no audience questions or comments.

177
178 **12. ADJOURNMENT**

179

180	MOTION TO:	Adjourn.
181	MADE BY:	Supervisor O'Brien
182	SECONDED BY:	Supervisor Martin
183	DISCUSSION:	None further
184	RESULT:	Called to Vote: Motion PASSED
185		4/0 - Motion Passed Unanimously

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**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

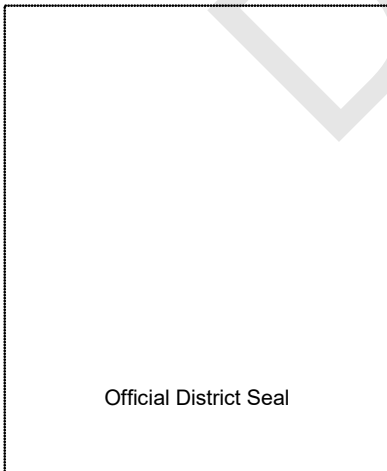
Printed Name

Title:

- Secretary**
- Assistant Secretary**

Title:

- Chairman**
- Vice Chairman**



Recorded by Records Administrator

Signature

Date

**Parrish Plantation CDD Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cypress Creek Aquatics	1181	\$ 1,493.00		Aquatic Service - 08/01/22 Crosswind
Monthly Contract Sub-Total		\$ 1,493.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
FPL	11935 85047 081822	\$ 289.21		Electricity Service - Thru 08/18/22
FPL	67180 36129 082222	610.24	\$ 899.45	Electricity Service - Thru 08/22/22
Utilities Sub-Total		\$ 899.45		
Regular Services				
FPL	07044 43142 081222	\$ 211.34		Remaining Account Balance - 08/12/22
McClatchy	138067	92.43		Print Legal Ad - 07/27/22
Straley Robin Vericker	21967	1,521.50		Professional Service - Thru 08/15/22
Regular Services Sub-Total		\$ 1,825.27		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,217.72		

Approved (with any necessary revisions noted):

**Parrish Plantation CDD Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Cypress Creek Aquatics, Inc.
 12231 Main St Unit 1196
 San Antonio, FL 33576



Invoice

Date	Invoice #
8/1/2022	1181

Bill To
Crosswind Point CDD c/o Meritus Corp. 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	August Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	1,493.00	1,493.00

Handwritten:
 ST
 4509
 8290

Total	\$1,493.00
--------------	------------



Electric Bill Statement
For: Jul 19, 2022 to Aug 18, 2022 (30 days)
Statement Date: Aug 18, 2022
Account Number: 11935-85047
Service Address:
8125 PIONEER DR # IRR
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$289.21
TOTAL AMOUNT YOU OWE

Sep 8, 2022
NEW CHARGES DUE BY

KEEP IN MIND

- Payments received after September 08, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.
- As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3676 to determine if you qualify, or visit www.FPL.com/taxexemption for further information.

BILL SUMMARY

Payments received	-375.00
Additional Activity	375.00
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	289.21
Total amount you owe	\$289.21

(See page 2 for bill details.)



Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

11935-85047
ACCOUNT NUMBER

\$289.21
TOTAL AMOUNT YOU OWE

Sep 8, 2022
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: PARRISH PLANTATION
CDD
Account Number: 11935-85047

BILL DETAILS

Payment received - Thank you	-375.00
Additional activity	
Deposit Balance Due	375.00
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$159.73
Fuel: (\$0.038060 per kWh)	\$81.26
<hr/>	
Electric service amount	252.90
Gross rec. tax/Regulatory fee	6.67
Florida sales tax	18.04
Discretionary sales surtax	2.60
<hr/>	
Taxes and charges	27.31
Service Charge	9.00
<hr/>	
Total new charges	\$289.21
<hr/>	
Total amount you owe	\$289.21

METER SUMMARY

Meter reading - Meter ACD0122. Next meter reading Sep 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	10140		08005		2135

ENERGY USAGE

	This Month
Service to	Aug 18, 2022
kWh Used	2135
Service days	30
kWh/day	71
Amount	\$280.21

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

View your rates

Thank you for allowing us to serve you as a customer. Please follow this link to view your current rates.

FPL.com/Rates

Stronger, smarter grid

FPL's service reliability has improved 45% in the past decade.

FPL.com/Reliability

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement
For: Jul 21, 2022 to Aug 22, 2022 (32 days)
Statement Date: Aug 22, 2022
Account Number: 67180-36129
Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$610.24
TOTAL AMOUNT YOU OWE

Sep 12, 2022
NEW CHARGES DUE BY

KEEP IN MIND

- Payments received after September 12, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	610.24
Payments received	-610.24
Balance before new charges	0.00
Total new charges	610.24
Total amount you owe	\$610.24

(See page 2 for bill details.)



Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

67180-36129
ACCOUNT NUMBER

\$610.24
TOTAL AMOUNT YOU OWE

Sep 12, 2022
NEW CHARGES DUE BY

\$ 44
AMOUNT ENCLOSED





Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

BILL DETAILS

Amount of your last bill	610.24
Payment received - Thank you	-610.24
Balance before new charges	\$0.00
New Charges	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	569.76
Gross rec. tax/Regulatory fee	0.41
Florida sales tax	34.36
Discretionary sales surtax	5.71
Taxes and charges	40.48
Total new charges	\$610.24
Total amount you owe	\$610.24

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

METER SUMMARY

Next bill date Sep 21, 2022.

Usage Type	Usage
Total kWh used	234

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Aug 22, 2022	Jul 21, 2022
kWh Used	234	234
Service days	32	30
kWh/day	7	8
Amount	\$610.24	\$610.24

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

FPL.com/BizManager

Stronger, smarter grid

FPL's service reliability has improved 45% in the past decade.

FPL.com/Reliability

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:
 PARRISH PLANTATION 67180-36129
 CDD

For: 07-21-2022 to 08-22-2022 (32 days)
 kWh/Day: 7
 Service Address:
 STREET LIGHTS # PARRISH
 PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863251	39	4888	F	18		234	
Energy					0.400000		7.20
Non-energy							
Fixtures					13.500000		243.00
Maintenance					1.300000		23.40
PWSH18B				18			
Non-energy							
Fixtures					15.990000		287.82

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



PARRISH PLANTATION CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008





Customer Name: PARRISH PLANTATION CDD
 Account Number: 67180-36129

For: 07-21-2022 to 08-22-2022 (32 days)
 kWh/Day: 7
 Service Address:
 STREET LIGHTS # PARRISH
 PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		7.20
					Non-energy sub total		554.22
					Sub total	234	561.42
					Energy conservation cost recovery		0.10
					Capacity payment recovery charge		0.04
					Environmental cost recovery charge		0.11
					Transition rider credit		-1.21
					Storm protection recovery charge		0.52
					Fuel charge		8.78
					Electric service amount		569.76
					Gross rec. tax/Reg. fee		0.41
					Florida sales tax		34.36
					Discretionary sales surtax		5.71
					Total	234	610.24

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



August 12, 2022

Customer Name: HBWB DEVELOPMENT SERVICES, LLC
Account Number: 07044-43142
Amount Due: \$211.34
Service Address: 8125 PIONEER DR # IRR
PARRISH, FL 34219

REMINDER OF PAST DUE PAYMENT

A recent payment may have been received after this notice was mailed. If you have made full payment, please accept our thanks and disregard this notice.

After closing your electric service account, there remains a balance of \$211.34 for service at 8125 PIONEER DR # IRR.

Your prompt remittance for this delinquent balance that appears in your name is appreciated. If you have any questions concerning this billing, please call FPL Customer Service.

To insure proper credit, please return the bottom portion with your payment.

Parrish Plantation

RECEIVED

AUG 12 2022

BY: _____

Customer Service: 800-375-2434

Outside Florida: 800-226-3545

Hearing/Speech Impaired: 700 (Relay Service)

Enclose this coupon when mailing payment or bring entire bill when paying in person. List this statement's number on your check.



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Make check payable to FPL
In U.S. funds and mail along with
this coupon to:

HBWB DEVELOPMENT SERVICES,
LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



07044-43142 \$211.34 Jul 20, 2022 \$ 48
ACCOUNT NUMBER TOTAL AMOUNT OWED FINAL BILL DATE AMOUNT ENCLOSED



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

PARRISH PLANTATION CDD
 Attn: Accounts Payable
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

JULY INVOICE	
Invoice No.:	138067
Invoice Date:	07/31/2022
Due Date:	08/30/2022
Bill-To Account:	23874
Sales Rep:	Ryan Dixon

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
07/27/2022 - 07/27/2022	291915	Print Legal Ad IPL0081932	BRD-Bradenton Herald Legal Legals & Public Notices CLS	1 x 78 L	78 L	1	\$92.43

July Summary	
Amount Due:	\$92.43

Handwritten: No
4/20/22
O'Dow

Red Stamp: PAID
AUG 13 2022

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
 PO Box 510150
 Livonia MI 48151

JULY INVOICE	
Invoice No.:	138067
Account No.:	23874
Account Name:	PARRISH PLANTATION CDD
Amount Due:	\$92.43

Email questions to ssccreditandcollections@mcclatchy.com

5850000731 PRESORT FBPS003 <B3>



PARRISH PLANTATION CDD
 ATTN: ACCOUNTS PAYABLE
 2005 PAN AM CIRCLE SUITE 300
 TAMPA FL 33607-6008

McClatchy Company LLC
 PO Box 510150
 Livonia MI 48151

0000023874 0000138067 000009243 0



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Parrish Plantation Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 24, 2022

Client: 001538

Matter: 000001

Invoice #: 21967

Page: 1

51400
3107

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/19/2022	JMV	TELEPHONE CALL WITH T. GREEN.	0.3	\$106.50
7/21/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
7/28/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; PREPARE FUNDING AGREEMENT.	1.0	\$355.00
8/3/2022	MS	FINALIZE AND TRANSMIT RESOLUTION ADOPTING AND LEVYING 2022/2023 O&M BUDGET.	0.2	\$33.00
8/9/2022	JMV	REVIEW COMMUNICATION FROM T. GREEN; REVIEW RESOLUTION AND REPORTS; DRAFT EMAIL TO T. GREEN; TELEPHONE CALL WITH T. GREEN.	0.7	\$248.50
8/10/2022	JMV	REVIEW COMMUNICATION FROM A. WOLFE; REVIEW REPORT; TELEPHONE CALL WITH M. O'BRIEN.	0.6	\$213.00
8/11/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
8/15/2022	JMV	REVIEW COMMUNICATION FROM T. GREEN; REVIEW PROPERTY RECORDS; PREPARE CONSENT; DRAFT EMAIL TO T. GREEN AND M. O'BRIEN.	1.3	\$461.50
Total Professional Services			4.5	\$1,521.50

August 24, 2022

Client: 001538

Matter: 000001

Invoice #: 21967

Page: 2

Total Services	\$1,521.50
Total Disbursements	\$0.00
Total Current Charges	\$1,521.50
Previous Balance	\$663.50
Less Payments	(\$663.50)
PAY THIS AMOUNT	\$1,521.50

Please Include Invoice Number on all Correspondence

**Parrish Plantation CDD Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cypress Creek Aquatics	1188	\$ 1,493.00		Aquatic Service - 09/01/22 Crosswind Point
Monthly Contract Sub-Total		\$ 1,493.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
FPL	11935 85047 091922	\$ 326.86		Electricity Service - Thru 09/19/22
FPL	66602 44549 091522	65.00		Electricity Service - Thru 09/15/22
FPL	82815 38549 090722	240.00		Electricity Service - Thru 09/16/22
FPL	82815 38549 091422	480.26		Electricity Service - Thru 09/14/22
FPL	86049 25001 090622	240.00		Electricity Service - Thru 09/16/22
FPL	86049 25001 091522	23.08		Electricity Service - Thru 09/15/22
FPL	86422 34549 091522	54.00	\$ 1,429.20	Electricity Service - Thru 09/16/22
Manatee County Utilities Department	334678 178497 090722	98.60		Final Bill - 09/07/22
Manatee County Utilities Department	334678 178498 090722	35.55		Final Bill - 09/07/22
Manatee County Utilities Department	334678 178499 090722	62.26	\$ 196.41	Final Bill - 09/07/22
Manatee County Utility Department	334678 178496 090722	30.00		Final Bill - 09/07/22
Utilities Sub-Total		\$ 1,655.61		
Regular Services				
Manatee Landscape & Irrigation, Inc	MLI 082922	\$ 2,200.00		Landscaping - 08/29/22
Regular Services Sub-Total		\$ 2,200.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

**Parrish Plantation CDD Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 5,348.61		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Cypress Creek Aquatics, Inc.
 12231 Main St Unit 1196
 San Antonio, FL 33576



Invoice

Date	Invoice #
9/1/2022	1188

Bill To
Crosswind Point CDD c/o Meritus Corp. 2005 Pan Am Circle Suite 300 Tampa, FL 33607 <i>Parrish Plantation</i>

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	September Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup <i>53800 4600</i>	1,493.00	1,493.00

Total	\$1,493.00
--------------	------------



Electric Bill Statement
For: Aug 18, 2022 to Sep 19, 2022 (32 days)
Statement Date: Sep 19, 2022
Account Number: 11935-85047
Service Address:
8125 PIONEER DR # IRR
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$326.86
TOTAL AMOUNT YOU OWE

Oct 10, 2022
NEW CHARGES DUE BY

KEEP IN MIND

- Payments received after October 10, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

BILL SUMMARY

Amount of your last bill	289.21
Payments received	-289.21
<hr/>	
Balance before new charges	0.00
Total new charges	326.86
<hr/>	
Total amount you owe	\$326.86

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



Received / 27
SEP 30 2022

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PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

11935-85047
ACCOUNT NUMBER

\$326.86
TOTAL AMOUNT YOU OWE

Oct 10, 2022
NEW CHARGES DUE BY

\$ 55
AMOUNT ENCLOSED



Customer Name: PARRISH PLANTATION
CDD
Account Number: 11935-85047

BILL DETAILS

Amount of your last bill	289.21
Payment received - Thank you	-289.21
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$187.65
Fuel: (\$0.038080 per kWh)	\$95.45
<hr/>	
Electric service amount	295.01
Gross rec. tax/Regulatory fee	7.78
Florida sales tax	21.04
Discretionary sales surtax	3.03
<hr/>	
Taxes and charges	31.85
<hr/>	
Total new charges	\$326.86
<hr/>	
Total amount you owe	\$326.86

METER SUMMARY

Meter reading - Meter ACD0122. Next meter reading Oct 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	12648		10140		2508

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Sep 19, 2022	Aug 18, 2022
kWh Used	2508	2135
Service days	32	30
kWh/day	78	71
Amount	\$326.86	\$280.21

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

FPL.com/MobileApp

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

FPL.com/BizManager

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

FPL.com/Help

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Parrish Plantation

Final Notice for Electric Service
Statement Date: Sep 7, 2022

Power may be turned off without visiting your location

Account Number 82815-38549
Customer Name HBWB DEVELOPMENT SERVICES, LLC
Service Address 13224 OAK HILL WAY #STATUE, PARRISH, FL 34219

Please take immediate action on Total Past Due balance to avoid disconnection and additional fees.

Pay Online

Use a bank account to pay the free, secure way by visiting FPL.com/billpay.
Use credit or debit card with Speedpay FPL.com/paycard.

Pay by Phone

Use a bank account by calling 800-375-2434.
Use credit or debit card with Speedpay 1-800-979-3967.

Pay in Person

Find an authorized pay agent near you at FPL.com/payagent or call 800-375-2434.

Avoid delays from mailing your payment, use payment options above.

See Page 2 for more information

PAST DUE		
Total Past Due	Must Be Paid By	
\$240.00	Sep 16, 2022	
Security Deposit	\$240.00	Pay By Sep 16, 2022

Keep in Mind

- Accounts disconnected for non-payment will be connected within 24 hours of payment posting and will incur a \$5.00 reconnect fee.

Important Information

- This notice does not show payments, payment arrangements, or payment assistance commitments made since issuance of this notice.
- Returned payments for Final Notice balances may result in disconnection of service without further notice.
- Use of payment locations not authorized by FPL may result in a delay of up to 7 business days to post to your FPL account and potential additional collection action.
- For questions, visit FPL.com or call the number below. If your matter remains unresolved, you may register your concern with the Florida Public Service Commission. FPL is committed to the fair treatment of all customers.
- All future past due notifications will only be sent electronically. You can update your email address at FPL.com/UpdateEmail.
- FPL has the right to safe access to its facilities located in your property. Failure or neglect to provide safe access may result in FPL discontinuing service. Ref: Section 25-6.105 (5)(f) of the Florida Administrative Code.

RECEIVED

SEP 12 2022

BY: _____

Customer Service: 800-375-2434
Outside Florida: 1-800-226-3545

Hearing/Speech Impaired: 711 (Relay Service)
Florida Public Service Commission: 1-800-342-3552

Stay up to date with important billing due dates. Please go to FPL.com/Preferences to opt-in to receive account alerts.



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HBWB DEVELOPMENT SERVICES,
LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605



September 7, 2022
FINAL NOTICE
Before Power Is
Turned Off
Remotely

Make check payable to FPL
In U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

82815-38549
ACCOUNT NUMBER

\$240.00
TOTAL AMOUNT OWED

Sep 16, 2022
MUST BE PAID BY

\$
AMOUNT ENCLOSED



Parrish Plantation

Electric Bill Statement
For: Aug 26, 2022 to Sep 14, 2022 (19 days)
Statement Date: Sep 14, 2022
Account Number: 82815-38549
Service Address:
13224 OAK HILL WAY # STATUE
PARRISH, FL 34219

HBWB DEVELOPMENT SERVICES, LLC,
Here's what you owe for this billing period.

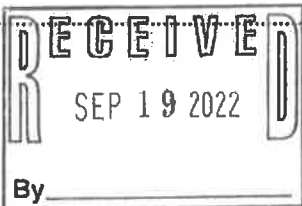
CURRENT BILL
\$480.26
TOTAL AMOUNT YOU OWE
Oct 5, 2022
NEW CHARGES DUE BY

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
• Payments received after October 05, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
• This billing period is less than a month; bill factors are available upon request.
• We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
• Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.
• The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.
• As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3671 to determine if you qualify, or visit www.FPL.com/taxexemption for further information.

BILL SUMMARY
Additional Activity 451.34
Balance before new charges 451.34*
Total new charges 28.92
Total amount you owe \$480.26
* \$240.00 of this amount is PAST DUE -- PLEASE PAY IMMEDIATELY
(See page 2 for bill details.)

Handwritten calculation: 480.26 - 240 = 240.26



Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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HBWB DEVELOPMENT SERVICES, LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL
In U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

Table with 4 columns: ACCOUNT NUMBER (82815-38549), TOTAL AMOUNT YOU OWE (\$480.26), NEW CHARGES DUE BY (Oct 5, 2022), AMOUNT ENCLOSED (\$240.26)



Parrish plantation

Deposit Certificate
Account Number: 86049-25001
Service Address:
12618 OAK HILL WAY
PARRISH, FL 34219

HBWB DEVELOPMENT SERVICES, LLC,
Here's your deposit certificate.

DEPOSIT CERTIFICATE

\$240.00
TOTAL AMOUNT YOU OWE

Sep 16, 2022
CHARGES DUE BY

Visit FPL.com/BillPay for
ways to pay

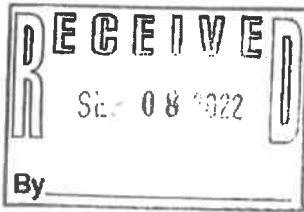
BILL SUMMARY

Customer: HBWB DEVELOPMENT SERVICES, LLC
Account number: 86049-25001
Deposit number: 9205206
Deposit amount: \$240.00
Issue date: Sep 6, 2022

See page 2 for terms of your deposit.

IMPORTANT INFORMATION

- Payment of deposit is now due. If you have already paid your deposit in full - thank you - please disregard this notice.
- Enclose payment coupon when paying by mail with check. Please bring this entire statement when paying at a pay agent location.
- Please retain this certificate with your receipt of payment.



Customer Service: 1-800-375-2434
Outside Florida: 800-226-3545

Report Power Outages: 800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 28

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HBWB DEVELOPMENT SERVICES,
LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605



**DEPOSIT BILL
STATEMENT**

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



86049-25001	\$240.00	Sep 16, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT OWED	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Parrish plantation

FINAL BILL

For: Sep 14, 2022 to Sep 15, 2022 (1 day)

Statement Date: Sep 15, 2022

Account Number: 86049-25001

Service Address:

12618 OAK HILL WAY
PARRISH, FL 34219

HBWB DEVELOPMENT SERVICES, LLC,
Here's what you owe for this billing period.

CURRENT BILL

\$23.08

TOTAL AMOUNT YOU OWE

Oct 6, 2022

NEW CHARGES DUE BY

KEEP IN MIND

- This billing period is less than a month; bill factors are available upon request.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

BILL SUMMARY

Amount of your last bill	262.16
Additional Activity	-240.00
Balance before new charges	22.16
Total new charges	0.92
Total amount you owe	\$23.08

FINAL BILL

(See page 2 for bill details.)



Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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HBWB DEVELOPMENT SERVICES,
LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605



The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

86049-25001
ACCOUNT NUMBER

\$23.08
TOTAL AMOUNT YOU OWE

Oct 6, 2022
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED
61

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
 P. O. BOX 25010
 BRADENTON, FL 34206-5010
 PHONE: (941) 792-8811
 www.mymanatee.org/utilities

FINAL BILL

ACCOUNT NUMBER: 334678-178497
HBWB DEVELOPMENT SERVICES LLC
12663 OAK HILL WAY

Parrish Plantation

BILLING DATE: 07-SEP-2022
DUE DATE: 28-SEP-2022

ALL PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						80.00
Payments Received:						0.00
Balance Forward:						30.00
Reclaim Wtr Non-WasteWtr Cust			0	1854	1854	
Reclaim Water Common Area						68.60
Deposit Adjustment Decrease						-50.00
Total New Charges						68.60
Total Amount Due:						\$98.60

GO PAPERLESS! Visit www.mymanatee.org/utilities or call 941-792-8811 for paperless bill and payment options.
FINAL BILL

RECLAIM WATER NON-WASTEWATER
 Hundreds of Gallons



RECEIVED

SEP 12 2022

BY: _____

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
 P.O. BOX 25010
 BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	12663 OAK HILL WAY
ACCOUNT NUMBER	334678-178497
BILLING DATE	07-SEP-2022
DUE DATE	28-SEP-2022
TOTAL AMOUNT NOW DUE:	\$98.60

CHANGE OF MAILING ADDRESS
 (Check Box And See Reverse Side)

AMOUNT PAID

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

MTE0907A 7000002916 00.0012.0075 2857/4 2857 2 MB 0.515

HBWB DEVELOPMENT SERVICES LLC
 4065 CRESCENT PARK DR
 RIVERVIEW, FL 33578-3605



MANATEE COUNTY UTILITIES DEPARTMENT
 PO BOX 25350
 BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
 P. O. BOX 25010
 BRADENTON, FL 34206-5010
 PHONE: (941) 792-8811
 www.mymanatee.org/utilities

FINAL BILL

ACCOUNT NUMBER: 334678-178498
 HBWB DEVELOPMENT SERVICES LLC
 12821 OAK HILL WAY

Parrish Plantation

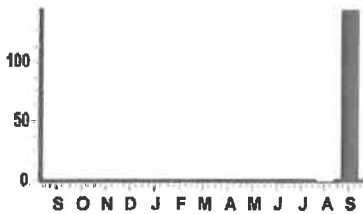
BILLING DATE: 07-SEP-2022
 DUE DATE: 28-SEP-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						80.22
Payments Received:						0.00
Balance Forward:						30.22
Reclaim Wtr Non-WasteWtr Cust			6	150	144	
Reclaim Water Common Area						5.33
Deposit Adjustment Decrease						-50.00
Total New Charges						5.33
Total Amount Due:						\$35.55

GO PAPERLESS! Visit www.mymanatee.org/utilities or call 941-792-8811 for paperless bill and payment options.
FINAL BILL

RECLAIM WATER NON-WASTEWATER
 Hundreds of Gallons



RECEIVED

SEP 18 2022

BY: _____

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
 P.O. BOX 25010
 BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	12821 OAK HILL WAY
ACCOUNT NUMBER	334678-178498
BILLING DATE	07-SEP-2022
DUE DATE	28-SEP-2022
TOTAL AMOUNT NOW DUE:	\$35.55

CHANGE OF MAILING ADDRESS
 (Check Box And See Reverse Side)

AMOUNT PAID: _____

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0907A 7000002914 00.0012.0075 2857/2 2857 2 MB 0.515

HBWB DEVELOPMENT SERVICES LLC
 4085 CRESCENT PARK DR
 RIVERVIEW, FL 33578-3605



MANATEE COUNTY UTILITIES DEPARTMENT
 PO BOX 25350
 BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
 P. O. BOX 25010
 BRADENTON, FL 34206-5010
 PHONE: (941) 792-8811
 www.mymanatee.org/utilities

FINAL BILL

ACCOUNT NUMBER: 334678-178499
 HBWB DEVELOPMENT SERVICES LLC
 13224 OAK HILL WAY

Parrish Plantation

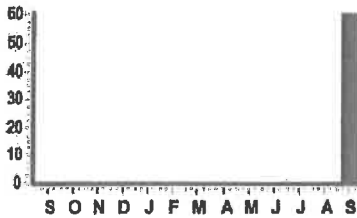
BILLING DATE: 07-SEP-2022
 DUE DATE: 28-SEP-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF THE PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						110.00
Payments Received:						0.00
Balance Forward:						60.00
Reclaim Wtr Non-WasteWtr Cust			0	61	61	
Reclaim Water Common Area						2.26
Deposit Adjustment Decrease						-50.00
Total New Charges						2.26
Total Amount Due:						\$62.26

GO PAPERLESS! Visit www.mymanatee.org/utilities or call 941-792-8811 for paperless bill and payment options.
FINAL BILL

RECLAIM WATER NON-WASTEWATER
 Hundreds of Gallons



RECEIVED

SEP 18 2022

BY: _____

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
 P.O. BOX 25010
 BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	13224 OAK HILL WAY
ACCOUNT NUMBER	334678-178499
BILLING DATE	07-SEP-2022
DUE DATE	28-SEP-2022
TOTAL AMOUNT NOW DUE:	\$62.26

CHANGE OF MAILING ADDRESS
 (Check Box And See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0907A 7000002915 00.0012.0075 2857/3 2857 2 MB 0.515

HBWB DEVELOPMENT SERVICES LLC
 4065 CRESCENT PARK DR
 RIVERVIEW, FL 33578-3805



MANATEE COUNTY UTILITIES DEPARTMENT
 PO BOX 25350
 BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

FINAL BILL

ACCOUNT NUMBER: 334678-178496
HBWB DEVELOPMENT SERVICES LLC
12764 OAK HILL WAY

Parrish Plantation

BILLING DATE: 07-SEP-2022
DUE DATE: 28-SEP-2022

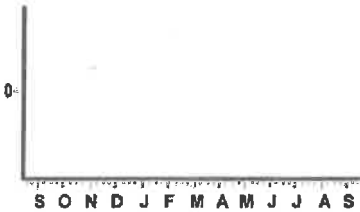
A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						80.00
Payments Received:						0.00
Balance Forward:						30.00
Reclaim Wtr Non-WasteWtr Cust			0	0		
Reclaim Water Common Area						
Deposit Adjustment Decrease						-50.00
Total New Charges						
Total Amount Due:						\$30.00

GO PAPERLESS! Visit www.myanatee.org/ utilities or call 941-792-8811 for paperless bill and payment options.
FINAL BILL

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



RECEIVED

SEP 12 2022

BY: _____

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	12764 OAK HILL WAY
ACCOUNT NUMBER	334678-178496
BILLING DATE	07-SEP-2022
DUE DATE	28-SEP-2022
TOTAL AMOUNT NOW DUE:	\$30.00

CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0907A 7000002913 00.0012.0075 2857/1 2857 2 MB 0.515



HBWB DEVELOPMENT SERVICES LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000334678Z00000030000178496



Manatee Landscape and Irrigation, Inc.

5311 36th Avenue East
Palmetto, FL 34221
Phone (941) 721-3505
Fax (941) 721-3525

SUBMITTED TO: Parrish Plantation CDD
Attn: Brian Lamb
2005 Pan Am Circle Ste 30
Tampa, FL 33607

August 29, 2022

PROJECT: Parrish Plantation Entrance

QUANTITY	DESCRIPTION	Unit Price	Extended Total
1	Elevation of several existing trees around west signage to create cleaner site lines. Clear unmowed area further from road for cleaner appearance		2200.00
	Total		\$ 2,200.00

Signed: _____ Date: _____

Teresa Farlow

From: Brian K. Lamb
Sent: Friday, September 23, 2022 3:28 PM
To: Teresa Farlow
Subject: Fwd: Tree trimming at Crosswind Point
Attachments: Parrish Plantation Tree Elevation cont.pdf

Get [Outlook for iOS](#)

From: csullivan manateelandscape.com <csullivan@manateelandscape.com>
Sent: Friday, September 23, 2022 1:46 PM
To: Allison Martin <amartin@westbaytampa.com>
Cc: Brian K. Lamb <Brian.Lamb@Inframark.com>
Subject: RE: Tree trimming at Crosswind Point

This was the tree cleanup that was done around the west side of the entrance on SR62 as well as the cutting back the weed line on the same side of the entrance boulevard. It was completed the last week of August.

From: Allison Martin <amartin@westbaytampa.com>
Sent: Thursday, August 18, 2022 2:26 AM
To: csullivan manateelandscape.com <csullivan@manateelandscape.com>
Cc: Brian K. Lamb <Brian.Lamb@Inframark.com>
Subject: Tree trimming at Crosswind Point

Chris,

Please send the CDD a proposal to trim all the trees at the entry area and in the side park behind the villas. You know which ones not to include.

I would like them cleaned up by the end of the month. Thanks

Regards,

Allison Martin
Land Development Manager
4065 Crescent Park Drive, Riverview, FL 33578
Cell: (941) 773-6413
www.homesbywestbay.com

****Please note that if you are sending an invoice please make sure to copy the Accounts Payable email for the Land team at accountspayable@westbaytampa.com. This will ensure that your invoice is paid in a timely manner.**

Parrish Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Parrish Plantation CDD
Balance Sheet
As of 9/30/2022

		General Fund -	Debt Service Fund	Capital Projects	General Fixed	General Long-	Total
		Crosswind Point	- Series 2021	Fund - Series	Assets	Term Debt	
				2021			
Assets							
10101	Cash-Operating Account	165,071.70	0.00	0.00	0.00	0.00	201,339.55
10200	Investment - Revenue 2021 (1000)	0.00	358.74	0.00	0.00	0.00	358.74
10201	Investment - Interest 2021 (1001)	0.00	154,615.64	0.00	0.00	0.00	154,615.64
10203	Investment - Reserve 2021 (1003)	0.00	478,793.76	0.00	0.00	0.00	478,793.76
10205	Investment - Construction 2021 (1005)	0.00	0.00	38.14	0.00	0.00	38.14
10206	Investment - Cost of Issuance 2021	0.00	0.00	0.00	0.00	0.00	0.00
11501	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
13106	Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
15503	Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00
16990	Construction Work in Progress	0.00	0.00	0.00	7,303,048.90	0.00	7,303,048.90
18100	Amount To Be Provided-Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,540,000.00</u>	<u>8,540,000.00</u>
	Total Assets	<u>165,071.70</u>	<u>633,768.14</u>	<u>38.14</u>	<u>7,303,048.90</u>	<u>8,540,000.00</u>	<u>16,678,194.73</u>
Liabilities							
20200	Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00
20702	Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
20900	Deferred Revenue	0.00	0.00	0.00	0.00	0.00	0.00
21800	Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
22000	Deposits	(984.00)	0.00	0.00	0.00	0.00	(984.00)
22900	Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
23290	Revenue Bonds Payable - Series 2021	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,540,000.00</u>	<u>8,540,000.00</u>
	Total Liabilities	<u>(984.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,540,000.00</u>	<u>8,539,016.00</u>
Fund Equity & Other Credits Contributed Capital							
24700	Retained Earnings-All Other Reserves	0.40	942,862.43	0.00	0.00	0.00	942,862.83
27100	Fund Balance-Unreserved	0.00	0.00	7,251,669.21	0.00	0.00	7,251,669.21
28000	Investment in General Fixed Assets	0.00	0.00	0.00	7,303,048.90	0.00	7,303,048.90
	Other	<u>166,055.30</u>	<u>(309,094.29)</u>	<u>(7,251,631.07)</u>	<u>0.00</u>	<u>0.00</u>	<u>(7,358,402.21)</u>
	Total Fund Equity & Other Credits Contributed Capital	<u>166,055.70</u>	<u>633,768.14</u>	<u>38.14</u>	<u>7,303,048.90</u>	<u>0.00</u>	<u>8,139,178.73</u>
	Total Liabilities & Fund Equity	<u>165,071.70</u>	<u>633,768.14</u>	<u>38.14</u>	<u>7,303,048.90</u>	<u>8,540,000.00</u>	<u>16,678,194.73</u>

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund - Crosswind Point
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Retained Earnings-All Other Reserves	0.00	115,765.00	115,765.00	0 %
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Off Roll	0.00	26,620.00	26,620.00	0 %
O&M Assmts-Off Tax Roll Crosswind Point/GF 001	489,696.00	133,676.00	(356,020.00)	(73)%
O&M Assmts-Off Tax Roll Crosswind Ranch/GF 002	0.00	70,798.00	70,798.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	40,623.00	40,623.00	0 %
Total Revenues	<u>489,696.00</u>	<u>387,481.00</u>	<u>(102,215.00)</u>	<u>(21)%</u>
Expenditures				
Retained Earnings-All Other Reserves	0.00	(115,764.00)	115,764.00	0 %
Financial & Administrative				
District Manager	18,317.00	26,167.00	(7,850.00)	(43)%
District Engineer	4,762.00	5,158.00	(395.00)	(8)%
Disclosure Report	3,500.00	5,150.00	(1,650.00)	(47)%
Trustee Fees	4,000.00	2,020.00	1,980.00	49 %
Accounting Services	12,822.00	16,175.00	(3,353.00)	(26)%
Auditing Services	3,151.00	7,204.00	(4,054.00)	(129)%
Assessment Roll	3,663.00	833.00	2,830.00	77 %
Financial & Revenue Collections	2,564.00	0.00	2,564.00	100 %
Special Services	2,500.00	0.00	2,500.00	100 %
Postage, Phone, Faxes, Copies	110.00	128.00	(18.00)	(16)%
Public Officials Insurance	1,813.00	2,329.00	(516.00)	(28)%
Legal Advertising	1,099.00	1,573.00	(474.00)	(43)%
Bank Fees	147.00	15.00	132.00	90 %
Dues, Licenses, & Fees	128.00	175.00	(47.00)	(36)%
Miscellaneous Fees	183.00	0.00	183.00	100 %
Office Supplies	73.00	0.00	73.00	100 %
Website Maintenance	1,099.00	1,205.00	(106.00)	(10)%
ADA Website Compliance	1,319.00	1,500.00	(181.00)	(14)%
Legal Counsel				
District Counsel	5,495.00	8,519.00	(3,024.00)	(55)%
Electric Utility Services				
Electric Utility Services - Streetlights	75,000.00	3,057.00	71,943.00	96 %
Electric Utility Services - All Others	12,000.00	958.00	11,042.00	92 %
Garbage/Solid Waste Control Services				
Garbage Recreation Center	2,800.00	0.00	2,800.00	100 %
Water-Sewer Combination Services				
Water Utility Services	4,500.00	226.00	4,274.00	95 %
Stormwater Control				
Aqua Maintenance	17,500.00	10,159.00	7,341.00	42 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
Property & Casualty Insurance	22,500.00	2,846.00	19,654.00	87 %
General Liability Insurance	3,200.00	0.00	3,200.00	100 %
Entry & Wall Maintenance	1,500.00	0.00	1,500.00	100 %
Landscape Maintenance	140,000.00	6,243.00	133,757.00	96 %

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Landscape Mulch	18,500.00	0.00	18,500.00	100 %
Plant Replacement Program	10,000.00	0.00	10,000.00	100 %
Landscape Annuals	14,000.00	0.00	14,000.00	100 %

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund - Crosswind Point
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Oak Tree Monitoring	32,400.00	0.00	32,400.00	100 %
Oak Tree Fertilization / Treatment	4,200.00	0.00	4,200.00	100 %
Irrigation Maintenance	5,000.00	0.00	5,000.00	100 %
Road & Street Facilities				
Pavement & Drainage Repairs & Maintenance	1,500.00	0.00	1,500.00	100 %
Parks & Recreation				
Field Services	12,000.00	2,000.00	10,000.00	83 %
Pool Permits	350.00	0.00	350.00	100 %
Facility Janitorial Services	7,500.00	0.00	7,500.00	100 %
Facility Janitorial Supplies	750.00	0.00	750.00	100 %
Club Facility Maintenance	7,500.00	0.00	7,500.00	100 %
Pool Service Contract	12,000.00	0.00	12,000.00	100 %
Pool Repairs	2,500.00	0.00	2,500.00	100 %
Facility A/C Maintenance	1,000.00	0.00	1,000.00	100 %
Telephone / Internet Services	950.00	0.00	950.00	100 %
Playground Equipment Maintenance	300.00	0.00	300.00	100 %
Access Control Maintenance	2,000.00	0.00	2,000.00	100 %
Dog Waste Station Service and Supplies	1,500.00	0.00	1,500.00	100 %
Holiday Decorations	2,500.00	0.00	2,500.00	100 %
Event Services & Supplies	500.00	0.00	500.00	100 %
Contingency				
Miscellaneous Contingency	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>100 %</u>
Total Expenditures	<u>489,696.00</u>	<u>(12,124.00)</u>	<u>501,820.00</u>	<u>102 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>168,076.00</u>	<u>168,076.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>168,076.00</u>	<u>168,076.00</u>	<u>0 %</u>

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

002 - General Fund - Crosswind Ranch
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts-Off Tax Roll Crosswind Ranch/GF 002	179,019.00	36,268.00	(142,751.00)	(80)%
Total Revenues	179,019.00	36,268.00	(142,751.00)	(80)%
Expenditures				
Financial & Administrative				
District Manager	6,683.00	0.00	6,683.00	100 %
District Engineer	1,738.00	0.00	1,738.00	100 %
Disclosure Report	3,500.00	0.00	3,500.00	100 %
Trustee Fees	4,000.00	0.00	4,000.00	100 %
Accounting Services	4,678.00	0.00	4,678.00	100 %
Auditing Services	1,150.00	0.00	1,150.00	100 %
Assessment Roll	1,337.00	0.00	1,337.00	100 %
Financial & Revenue Collections	936.00	0.00	936.00	100 %
Special Services	2,500.00	0.00	2,500.00	100 %
Postage, Phone, Faxes, Copies	40.00	0.00	40.00	100 %
Public Officials Insurance	662.00	0.00	662.00	100 %
Legal Advertising	401.00	0.00	401.00	100 %
Bank Fees	53.00	0.00	53.00	100 %
Dues, Licenses, & Fees	47.00	0.00	47.00	100 %
Miscellaneous Fees	67.00	0.00	67.00	100 %
Office Supplies	27.00	0.00	27.00	100 %
Website Maintenance	401.00	0.00	401.00	100 %
ADA Website Compliance	481.00	0.00	481.00	100 %
Legal Counsel				
District Counsel	2,005.00	0.00	2,005.00	100 %
Electric Utility Services				
Electric Utility Services - Streetlights	35,000.00	0.00	35,000.00	100 %
Electric Utility Services - All Others	1,000.00	0.00	1,000.00	100 %
Water-Sewer Combination Services				
Water Utility Services	575.00	0.00	575.00	100 %
Stormwater Control				
Aqua Maintenance	9,000.00	0.00	9,000.00	100 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
Property & Casualty Insurance	10,000.00	0.00	10,000.00	100 %
General Liability Insurance	1,765.00	0.00	1,765.00	100 %
Entry & Wall Maintenance	775.00	0.00	775.00	100 %
Landscape Maintenance	55,000.00	0.00	55,000.00	100 %
Miscellaneous Landscape	2,500.00	0.00	2,500.00	100 %
Landscape Mulch	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	3,500.00	0.00	3,500.00	100 %
Landscape Annuals	5,000.00	0.00	5,000.00	100 %
Irrigation Maintenance	6,000.00	0.00	6,000.00	100 %
Road & Street Facilities				
Pavement & Drainage Repairs & Maintenance	250.00	0.00	250.00	100 %
Parks & Recreation				
Field Services	5,000.00	0.00	5,000.00	100 %
Facility Janitorial Services	750.00	0.00	750.00	100 %

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Facility Janitorial Supplies	100.00	0.00	100.00	100 %
Club Facility Maintenance	3,500.00	0.00	3,500.00	100 %
Playground Equipment Maintenance	1,000.00	0.00	1,000.00	100 %
Dog Waste Station Service and Supplies	500.00	0.00	500.00	100 %

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

002 - General Fund - Crosswind Ranch
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Event Services & Supplies	500.00	0.00	500.00	100 %
Contingency				
Miscellaneous Contingency	<u>1,100.00</u>	<u>0.00</u>	<u>1,100.00</u>	<u>100 %</u>
Total Expenditures	<u>179,019.00</u>	<u>0.00</u>	<u>179,019.00</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>36,268.00</u>	<u>36,268.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>36,268.00</u>	<u>36,268.00</u>	<u>0 %</u>

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Retained Earnings-All Other Reserves	0.00	28.00	28.00	0 %
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	0.00	51,394.00	51,394.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>39.00</u>	<u>39.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>51,461.00</u>	<u>51,461.00</u>	<u>0 %</u>
Expenditures				
Retained Earnings-All Other Reserves	0.00	(74,731.00)	74,731.00	0 %
Debt Service Payments				
Interest	0.00	309,231.00	(309,231.00)	0 %
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>51,394.00</u>	<u>(51,394.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>285,894.00</u>	<u>(285,894.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(309,192.00)</u>	<u>(309,192.00)</u>	<u>0 %</u>
Other Financing Sources (Uses)				
Interfund Transfer				
Interfund Transfer	0.00	122.00	122.00	0 %
Other				
Other	0.00	1,017,370.00	1,017,370.00	0 %
Interfund Transfer	<u>0.00</u>	<u>172.00</u>	<u>172.00</u>	<u>0 %</u>
Total Other Financing Sources (Uses)	<u>0.00</u>	<u>1,017,663.00</u>	<u>1,017,663.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(309,094.00)</u>	<u>(309,094.00)</u>	<u>0 %</u>

Parrish Plantation CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Fund - Series 2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	122.00	122.00	0 %
Total Revenues	0.00	122.00	122.00	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0.00	7,251,655.00	(7,251,655.00)	0 %
Total Expenditures	0.00	7,251,655.00	(7,251,655.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	(7,251,533.00)	(7,251,533.00)	0 %
Other Financing Sources (Uses)				
Interfund Transfer				
Interfund Transfer	0.00	24.00	24.00	0 %
Other				
Interfund Transfer	0.00	(122.00)	(122.00)	0 %
Total Other Financing Sources (Uses)	0.00	(98.00)	(98.00)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0.00	(7,251,631.00)	(7,251,631.00)	0 %
Fund Balance, Beginning of Period				
	0.00	7,251,863.00	7,251,863.00	0 %
Interfund Transfer	0.00	(194.00)	(194.00)	0 %
Total Fund Balance, Beginning of Period	0.00	7,251,669.00	7,251,669.00	0 %

Parrish Plantation CDD
 Statement of Revenues and Expenditures
 From 10/1/2021 Through 9/30/2022

900 - General Fixed Assets
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	7,303,049.00	7,303,049.00	0 %

Parrish Plantation CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	196,651.15
Less Outstanding Checks/Vouchers	326.86
Plus Deposits in Transit	5,015.26
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	201,339.55
Balance Per Books	<u>201,339.55</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Parrish Plantation CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1115	9/30/2022	System Generated Check/Voucher	<u>326.86</u>	FPL
Outstanding Checks/Vouchers			<u>326.86</u>	

Parrish Plantation CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR462	1/19/2022	Off Roll assessments 1.19.2022	<u>5,015.26</u>	
Outstanding Deposits			<u>5,015.26</u>	

Parrish Plantation CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1110	8/28/2022	System Generated Check/Voucher	1,110.79	FPL
1111	8/28/2022	System Generated Check/Voucher	1,521.50	Straley Robin Vericker
CD033	9/7/2022	September Withdrawals	79.87	
1112	9/8/2022	System Generated Check/Voucher	1,493.00	Cypress Creek Aquatics Inc
1113	9/19/2022	System Generated Check/Voucher	609.00	FPL
1114	9/21/2022	System Generated Check/Voucher	<u>226.41</u>	Manatee County Utilities Department
Cleared Checks/Vouchers			<u>5,040.57</u>	

Parrish Plantation CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR511	8/26/2022	Off Roll Assessments	102,079.90	
CR508	9/14/2022	Off Roll Assessments - CK# 006924	1,969.76	
CR510	9/16/2022	Off Roll Assessments - CK# 005810	<u>12,050.30</u>	
Cleared Deposits			<u>116,099.96</u>	