May 16, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300 TAMPA. FL 33067

Parrish Plantation Community Development District

Board of Supervisors

Matt O'Brien, Chairman Brent Dunham, Vice Chairperson Allison Martin, Assistant Secretary Marlena Nitschke, Assistant Secretary Blake Murphy, Assistant Secretary **District Staff**

Angie Grunwald, District Manager John Vericker, District Counsel Chris Fisher, District Engineer

Regular Meeting Agenda

Thursday, May 16, 2024, at 2:00 PM

The Regular Meeting of the Parrish Plantation Community Development District will be held on May 16, 2024, at 2:00 PM at The Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Teams Meeting; <u>Click here to join the meeting</u> Meeting ID: 289 710 228 03 Passcode: 7wpk8k

Phone # 1-646-838-1601 Phone Conference ID: 312 075 786#

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENTS ON AGENDA ITEMS (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2024-06; Approving Proposed Budget and Setting Public Hearing
- B. Consideration of Resolution 2024-07; Setting Landowners Election and Regular Meeting
- C. Consideration of Resolution 2024-08; Natural Buffer Area
- D. Consideration of Land Development Construction Contract Assignment
- E. Announcement of Qualified Electors
- F. Consideration of Amenity Pool Monitor Proposals
- G. Ratification of Aquatics Management Agreement

4. CONSENT AGENDA

- A. Consideration of meeting minutes for the Regular Meeting March 21, 2024
- B. Consideration of Operations and Maintenance Expenditures March 2024
- C. Review of Financial Statements for Month Ending March 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report
 - ii. Aquatics Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Parrish Plantation Community Development District ("District") prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Proposed Budget"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 18, 2024

HOUR: 2:00 p.m.

LOCATION: The Harrison Ranch Clubhouse

located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219.

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED on May 16, 2024.

Attest:	Development District		
Print Name:	Print Name:		
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors		

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT REVENUE COLLECTION

Fiscal Year 2025 - Proposed Operating Budget

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

Notations:

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

ADMINISTRATION DETAIL

Fiscal Year 2025 - Proposed Operating Budget

TOTAL ADMINSTRATIVE	\$102,475.00
District Counsel	12,000.00
LEGAL COUNSEL	
ADA Website Compliance	1,800.00
Website Maintenance	1,500.00
Office Supplies	100.00
Miscellaneous Fees	250.00
Dues, Licenses, & Fees	175.00
Bank Fees	200.00
Legal Advertising	1,500.00
Public Officials Insurance	12,000.00
Postage, Phone, Faxes, Copies	150.00
Auditing Services	4,300.00
Financial & Revenue Collections	3,500.00
Assessment Roll	5,000.00
Accounting Services	17,500.00
District Engineer	6,500.00
District Manager	36,000.00
FINANCIAL & ADMINISTRATIVE	
PENDITURES - SHARED GF ADMINSTRATIVE	

Allocation Methodology of Administrative Cost between GF 001	l and GF 002	
GF 001/Crosswind Point EAUs	527.75	73.27%
GF 002/Crosswind Ranch EAUs	192.56	26.73%
	720.31	100.00%
GF 001/Crosswind Point Allocation	75,080.87	
GF 002/Crosswind Ranch Allocation	27,394.13	
	\$102,475.00	

Notations:

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

GF 001 - CROSSWIND POINT

Fiscal Year 2025 - Proposed Operating Budget

TOTAL CROSSWIND POINT FIELD OPERATIONS	\$404,114.81
TOTAL CROSSWIND POINT FIELD OPERATIONS	\$1,000.00
Miscellaneous Contingency TOTAL CONTINCENCY	1,000.00
Contingency	
TOTAL PARKS AND RECREATION	\$58,000.00
Event Services & Supplies	1,000.00
Holiday Decorations	5,000.00
Dog Waste Station Service and Supplies	1,500.00
Access Control Maintenance	5,000.00
Telephone/Internet Services Park Equipment Maintenance	1,000.00 1,000.00
Facility A/C Maintenance Talanhana/Internat Sarvines	2,000.00
Pool Repairs	5,000.00
Pool Service Contract	15,000.00
Facility Janitorial Supplies	1,000.00
Facility Janitorial Services	10,000.00
Pool Permits	500.00
Field Services	0.00
Facility Maintenance & Pool Monitoring	10,000.00
PARKS AND RECREATION	÷ =,000.00
TOTAL ROAD & STREET FACILITIES	\$1,500.00
Pavement & Drainage Maintenance	1,500.00
ROAD & STREET FACILITIES	
TOTAL OTHER PHYSICAL ENVIRONMENT	\$233,882.80
Miscellaneous Landscape	10,000.00
Oak Tree Monitoring Oak Tree Fertilization/Treatment	32,400.00 4,200.00
Plant Replacement Program Oak Tree Menitoring	20,000.00
Landscape Annuals Plant Bankasmant Program	0.00
Landscape Mulch	0.00
Irrigation Maintenance	20,000.00
Landscape Maintenance	112,282.80
Entry & Wall Maintenance	5,000.00
General Liability Insurance	5,000.00
Property & Casualty Insurance	25,000.00
OTHER PHYSICAL ENVIRONMENT	
TOTAL STORMWATER CONTROL	\$17,500.00
Aquatic Plant Replacement	0.00
Aquatic Maintenance	17,500.00
STORMWATER CONTROL	
TOTAL WATER-SEWER COMBINATION SERVICES	\$4,500.00
Water Utility Services	4,500.00
WATER-SEWER COMBINATION SERVICES	
TOTAL GARBAGE/SOLID WASTE SERVICES	\$2,800.00
Garbage Recreation Center	2,800.00
GARBAGE/SOLID WASTE SERVICES	
TOTAL ELECTRIC UTILITY SERVICES	\$84,932.01
Electric Utility Services - All Others	12,000.00
Electric Utility Services - Streetlights	72,932.01
ELECTRIC UTILITY SERVICES	
PENDITURES - FIELD OPERATIONS - CROSSWIND POINT	
TOTAL ADMINISTRATIVE SERVICES	\$85,080.87
Special Services	2,500.00
Disclosure Report	3,500.00
	4,000.00
Trustee Fees	75,080.87

GF 002 - CROSSWIND RANCH

Fiscal Year 2025 - Proposed Operating Budget

FINANCIAL & ADMINISTRATIVE Shared Adminstration	27,394.13
Γrustee Fees	4,000.00
Disclosure Report	3,500.00
Special Services	2,500.00
TOTAL ADMINISTRATIVE SERVICES	\$37,394.13
ENDITURES - FIELD OPERATIONS - CROSSWIND RANCH ELECTRIC UTILITY SERVICES	
Electric Utility Services - Streetlights	4,000.00
Electric Utility Services - All Others	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$4,000.00
GARBAGE/SOLID WASTE SERVICES	
Garbage Recreation Center TOTAL GARBAGE/SOLID WASTE SERVICES	0.00
	\$0.00
WATER-SEWER COMBINATION SERVICES Water Utility Services	200.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$550.00
STORMWATER CONTROL	
Aquatic Maintenance	9,000.00
Aquatic Plant Replacement	0.00
TOTAL STORMWATER CONTROL	\$9,000.00
OTHER PHYSICAL ENVIRONMENT	4,770.40
Property & Casualty Insurance General Liability Insurance	1,825.19
Entry & Wall Maintenance	0.00
Landscape Maintenance	105,954.60
Irrigation Maintenance	15,000.00
Landscape Mulch	0.00
Landscape Annuals	0.00
Plant Replacement Program	0.00
Miscellaneous Landscape TOTAL OTHER PHYSICAL ENVIRONMENT	0.00 \$127,550.19
ROAD & STREET FACILITIES	
Pavement & Drainage Maintenance	0.00
TOTAL ROAD & STREET FACILITIES	\$0.00
PARKS AND RECREATION	
Facility Maintenance & Pool Monitoring	0.00
Field Services	0.00
Pool Permits	0.00
Facility Janitorial Services Facility Janitorial Supplies	0.00
Pool Service Contract	0.00
Pool Repairs	0.00
Facility A/C Maintenance	0.00
Telephone/Internet Services	0.00
Park Equipment Maintenance	0.00
Access Control Maintenance	0.00
Dog Waste Station Service and Supplies	0.00
Holiday Decorations	0.00
Event Services & Supplies	0.00 \$0.00
TOTAL PARKS AND RECREATION	φυ.υυ
Contingency	0.00
TOTAL PARKS AND RECREATION Contingency Miscellaneous Contingency TOTAL CONTINGENCY	0.00 \$0.00
Contingency Miscellaneous Contingency	

ASSESSMENT SUMMARY

Fiscal Year 2025 - Proposed Operating Budget

CROSSWIND POINT											
					FY 2024			FY 2025			
Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	GF 001 O&M Per Unit	Total Assessment	Debt Service Per Unit	GF 001 O&M Per Unit	Total Assessment	Total Increase / (Decrease) in Annual Assmt.	Percentage of Increase / (Decrease) in Annual Assmt
			A.	SSESSMEN	T AREA ON	E					
Single Family 35'	0.875	114	99.75	844.50	862.85	1,707.35	\$844.50	\$862.85	\$1,707.35	\$0.00	0.00%
Single Family 40'	1.000	150	150.00	965.14	986.11	1,951.25	\$965.14	\$986.11	\$1,951.25	\$0.00	0.00%
Single Family 50'	1.250	160	200.00	1,206.43	1,232.64	2,439.07	\$1,206.43	\$1,232.64	\$2,439.07	\$0.00	0.00%
Single Family 65'	1.625	48	78.00	1,568.36	1,602.43	3,170.79	\$1,568.36	\$1,602.43	\$3,170.79	\$0.00	0.00%
	Subtotal	472	527.75	-	_		-			•	
	Undeveloped Gross Acreage										
Future Assessment Area	0.000	34.10	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	34.10	0.00								

Notations:

(1) Crosswind Point operations cost for FY 2025 reflect ongoing development.

(2) Crosswind Point private vacant land without development activity is not currently assessed for administration and operations.

						CROSSWIND R	ANCH				
					FY 2024				FY 2025		
Lot Size	EAU Value	Unit Count	Total EAUs	Per Pre-	Service Unit Post- Paydown	GF 002 O&M Per Unit	Total Assessment		Service Unit Post- Paydown	GF 002 O&M Per Unit	Total Assessment
				A GGEGGA (E)							
			1	ASSESSMEN	NT AREA TV	VO SERIES 202	Z				
Single Family 55'	1.375	72	99.00	\$2,947.78	\$1,609.04	\$1,355.95	\$2,964.99	\$2,947.78	\$1,609.04	\$1,355.95	\$2,964.99
Single Family 65'	1.625	53	86.13	\$3,483.74	\$1,901.60	\$1,602.48	\$3,504.08	\$3,483.74	\$1,901.60	\$1,602.48	\$3,504.08
	Subtotal	125.00	185.13							-	
U <mark>ndeveloped Gross Acreage</mark>											
Future Assessment Areas	0.015	495.38	7.43	\$0.00	\$0.00	\$14.79	\$14.79	\$0.00	\$0.00	\$14.79	\$14.79
	Subtotal	495.38	7	•			•				

Notations:

- (1) Crosswind Ranch operations cost for FY 2025 reflect ongoing development.
- (2) Crosswind Ranch private vacant land without development activity is assessed on remaining gross acreage for a portion of administration and operations only.
- (3) Annual Debt Service for Pre-Paydown Lots will be collected off roll. Post-Paydown Lots will be collected on roll.

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on October 10, 2019 by Ordinance No. 2019-33 as amended by Ordinance No. 21-32 of the Manatee County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board seats 1, 2 and 4, are set to expire in November 2024; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect 3 members of the Board, to Board seats 1, 2 and 4, will be held on Tuesday, November 5, 2024, at 2:00 p.m. at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219.
- **Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.
- **Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.
- **Section 4.** This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 16, 2024.

Attest:	Parrish Plantation Community Development District
Print Name:	Print Name:
Secretary/ Assistant Secretary	Chair/ Vice Chair of the Board of Supervisors

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Parrish Plantation Community Development District

Notice is hereby given to the public and all landowners within the Parrish Plantation Community Development District (the "District"), comprised of approximately 792.295 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 05, 2024

Time: 2:00 p.m.

Place: Parrish Plantation Model Home

12594 Oak Hill Way Parrish FL, 34219

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Angie Grunwald,	District Manager
Run Date(s):	

Instructions Relating to Landowners' Meeting of the Parrish Plantation Community Development District for the Election of Members of the Board of Supervisors

Date: November 05, 2024 2:00 p.m.

Time:

Location: Parrish Plantation Model Home

12594 Oak Hill Way Parrish FL, 34219

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("**District**") has been established and the landowners have held their initial election, there shall be subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors of the District ("**Board**") every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners' meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy.

At the landowners' meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 21, 2024.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Parrish Plantation Community Development District Landowners' Meeting – November 05, 2024

KNOW ALL MEN BY THES	E PRESENTS, that the undersig	med, the fee simple of	wner of the lands
described herein, hereby constitutes a	and appoints	("Proxy Ho	lder") for and on
described herein, hereby constitutes a behalf of the undersigned, to vote a	s proxy at the meeting of the	landowners of the l	Parrish Plantation
Community Development District to b			
Way, Parrish FL, 34219, on November	er 21, 2024, and at any adjournm	nents thereof, accord	ing to the number
of un-platted acres of land and/or platte	ed lots owned by the undersigned	landowner that the u	ndersigned would
be entitled to vote if then personally pr	resent, upon any question, propos	sition, or resolution o	r any other matter
or thing that may be considered at said			
Board of Supervisors. Said Proxy Hole	der may vote in accordance with	his or her discretion	on all matters not
known or determined at the time of sol	icitation of this proxy, which ma	y legally be considere	ed at said meeting.
			_
	y the undersigned for said meeti	-	
continue in full force and effect from t			
adjournment or adjournments thereof,		2	
presented at the landowners' meeting p	orior to the Proxy Holder's exerci	sing the voting rights	conferred herein.
Printed Name of Legal Owner	Signature of Legal Owner	Date	
	<i>н</i> - ет т	1-44-1 A/	A411
Address/Logal/av David ID #		1-platted Acreage/ of Platted Lots	Authorized Votes
Address/Legal/or Parcel ID #	or #	of Platted Lots	votes
-			
[Insert above the street address of e	each parcel, the legal descripti	on of each parcel.	or the tax narcel
	-	-	-
	l. If more space is needed, ide	-	-
incorporated by reference to an attack	l. If more space is needed, ide	-	-
	l. If more space is needed, idenment hereto.]	entification of parcel	ls owned may be
	l. If more space is needed, idenment hereto.]	-	ls owned may be

NOTES:

- 1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
- 2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
- 3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
- 4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Parrish Plantation Community Development District

Landowners' Meeting – November 05, 2024

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Parrish Plantation Community Development District and described as follows:

	gal/or Parcel ID #		# of Un-platted Acreage/ or # of Platted Lots	
 [Insert above identification	the street address of each parce number of each parcel. If more by reference to an attachment he	l, the legal space is nee		
I do cast my y	votes as a Landowner as follows:	7	Total Number of Authorized	Votes:
r do cast my v	Name of Candidate	Numb	per of Votes	
Seat				
Seat				
Seat				
Date:	Si	ignature: _		
	Pı	rinted Name	»:	

Official Ballot for Proxy Holders

Parrish Plantation Community Development District

Landowners' Meeting – November 05, 2024

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Parrish Plantation Community Development District and described in the attached proxies.

ı the dotte	ed line i	below is to					•
er of Plat er of Aut	ted Lot	ts I Votes					
otes, in m	y capac	ity as a pro	oxy holder	r for certain I	Landowne		
					- - -		
	er of Uner of Aut	er of Un-platted er of Authorized Name of O	er of Un-platted Acreage er of Platted Lots er of Authorized Votes Name of Candidate	er of Un-platted Acreage er of Platted Lots er of Authorized Votes Name of Candidate	the dotted line below is to be filled out by Districtor casting the ballot: umber of Proxies er of Un-platted Acreage er of Platted Lots er of Authorized Votes otes, in my capacity as a proxy holder for certain line. Name of Candidate Number of	er of Un-platted Acreage er of Platted Lots er of Authorized Votes Name of Candidate Number of Votes Number of Votes	er of Un-platted Acreage er of Platted Lots er of Authorized Votes otes, in my capacity as a proxy holder for certain Landowners, as follow Name of Candidate Number of Votes

RESOLUTION 2024- 08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH **PLANTATION COMMUNITY DEVELOPMENT** DISTRICT ADOPTING THE **PARRISH PLANTATION** COMMUNITY DEVELOPMENT DISTRICT NATURAL BUFFER AREAS POLICY.

WHEREAS, the 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 Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized to establish policies for the maintenance of natural areas and conservation areas within the District; and

WHEREAS, the Board desires to adopt the Parrish Plantation Development District Natural Buffer Areas Policy attached hereto as Exhibit "A".

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

Section 1. The Board hereby adopts the Parrish Plantation Community Development District Natural Buffer Areas Policy attached hereto as Exhibit "A".

Section 2. This Resolution shall become effective immediately upon its adoption and replaces all prior resolutions and policies with respect to the maintenance of the foregoing areas.

PASSED AND ADOPTED ON MAY 16, 2024.

Attest:	Parrish Plantation Community Development District
By:	By:
Name:	Matt O'Brien
Assistant Secretary	Chair of the Board of Supervisors

EXHIBIT "A"

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300, Tampa, FL 33607

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is to be interpreted consistently with the laws and regulations of other governmental entities, including Manatee County, and Southwest Florida Water Management District (SWFWMD). To the extent anything herein conflicts with any applicable law or regulation, such law or regulation shall control.

The natural areas are not intended to be maintained except as needed for the removal of exotic vegetation or emergency situations. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees are left to fulfill their role in nature's process. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Manatee County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Manatee County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This also pertains to normal maintenance, which allows an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, including maintenance and placement of personal property of any kind.

Assignment and Assumption

(Crosswind Ranch – Cone: Phase 2)

This Assignment and Assumption (this "Assignment") is made effective as of May 16, 2024, by and between HBWB Development Services, LLC, a Florida limited liability company registered to do business in Florida (the "Developer"), Wilson Site & Utilities, a fictitious name registered to do business in Florida ("Contractor"), and the Parrish Plantation Community Development District (the "District").

Background Information

The Developer is the owner of certain real property located at Crosswind Ranch – Cone Phase 2 within the boundaries of the District, situated in Manatee County, Florida. The Developer has entered into that certain Land Development Construction Agreement dated April 25, 2024 (the "Agreement"), with the Contractor, attached as Exhibit A, for the construction of public infrastructure and site development work, together with all any amendments and change orders, is incorporated herein by reference. The Agreement was competitively bid prior to its execution and represents a fair, competitive and reasonable price for the work involved. The District desires to acquire the Agreement from the Developer, and the Developer and Contractor have agreed to an assignment of all of the Developer's rights and obligations under the Agreement to the District, subject to the terms and conditions set forth herein.

Now therefore for \$10.00 and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- 1. <u>Background Information and Exhibits</u>. The foregoing Background Information is accurate and together with the exhibits attached hereto, the Background Information and exhibits are hereby incorporated into this Assignment for all purposes.
- **2.** <u>Definitions.</u> Capitalized terms in this Assignment which are not otherwise defined herein shall have the meaning defined in the Agreement.
- 3. <u>Assignment of the Agreement</u>. Developer hereby assigns all of Developer's right, title, interest and obligations in, to and under the Agreement to the District, subject to the terms and conditions set forth herein.
- **4.** <u>Assumption of the Agreement.</u> The District hereby accepts this Assignment of the Agreement, and hereby assumes all of the Developer's obligations thereunder, subject to the terms and conditions set forth herein.
- 5. <u>Funding.</u> The District recently issued its Special Assessment Bonds, Series 2024, to generate construction funds (the "**Bond Proceeds**") to pay for a portion of the public improvements contemplated by the District, which include those improvements described in the Agreement. Subject to the payment provisions in this Assignment and the terms of the Master Indenture, as supplemented, and ancillary agreements for the above mentioned bonds, the District shall utilize such funds to make all payments due on the Agreement until exhausted or is no longer available. If the Bond Proceeds are unavailable or insufficient to pay for the improvements in the Agreement, the Developer shall pay to the District, or to directly pay the Contractor, any amounts necessary to fund the shortfall.
- 6. Sales Tax Exemption: The Contractor acknowledges that the District is exempt from the Florida Sales and Use Tax (the "Sales Tax"). Accordingly, to minimize costs to the District, the Contractor agrees to cooperate with the District and to allow the District to purchase materials directly in its name in order to avoid the Sales Tax that would otherwise be due on such purchases. All such purchases shall be from vendors specified by and acceptable to the District, and shall be coordinated

with the Contractor's work schedule. All savings realized by the District as a result of such direct purchases shall inure to the benefit of the District, and the contract sum shall be reduced by cost of the materials purchased, together with the Sales Tax savings thereon, because the contract sum was originally computed on the assumption that materials would be subject to Sales Tax. The District agrees to assume the risk of loss for all materials it directly purchases at the time of purchase, agrees to take title of the materials upon delivery to the job site, and agrees to procure insurance for all items it purchases in the amounts required by Florida law, as applicable.

7. <u>Payment and Retainage Amount Modification</u>. To conform to the requirements of Florida law, the Agreement is amended as follows:

The District shall, not later than 45 days following the receipt of proper applications and certificates for payment, pay the Contractor the portion of the compensation properly allocable to labor, materials and equipment incorporated in the work for the period covered by the application for payment, less retainage of 5% and less the aggregate of previous payments made by the District, in accordance with Section 255.078, *Florida Statutes*.

- **8.** No Payment and Performance Bonds. Pursuant to the Agreement, the Developer has waived payment and performance bonds for the work.
- 9. Contractor's Ability to Lien Developer's Property. The Developer hereby consents to and acknowledges that to the extent the District does not have sufficient proceeds on hand for any payment due Contractor, and the Developer fails to timely provide the requisite funding to the District or to directly pay the Contractor for any shortfall, the Contractor shall have the right to a statutory and equitable claim of lien against the abutting private property in the District benefitting from the Contractor's work. Developer represents that copies of all Notices to Owner and recorded liens received, if any, together with all unpaid monthly statements from Contractor to Developer have been delivered to the District as of the date of this Assignment; that there are no unpaid amounts owed to Contractor that have not been disclosed to the District. The Developer knowingly waives any defense that the work performed by Contractor did not benefit the abutting private property. It shall not be a defense that any claim of lien against Developer's abutting private property is overstated or fraudulent under section 713.31, Florida Statutes.
- 10. <u>Temporary Construction Easement and License.</u> Developer hereby grants the District and Contractor a temporary non-exclusive easement and license to enter upon Developer's property and perform the work set forth in the Agreement and in the Plans and Specifications, wherever such work is necessary or required. This temporary easement and license shall automatically terminate upon completion of the infrastructure improvements subject to the Agreement.
- 11. <u>Insurance</u>. The Contractor shall deliver to the District proof of insurance required by the Agreement and name the District as an "Additional Insured" under such policy.
- **12.** <u>Indemnification</u>. Contractor hereby affirms the indemnification provisions of the Agreement shall run to the District, as if the District were originally named as the indemnitee in that section, including the limitation provisions expressly stated therein.
- **13.** <u>Sovereign Immunity</u>. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law; that any subcontractor retained by the Contractor shall acknowledge the same in writing.
- **14.** <u>Public Records</u>: As required under Section 119.0701, *Florida Statutes*, the Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order

to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements, if any. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT OR THIS ASSIGNMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT INFRAMARK, (954) 603-0033, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.

15. <u>E-Verify.</u>

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Assignment, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*, the District will terminate this Assignment and its obligations under the Agreement as required by Section 448.095(2)(c), *Florida Statutes* and the Developer shall once again assume all right, title, interest and obligations in, to and under the Agreement with respect to the work remaining.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), *Florida Statutes*, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

16. Public Entity Crimes. Pursuant to Section 287.133(3)(a), *Florida Statutes*:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that it has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Assignment may be

terminated by the District and the Developer shall once again assume all right, title, interest and obligations in, to and under the Agreement with respect to the work remaining.

- 17. <u>Scrutinized Companies.</u> Pursuant to Section 287.135, *Florida Statutes*, Contractor represents that it has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Assignment may be terminated by the District and the Developer shall once again assume all right, title, interest and obligations in, to and under the Agreement with respect to the work remaining.
- **18.** <u>Trench Safety.</u> Pursuant to Section 553.60, Florida Statutes, in the event that any portion of the Work requires excavation to exceed a depth of 5 feet:
 - a. The Contractor shall provide at the time of the execution of this Assignment the following:
 - i. A reference to the trench safety standards that will be in effect during the performance of the Work. If any geotechnical information is available from the Contractor, or otherwise, the contractor performing trench excavation shall consider this information in the contractor's design of the trench safety system which it will employ; and
 - ii. Written assurance by the contractor performing the trench excavation that such contractor will comply with the applicable trench safety standards; and
 - iii. A separate item identifying the cost of compliance, already included in the compensation, with the applicable trench safety standards.
 - b. Contractor shall comply with the excavation safety standards and adhere to any special shoring requirements, if any, of the state or other political subdivisions which may be applicable.
- **19. <u>Construction Defects.</u>** PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
- **20.** <u>Notice</u>. Where notice is required to be provided under the Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail or email to the other party and shall be deemed received upon actual receipt by mail or email, whichever is first. The addresses for notice to the Developer and Contractor are set forth in the Agreement. The District's mailing address is listed below:

To the District: c/o Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607 Attn: District Manager

angie.grunwald@inframark.com

With a copy to: Straley Robin Vericker

1510 W. Cleveland Street Tampa, Florida 33634 Attn: District Counsel jvericker@srvlegal.com

21. <u>Counterparts</u>. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[Signature page to follow]

IN WITNESS WHEREOF the undersigned have executed this Assignment as of the date and year first written above.

HBWB Development Services, LLC, a Florida limited liability company	Parrish Plantation Community Development District
Mark Metheny	Matt O'Brien
Vice President	Chair of the Board of Supervisors
	Wilson Site & Utilities, a fictitious name registered
	to do business in Florida
	David Wilson
	Manager

Exhibit A

LAND DEVELOPMENT CONSTRUCTION AGREEMENT

(HBWB Development Services, LLC)

This Land Development Construction Agreement (this "Agreement") is entered into by and between Wilson Site & Utilities, ("Contractor"), whose address is, 30518 Saddlebag Trail, Myakka City, Florida 34251, and HBWB Development Services, LLC ("Developer"). As used in this Agreement, "Contractor" may be a contractor, vendor and/or supplier.

In consideration of the mutual promises herein contained, the parties agree that during the term of this Agreement, Contractor will provide labor, services, materials and/or equipment (the "Work") as described in the Contract Documents (defined below) on the real property described on Exhibit "A" attached hereto (the "Project"), and Developer will pay Contractor for the Work, in accordance with the procedures and subject to the obligations, terms, conditions and limitations contained in this Agreement. The parties further agree as follows:

- 1. WORK. The Work to be performed by Contractor is listed on Exhibit "B" attached hereto, (collectively called the "Contract Documents"). The Contract Documents may be amended and/or supplemented from time to time pursuant to the Change Order process described in Section 4 below.
- 2. CONTRACT PRICE. Subject to the terms and conditions contained herein, Developer will pay Contractor for the Work (the "Contract Price") pursuant to the Schedule of Values (herein so called) attached hereto as <a href="Exhibit" "Exhibit "C."

3. PAYMENT AND RETAINAGE.

- (a) Payment. Developer, agrees, subject to the terms herein, to make payment to Contractor for the Work pursuant to the Schedule of Values and the Payment Schedule (the "Payment Schedule") attached hereto as <a href="Exhibit" "E" when (i) Developer receives from Contractor and approves a completed and correct Application for Payment in the form attached hereto as Exhibit "E" (the "Application for Payment"), (ii) Developer confirms the completion of the portion of the Work relating to the Application for Payment, (iii) Developer has received lien releases or waivers, to the extent required by Developer, from all potential lien claimants (at any tier) involved in the performance of the Work, and (iv) Contractor is not in breach of this Agreement and satisfies any additional payment conditions set forth in this Agreement. Payments to Contractor will not be construed as acceptance of the Work or a waiver of any rights of Developer under this Agreement and will not relieve Contractor of any of its obligations hereunder.
- (b) **Retainage**. Developer will withhold retainage from payments due Contractor pursuant to the Payment Schedule. As used in the Payment Schedule and elsewhere in this Agreement, the term "substantially complete" will mean the stage in the progress of the Work when the Work, or designated portion thereof, is sufficiently complete in accordance with the Contract Documents, as evidenced by a Certificate of Substantial Completion approved by Developer in the form attached hereto as Exhibit "F".
- CHANGE ORDER. A Change Order ("Change Order") will be issued to modify the Work, the Contract Documents, 4. the Contract Price, the Schedule of Values, the Payment Schedule, and/or the Project Schedule. A sample of the Change Order form is attached hereto as Exhibit "G". In the absence of complete and prompt agreement between Developer and Contractor on the terms of a Change Order, Developer may elect to direct Contractor, in writing, to proceed with the Work, as modified by Developer. Contractor will immediately comply with Developer's direction to proceed with the Work, as modified, but will within ten (10) days of Contractor's receipt of Developer's written direction, submit to Developer a detailed proposal for a Change Order ("Change Order Proposal") which will include the proposed adjustments to the Contract Price, the Project Schedule or any other provisions of this Agreement necessary to accomplish the Work, as modified by Developer. The failure of Contractor to submit a detailed Change Order Proposal within the time limit stated therefore, or within such additional time granted by Developer in writing, in its sole discretion, will be deemed a waiver of any claim for compensation that the Contractor may have with respect to Developer's modification. Contractor's Change Order Proposal must include an explanation of the cost and schedule impact of Developer's modification. If Developer and Contractor cannot agree upon the terms of the Change Order within thirty (30) days of the Contractor's delivery to Developer of the Change Order Proposal, either party may submit such dispute to binding arbitration pursuant to the terms of Section 13 of this Agreement. Payment for all work performed by Contractor that is not the subject of a Change Order approved by Developer or an Developer's written direction to proceed, is subject to rejection by Developer.
- 5. PAYMENTS BY CONTRACTOR NO LIENS. Subject to the terms herein, Contractor will promptly pay in cash all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of

Developer, Contractor will provide proof of such payment. Unless prohibited by law, Developer may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to Developer of a dispute with any such person or entity and has furnished security satisfactory to Developer insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section 5 are intended solely for the benefit of Developer and will not extend to the benefit of any third persons, or obligate Developer or its sureties in any way to any third party. Subject to the terms of this Section 5, Contractor will at all times keep the Project, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of Work. Developer may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of work, sums paid to date, sums owed, and sums remaining to be paid.

- **STANDARD OF PERFORMANCE**. Contractor will perform the Work as follows (collectively, "Contractor's Standard of Performance"): (a) in a prompt, diligent, good and workmanlike manner, (b) in conformance with the time schedule attached hereto as Exhibit "H" (the "Project Schedule"), and (c) in accordance with: (i) industry standards, (ii) any standards, conditions and/or practices set forth in the Contract Documents, (iii) any practices otherwise specified in writing by Developer to Contractor, (iv) applicable Governmental Requirements (as defined herein) and governmental standards, (v) all manufacturers' most recent written recommendations and specifications for the installation of materials, (vi) jobsite rules of Developer, and (vii) the specific plans, specifications and drawings contained in the Contract Documents including, without limitation, any amendments or alterations to them made by Developer, or with Developer's consent, from time to time. If there is a conflict between any of the standards, practices, plans, drawings, specifications, and schedules included in Contractor's Standard of Performance, the more stringent or exacting among them will control.
- 7. FAMILIARITY WITH PROJECT, DOCUMENTS AND GOVERNMENTAL REQUIREMENTS. Before Contractor commences the Work, Contractor will (a) inspect the Project, (b) familiarize itself with all plans, specifications and other documentation included within the Contract Documents and the Contractor's Standard of Performance and (c) compare the Project against the Contract Documents and such other written documentation. Contractor's commencement of the Work is an acknowledgment by Contractor that the Project is safe and ready for the Work to commence and continue in accordance with the Contract Documents, and the Contractor's Standard of Performance. Contractor's commencement and continuation of the Work without objection is a continuing acknowledgment that the Project is safe and ready for such performance of the Work. It is understood by the parties that Contractor is best able to evaluate the cost of the Work and that in arriving at the Contract Price, Contractor has considered and assumed the risk that unforeseen conditions or events may be encountered causing additional difficulty and expense not anticipated at the time the parties agreed upon the Contract Price. Contractor further represents that it is fully familiar with the requirements of any governmental authority having jurisdiction over the Work and is prepared to comply with all such requirements without additional compensation.
- 8. PROTECTION OF WORK AND PROJECT. Contractor will supervise, administer and protect the Work against loss or damage from any cause and will be responsible for all parts of the Work, temporary or permanent, finished or not, until the Work is finally completed and accepted by Developer. In addition, if the Work includes installation of materials or equipment furnished by anyone other than Contractor, Contractor must examine the items so provided and handle, store and install the items with the necessary skill and care to ensure a satisfactory and proper installation. Contractor will take reasonable precautions and maintain reasonable safeguards to protect against loss or damage to persons or property (including the work of other contractors) arising out of Contractor's activities at or about the Project and loss or damage to the Work as a result of weather conditions. Contractor will bear and be liable for, and Developer will not be responsible for, any loss, theft or damage to the Work (until after final completion and acceptance of such Work by Developer) and/or any material, equipment or other thing used in the Work or placed at the Project by Contractor, or any of its subcontractors, employees, vendors or agents, including, but not limited to, loss or damage due to theft, trespass or vandalism before final completion of the Work. The acceptance of the Work or any portion of the Work by Developer will not constitute a waiver or release of any rights of Developer against Contractor under this Agreement, at law or in equity including, without limitation, liability for defective, deficient or nonconforming Work. Contractor is responsible for the storage and safeguard of its own materials, tools and equipment and those of its subcontractors, employees, vendors or agents.

9. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS.

(a) General Compliance with Governmental Requirements. In performing the Work, Contractor Group (as hereinafter defined in Section 9(f)) will comply with all local, state, and federal laws, codes, rules, ordinances, regulations, requirements, orders, standards and permits (herein collectively referred to as

"Governmental Requirements") including, without limitation, the Federal Water Pollution Control Act (commonly referred to as the Clean Water Act), the Fair Labor Standards Act, the Immigration Reform and Control Act of 1986, the Immigration and Naturalization Reform Act, and the safety and health rules and regulations established by or pursuant to the Occupational Safety and Health Act of 1970, all as amended from time to time. In addition, Contractor Group will carefully check the Contract Documents and any other written documents describing Contractor's Standard of Performance, for conformity with Governmental Requirements. Contractor, at its sole cost and expense, will obtain all necessary permits and licenses and will give all necessary notices prior to commencement of the Work, unless Developer agrees otherwise in writing. The Work will conform to Governmental Requirements, and if Contractor observes any violation of Governmental Requirements, it will immediately report such violation Developer in writing.

- (b) Compliance with OSHA Regulations. Contractor acknowledges that the OSHA Hazard Communication Standard promulgated pursuant to the Occupational Safety and Health Act of 1970, as amended, and any and all state laws related to occupational health and safety (collectively the "OSHA Regulations") require, among other things, all contractors and subcontractors to exchange material safety data sheets and share information about precautionary measures necessary to protect all workers on a building project. In this regard, Contractor specifically agrees, without limitation of its general obligation under Section 9(a), as follows:
 - (i) Contractor Group will fully comply with the OSHA Regulations and will cooperate with Developer and all subcontractors of Developer in order to assure compliance with the OSHA Regulations.
 - (ii) Contractor accepts full responsibility and liability for the training of Contractor Group's employees as to all precautionary measures necessary to protect such employees during both routine and emergency situations on the Project and Contractor will make available for Developer's review all records and logs indicating such training was administered by Contractor to its employees.
 - (iii) Contractor Group will assist Developer in complying with the OSHA Regulations and will cooperate with any investigation of the Project.
 - (iv) Before Contractor Group uses any chemicals in its performance of the Work for Developer or incorporating any chemicals into materials or products supplied to Developer or to the Project, Contractor must give Developer prior written notice of the existence and the possible exposure to such chemical, deliver a Material Safety Data Sheet to Developer.
- (c) Compliance with Storm Water Discharge Laws and Plan. Contractor acknowledges that the discharge of storm water from certain construction sites is governed by the Governmental Requirements. Developer will obtain necessary authorizations to discharge storm water and develop a plan (the "Storm Water Discharge Plan") in accordance with the Governmental Requirements. Contractor agrees, without limitation of its general obligation under Section 9(a), as follows:
 - (i) Prior to commencing the Work, Contractor will review the Storm Water Discharge Plan and familiarize Contractor Group with those parts of the Storm Water Discharge Plan that apply to its activities.
 - (ii) Contractor Group will comply with the Storm Water Discharge Plan and all requirements of the Governmental Requirements related to storm water discharges applicable to its activities.
 - (iii) Contractor Group will cooperate with Developer, all contractors of Developer and all regulatory agencies having jurisdiction over the Project in complying with the Storm Water Discharge Plan including, but not limited to, executing any documents required by the Governmental Requirements related to storm water discharges, participating in training and compliance review programs, and undertaking inspections and monitoring as requested by Developer.
 - (iv) Contractor Group will handle construction chemicals and construction debris in accordance with requirements of the Storm Water Discharge Plan.
 - (v) Contractor Group will avoid damaging erosion or sediment controls installed by or on behalf of Developer, will immediately bring to the attention of Developer any damage that Contractor Group

may do to such erosion or sediment controls, and will be responsible for the reasonable costs of repairing any erosion or sediment controls that Contractor Group may damage.

- (d) Compliance with Immigration Reform and Control Act ("IRCA"). Contractor agrees that it will not assign any of its employees to a Project prior to Contractor completing the employment eligibility verification process as required by IRCA and verifying that the employee is lawfully eligible to work in the United States. Contractor further agrees that it will retain Form I-9 Employment Eligibility Verification relating to any employee currently or previously assigned to a Project for the period mandated by applicable law. To the extent Contractor engages one or more subcontractors to perform any Work, Contractor further agrees to require each such subcontractor to verify that any worker, whether an employee or an independent contractor, assigned to a Project by the subcontractor, including the subcontractor if the subcontractor is an individual, is lawfully eligible to work in the United States.
- (e) Notice and Opportunity to Repair State Statutes. Various states require preliminary steps be taken before a legal action or arbitration may be commenced. Such steps may include a "right to repair" process after receipt by the builder of notice of alleged defects. If the Work is performed in a state that has a "Notice and Opportunity to Repair" statute, Contractor Group will comply with (and will cooperate reasonably in good faith with Developer, so that Developer may comply with and satisfy) any requirements and/or obligations related to these state statutes. Such cooperation will include, without limitation, assisting Developer in complying with deadlines in responding to allegations by home Developers, participating in inspections, participating in mediation, and assisting Developer in preparing offers to repair and performing such repairs.
- (f) Contractor Group. For the purposes of this Section 9, the term "Contractor Group" will be deemed to include Contractor, as well as Contractor's subcontractors, employees or agents, or any of their subcontractors, employees or agents. Contractor will be responsible for all obligations of the Contractor Group set forth in this Section 9.
- **10. REQUIRED INSURANCE**. Contractor will maintain insurance with the minimum coverage, terms and limits provided in <u>Exhibit "I"</u> attached hereto. Developer reserves the right to amend and/or supplement the Required Insurance provided such amendment and/or supplement is agreed to by Contractor.

11. INDEMNITY.

- Duty to Defend Claims Related to Work. Contractor agrees to defend Developer Party (as defined (a) below) against any Claim (as defined below) related to or arising from the Work or Contractor's failure to comply with the terms of this Agreement including, without limitation, all costs and expenses related to such defense (including, without limitation, attorneys' fees, court costs and all other professional, expert or consultants' fees and costs). This duty to defend exists and includes any other claims or demands alleged by the party asserting the Claim, INCLUDING ANY ALLEGATIONS THAT ONE OR MORE DEVELOPER PARTY, Parties or any other party other than Contractor was negligent or otherwise responsible for the claim or demand. The duty to defend arises immediately upon written notice Developer requesting such defense and regardless of whether Contractor is a party to the Claim. Developer will be entitled to select the attorney and experts engaged to defend the Claim and to control and make all decisions, in its sole and absolute discretion, related to the Claim. Contractor shall promptly pay said attorneys and experts during the pendency of the Claim. Developer agrees to reimburse Contractor the reasonable costs actually paid by Contractor in defending the Claim except for the percentage of the costs attributable to Contractor's negligence or fault. Such reimbursement obligation will arise upon (i) the entry of a judgment or award that allocates Developer's and Contractor's percentage of negligence or fault or (ii) Developer and Contractor agreeing in writing on their percentages of negligence or fault. The duty to defend described in this Section 11(a) is separate and independent from the duty to indemnify described in Section 11(b) below.
- (b) INDEMNITY. EXCEPT AS PROVIDED IN SECTION 11(a) OF THIS AGREEMENT, CONTRACTOR AGREES TO INDEMNIFY AND HOLD EACH DEVELOPER PARTY HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS TO THE EXTENT SUCH CLAIMS (i) ARISE FROM OR ARE RELATED TO THE WORK, AND (ii) ARE ATTRIBUTABLE TO CONTRACTOR'S FAILURE TO COMPLY WITH THE TERMS OF THIS AGREEMENT OR CONTRACTOR'S, OR ITS AGENT'S, NEGLIGENCE, FAULT OR MISCONDUCT, OR FOR WHICH CONTRACTOR, OR ITS AGENT, IS STRICTLY LIABLE. THIS INDEMNITY DOES NOT EXTEND TO LIABILITY FOR CLAIMS TO THE EXTENT SUCH CLAIMS ARISE OUT OF THE NEGLIGENCE OF A DEVELOPER PARTY OR OTHER INDEPENDENT CONTRACTORS

WHO ARE CONTRACTUALLY RESPONSIBLE TO DEVELOPER OR TO THE EXTENT SUCH CLAIMS DO NOT ARISE FROM OR RELATE TO THE WORK.

(c) **Definitions**.

- (i) **Developer Party**. As used in this Agreement, "**Developer Party**" or "**Developer Parties**," as the case may be, means HBWB Development Services, LLC as Developer, the Developer of the Project if other than Developer, all subsidiaries, divisions, partners, parent and affiliated companies of Developer including without limitation Homes by West Bay, LLC, and all such parties' representatives, partners, officers, directors, shareholders, employees, agents, successors and assigns, and any lender of Developer with a security or collateral interest in the Project.
- (ii) Claim. As used in this Agreement, a "Claim" or "Claims," as the case may be, means any and all claims (including, without limitation, claims for bodily injury, financial loss, payment, death, or damage to property), attachments, liens, claims of lien, encumbrances, demands, causes of action, lawsuits, liabilities, losses, obligations, damages, actions, fines, penalties (including criminal fines or penalties imposed under any law, statute or provision identified in Section 9 of this Agreement), costs and expenses (including, but not limited to, attorneys' fees, court costs and all other professional, expert or consultants' fees and costs).
- (d) **Independent Obligations**. Contractor's liability for indemnification under this Section 11 is in addition to any liability Contractor may have to HBWB Development Services, LLC, for any breach by Contractor of any of the provisions of this Agreement. Under no circumstances will the required insurance in Section 10 be construed to limit Contractor's defense and/or indemnification obligation or other liability hereunder.
- (e) **Survival**. Contractor's obligation to indemnify and defend under this Section 11 will survive the expiration or earlier termination of this Agreement.
- (f) Savings Provision. If the provisions of this Section 11 violate the statutory or common law of the applicable state or governing authority, this Section 11 will not be stricken or found to be void in its entirety. Rather, Contractor's defense and indemnification obligations will apply to the fullest extent permitted by such applicable law.
- 12. WARRANTY. In addition to any other warranty expressly made by Contractor or implied by law, Contractor unconditionally warrants that the Work: (a) conforms to the specifications contained in the Contract Documents, (b) adheres to Contractor's Standard of Performance, (c) complies with all Governmental Requirements, (d) was performed without defects in workmanship or materials, and (e) consists of new materials, unless otherwise specified. Such warranty is for the benefit Developer and its successors and assigns for a period of one year from the date of full execution of the Certificate of Substantial Completion, unless some other period of time is designated in the Contract Documents. This warranty will specifically extend to the benefit of, and be enforceable by, any purchaser of any dwelling constructed on a Project (in which case, the Contractor's warranty shall continue for a period of one year after the sale of the dwelling to the purchaser), and to the extent applicable, any municipal corporation, jurisdiction, agency or home Developer's association that will ultimately own and/or govern any portion of a Project (each, a "Subsequent **Developer**"). In addition to all other remedies that Developer has under Section 15(b) herein, if demand is made upon Contractor to perform under this warranty within the applicable warranty period for an item covered by the warranty as provided in this Section 12, Contractor at its sole cost and expense will expeditiously repair or replace any defective Work, whether existing because of faulty workmanship, defective equipment or materials or from any other reason resulting from Contractor's activities, and repair or replace any damage to the work of others caused by such defective Work or repair or replacement of such defective Work. Developer's determination of defective workmanship or materials will be in Developer's sole discretion and will control for the purposes of this Agreement. The warranty in this Section 12 is independent from all other obligations of Contractor under this Agreement including, without limitation, all indemnification provisions, and will apply whether or not required by any other provision of this Agreement. Contractor's obligations under this Section 12 will survive the expiration or earlier termination of this Agreement.
- 13. DISPUTE RESOLUTION AND JURY WAIVER. Contractor and Developer agree that Hillsborough County, Florida, Circuit Court shall be the exclusive venue for all disputes, controversies or claims arising out of or relating to the Work, any payment disputes or obligations, any warranties (express or implied) relating thereto, or any breach of this Agreement (or questions as to its interpretation) and any other dispute arising between Contractor and Developer, (herein referred to collectively as a "Dispute"). Contractor and Developer hereby waive their right to a trial by

jury and agree that all Disputes shall be decided by a judge without a jury. Prior to filing a court action, the parties shall submit the Dispute to mediation.

14. TERMINATION OF WORK OR AGREEMENT BY DEVELOPER.

- (a) **Termination**. Developer may terminate Contractor's right to perform all or any portion of the Work or this entire Agreement (in which case Contractor's right to perform all Work will terminate), upon written notice at any time without cause (each, a "**Termination**"). Upon receipt of notice of Termination from Developer ("**Termination Notice**"), unless directed otherwise, Contractor will immediately cease performance of the terminated portion of the Work, placement of orders for materials, equipment, machinery and supplies in connection therewith and will, if requested, make every reasonable effort to procure cancellation of all existing orders for contracts upon terms satisfactory to Developer. Contractor will do only such Work as directed by Developer in writing or as may be necessary to preserve and protect that portion of the Work which has been incorporated into the Project and to protect materials, supplies and equipment at or about such Project or in transit thereto, unless otherwise instructed by Developer.
- (b) Compensation. Upon Termination, the obligations of the parties to continue performance as to the terminated portion of the Work (if all or any portion of the Work is being terminated), or under this Agreement (if this Agreement is being terminated), will cease and Contractor will be entitled to receive, as its exclusive remedy: (i) compensation for the Work properly performed up to the time of delivery of the Termination Notice (as the percentage of completion is reasonably determined by Developer) with the Contract Price being prorated accordingly, (ii) reimbursement for the actual cost of materials purchased by Contractor for the Work, as evidenced by Contractor's supplier's invoice, provided the materials are delivered to Developer, and (iii) payment for any other bona fide order evidenced in writing of fabricated components or structures ordered pursuant to the Contract Documents prior to Contractor's receipt of the Termination Notice, if the orders cannot with reasonable effort be canceled, so long as any benefits accruing from such items are assigned to Developer. Contractor shall be entitled to deduct from final payment any money required to correct or complete the Work in accordance with the Contract Documents. Payment to Contractor will be made in accordance with the terms and conditions set forth in Section 3 hereof, with final payment being made only after expiration of the period allowed by law for the filing of any claims to enforce mechanics liens arising out of the Work, without any claims having been filed. Notwithstanding any other provision in this Agreement to the contrary, neither Termination of any portion of the Work nor Termination of all or any portion of this Agreement will prejudice any claim of either party arising before such Termination, relieve either party from any liability arising prior to such Termination, affect Contractor's warranty obligations for the portion of the Work performed prior to Termination, relieve Contractor of its duty to correct any defective Work or affect Contractor's obligations to indemnify, defend and hold Developer harmless as required by this Agreement. Contractor hereby waives all claims to consequential damages, and its sole remedy shall be to seek payment of the earned Contract Price.

15. **DEFAULT AND REMEDIES**.

- (a) Default. For purposes of this Agreement, the term "Default" will mean any breach or default of the terms of this Agreement by Contractor including, without limitation, if (i) Contractor fails to timely and diligently proceed with the Work; (ii) Contractor fails to acquire and/or maintain the Required Insurance; (iii) Contractor fails to make or ensure payment to subcontractors or suppliers (at all tiers) for labor, materials, services or equipment employed by Contractor in connection with performance of the Work; (iv) Contractor fails to perform the Work in accordance with Contractor's Standard of Performance, the Governmental Requirements, the Contract Documents, or otherwise performs the Work in an unsatisfactory or defective manner; (v) Contractor fails to furnish the necessary skilled labor, materials, equipment or services to meet the construction needs in accordance with the Contract Documents; (vi) Contractor files a petition or a petition is filed against Contractor under any chapter or section of the federal Bankruptcy Code, as amended, or under any similar law, or Contractor is adjudged bankrupt or insolvent; (vii) Contractor makes a general assignment for the benefit of creditors; (viii) a receiver is appointed on account of Contractor's insolvency, or (ix) a breach by Contractor of any of the Other Agreements (as defined herein). Developer may occupy and use any portion of the Work, which has been partially or fully performed by Contractor, or on its behalf, and such occupancy or use shall not constitute an acceptance of the Work or a waiver of any defects in the Work or of any breach or default by Contractor of any of the provisions of this Agreement.
- (b) **Remedies Upon Default**. If Developer determines that a Default has occurred, then, in addition to all remedies available at law or in equity, Developer will be entitled to, immediately, with written notice to Contractor of a Default and Contractor's failure to cure said Default within 72 hours of receipt of such notice,

exercise any or all of the following remedies, which are cumulative and the exercise of any one remedy will not preclude, prevent or waive Developer's right to exercise any or all other remedies:

- (i) Suspend, Terminate or Retain Payments. Developer may suspend, terminate or retain any or all payments to Contractor for any Work until such time as Contractor is not in Default or such Work is fully and finally completed. If Contractor's right to perform all or a part of the Work is terminated, or this entire Agreement is terminated as provided in Section 14(a), then Contractor will be compensated pursuant to the provisions of Section 14(b).
- (ii) Correct Unsatisfactory or Defective Work. With respect to unsatisfactory or defective Work, Developer may take possession of the Project and all materials thereon that were used in connection with the performance of Work, correct such unsatisfactory or defective Work and either offset or back-charge the cost incurred by Developer in performing such Work, together with a supervision and administration fee equal to 15% of such costs, against any sums due Contractor by Developer. However, if such costs and fees exceed the unpaid portion of the Contract Price, then Contractor shall immediately pay such excess amount to Developer.
- (iii) **Perform Unfinished Work**. With respect to Work that has not been performed by Contractor in the timeframe set forth in the Contract Documents, Developer will have the right to take possession of the Project and all materials that were used by Contractor in connection with the performance of such Work on such Project and complete (or cause to be completed) such Work by whatever method Developer may deem expedient. If Developer performs any Work, then the unpaid portion of the Contract Price will be reduced by the amount of all costs incurred by Developer in performing such Work, together with a supervision and administration fee equal to 15% of such costs. However, if such costs and fees exceed the unpaid portion of the Contract Price, then Contractor will immediately pay such excess amount to Developer. Notwithstanding the foregoing, if Contractor's right to perform all or a part of Work is terminated, or this entire Agreement is terminated as provided in Section 14(a), then Contractor will be compensated pursuant to the provisions of Section 14(b).
- Protect From Liens; Pay Lien Claimants. If a person or entity asserts or claims a right to lien a Project or claims that Contractor did not pay such person or entity for materials and/or labor employed in connection with Contractor's performance and/or provision of Work, Developer will, to the extent permitted by law, have a right to pay such claim, including attorneys' fees and other costs and expenses incurred, as necessary to obtain a release and discharge. However, Developer may not make such payment if Contractor has first delivered written notice to Developer of a dispute with any such person or entity, and has furnished security satisfactory to Developer insuring against claims therefrom. If Contractor fails to immediately pay to Developer the sum paid by Developer to such person or entity asserting the payment claim, Developer may, in addition to any other rights Developer may have, at law or in equity, withhold such sum from the unpaid Contract Price. If any such lien or claim remains unsatisfied after Developer has paid the full Contract Price to Contractor, Contractor will refund to Developer all monies that Developer may be compelled to pay in discharging such lien or claim, including all costs, expenses and attorneys' fees which may be incurred.
- (v) Terminate Work or Agreement. Developer may terminate all or any portion of the Work or any portion of this Agreement as provided in Section 14.
- OTHER AGREEMENTS. If there are one or more other agreements Developer and Contractor, or any affiliate of Contractor, concerning this or any other construction project ("Other Agreements"), any breach by Contractor or its affiliate under the terms of any of the Other Agreements, will be considered, at the option of Developer, Default under this Agreement and all Other Agreements. Default under this Agreement will be considered, at the option of Developer, a breach of all Other Agreements. If Developer declares a Default under this Agreement because of a breach of an Other Agreement as provided above, then Developer will be entitled to the remedies provided in this Agreement and Developer may withhold money due or to become due to Contractor under such Other Agreements and apply the same toward payment of any damages suffered or amounts otherwise due from Contractor pursuant to this Agreement. Likewise, in the event Developer declares a breach of any Other Agreement due to a breach of this Agreement, Developer will be entitled to withhold monies due under this Agreement and apply the same toward payment of any damages suffered or amounts otherwise due from Contractor pursuant to such Other Agreement.

17. OWNER OF PROJECT AS INTENDED THIRD PARTY BENEFICIARY AND ASSIGNEE OF CERTAIN RIGHTS. Contractor and Developer stipulate and agree that the record title holder of the Project (the "Owner") is an intended third party beneficiary of this Agreement. Moreover, Contractor does hereby assign to Owner, to the extent assignable, all of Contractor's rights (with Contractor retaining a non-exclusive right with respect thereto) in all guarantees and warranties relating to the improvements, and all governmental agreements, permits and service contracts relating to the Project. Contractor hereby covenants and agrees that, upon Owner's request, it shall use commercially reasonable effort to, at its sole cost and expense, obtain and deliver to Owner any third party consents required in connection with the foregoing assignments.

18. GENERAL PROVISIONS.

- (a) **Authorized Persons**. The only persons with authority to sign and/or amend this Agreement or any Change Order on behalf Developer are Willy Nunn and/or Beth Bradburn, or any party designated by either of them in writing. Contractor represents and warrants that any person who executes this Agreement or any Change Order on behalf of Contractor has the authority to bind Contractor.
- (b) Independent Contractor Status. Contractor will be an independent contractor with respect to the Work, and neither Contractor, nor anyone employed by, or working for, Contractor, will be deemed for any purpose to be the agent, employee, servant or representative Developer in the performance of the Work. Contractor acknowledges and agrees that Developer will have no direction or control over the means, methods, procedures, details or manner of the Work performed by Contractor or any of its subcontractors, employees, or agents, or any of their employees, agents, vendors or suppliers. Notwithstanding anything contained herein to the contrary, any provisions in this Agreement which may appear to give Developer the right to direct Contractor as to details of doing the Work or to exercise a measure of control over the Work will be deemed to mean that Contractor will follow the desires of Developer in the results of the Work only. Contractor acknowledges that Homes by West Bay, LLC shall have no obligation, responsibility or liability, directly or indirectly, to Contractor under this Agreement or the transactions or actions contemplated hereby.
- (c) Costs. Unless otherwise provided in the Contract Documents, Contractor will bear sole and exclusive responsibility for the payment of all costs, including without limitations, all taxes imposed by local, state or federal law applicable to: the Work, materials supplied by Contractor, payments received by Contractor and payments made by Contractor. Contractor will be solely responsible for the payment of all local, state and federal income taxes, withholding requirements, self-employment taxes, social security taxes and other taxes on the payments made to Contractor and payments made by Contractor to its employees and suppliers.
- (d) Entire Agreement. This Agreement, together with any and all Exhibits hereto, the Contractor's Standard of Performance, the Contract Documents, Schedule of Values the Project Schedule and approved Change Orders, constitutes the entire agreement between the parties and may only be amended or supplemented by written instrument duly executed by both parties hereto and supersede any prior oral discussions or oral agreements among the parties hereto.
- (e) Waiver. No consent or waiver, express or implied, by either party to this Agreement relating to any breach or default by the other in the performance of any obligation hereunder will be deemed or construed to be a consent to, or waiver of, any other breach or default by such party. Failure on the part of either party to complain of any act or failure to act of the other party or to declare the other party in default irrespective of how long such failure continues will not constitute a waiver of the rights of such party.
- (f) **Notice**. Unless otherwise provided herein, any notice provided for in this Agreement will be in writing and delivered to the parties (i) in person, (ii) by facsimile transmission (with the original and a copy of the facsimile confirmation following in the United States mail), (iii) by overnight delivery service, or (iv) by certified mail, return receipt requested. If such notice is given in person or by facsimile transmission, notice will be deemed to have been received when delivered or transmitted. If such notice is given by overnight delivery service, notice will be deemed received the day after delivery to the overnight delivery service. If such notice is given by certified mail, notice will be deemed received 3 days after a certified letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail. Notice will go to the address given at the beginning of this Agreement for the respective party to whom notice is given or to such other address as may be designated by either party by written notice given pursuant hereto.
- (g) Time. Time is of the essence of this Agreement and each provision herein contained. Contractor will proceed with the Work in a prompt and diligent manner, in accordance with the Project Schedule, as amended by Change Orders from time to time. Contractor will coordinate the Work with the work of

Developer and Developer's other contractors, if any, so no delays or interference will occur in any part of the Project.

- (h) Assignment. Contractor will not assign or subcontract this Agreement, or any portion thereof, or any money due or which may become due hereunder, without the prior written consent Developer. In addition to constituting a default under this Agreement, any assignment or attempted assignment made in violation of this Section 18(h) will be null and void and the assignee will acquire no rights hereunder. If Developer consents to an assignment of, or subcontract under, this Agreement, Contractor will continue to be (unless Developer issues Contractor a written release to the contrary) and the assignee or subcontractor will be, bound by the terms of this Agreement including, without limitation, the insurance provisions contained herein. If an assignment or subcontract is made in breach of this Agreement, Contractor is liable to Developer for all damages resulting therefrom. Notwithstanding anything to the contrary contained herein, Developer may assign this Agreement without the consent of Contractor.
- (i) **Acknowledgment**. Contractor recognized and acknowledges that Developer is not the fee owner of the Property. Contractor is required to conduct the development of the property pursuant to a separate agreement with the owner of the property and other parties.
- (j) Successors and Assigns. Subject to the provisions of Section 17(h) relating to assignment, this Agreement will be binding upon and extend to the benefit of the parties and their heirs, successors and assigns.
- (k) **Words and Meanings.** Words used herein will include the plural as well as the singular. Words used in the masculine gender include the feminine and neuter. The section headings used herein are for convenience only and will have no effect upon the construction or interpretation of any part of this document.
- (l) **Survival**. All sections of this Agreement, which, from their sense and context are intended to survive the termination or expiration of this Agreement in order for them to have the meaning intended by the parties, will survive the termination or expiration of this Agreement.
- (m) Right to Audit. Contractor will permit Developer to inspect, during normal business hours upon 24 hours notice, those files and records that specifically relate to information pertinent to Contractor's compliance with the requirements of this Agreement including, without limitation, Contractor's compliance with the Governmental Requirements and Contractor's Standard of Performance as such relate to the Work as well as Contractor's payment of costs pursuant to Section 17(c) herein. Developer agrees that any such audit will be conducted in a manner that does not unnecessarily disrupt Contractor's normal business operations or violate any confidentiality obligations that Contractor may have to other customers.
- (n) Severability. If any provision of this Agreement is held to violate any applicable law, the invalidity of such specific provision herein will not be held to invalidate any other provision of this Agreement and the same will remain in full force and effect.
- (o) **Exhibits**. The following Exhibits are attached hereto and incorporated herein by reference:

Exhibit "A" Project Description

Exhibit "B" Contract Documents

Exhibit "C" Schedule of Values

Exhibit "D" Payment Schedule

Exhibit "E" Application for Payment Form

Exhibit "F" Certificate of Substantial Completion Form

Exhibit "G" Change Order Form

Exhibit "H" Project Schedule

Exhibit "I" Required Insurance

In the event of a conflict between the terms and conditions set forth in this Agreement with the terms and conditions in any of the foregoing Exhibits, the terms and conditions of this Agreement will govern and the conflicting terms contained in the Exhibit will be disregarded.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the later of the two dates set forth below.

DEVELOPER:

HBWB Development Services, LLC 4065 Crescent Park Drive, Riverview, Fl. 33578

By: 2566080065100455	DocuSigned by:
Mark Metheny Name:	Parker Hirons
Vice President	VP of Land

4/25/2024 | 3:14 PM #PDT3/2024 | 10:03 AM EDT4/16/2024 | 9:37 AM EDT Date:_______

CONTRACTOR:

Wilson Site & Utilities 30518 Saddlebag Trail, Myakka City, Florida 34251

By: David Wilson
David Wilson
Name:

Title:

MGR

MGR

Tele:

MEDITA / 16 / 2024 | 9:37 AM EDIT

EXHIBIT A

Project Description

1.	Subdivision: Crosswind Ranch - Cone
2.	Phase: Phase 2
3.	Address:
4.	Legal Description:
5.	Folio numbers:

EXHIBIT B

Contract Documents

1. SCOPE OF WORK

The attached proposal by the Contractor will serve as the scope of work for the project.

- 2. PLANS
- 3. GENERAL CONDITIONS
- 4. SPECIAL PROVISIONS
- 5. SPECIFICATIONS
- 6. GEOTECHNICAL INVESTIGATIONS & REPORTS

EXHIBIT C

Schedule of Values

The attached proposal by the Contractor will serve as the schedule of values for the project.



Line #	Item Description	Estimated Quantity Unit	Unit Price	Total Price				
Project Location: Parrish, Florida		Bid Date: 3/27/2024						
Project Name: Crosswind Ranch 2		Bid Number: 003						
Address:		Phone:						
To: Homes By West Bay Developmen	at Services LLC	Contact: Matt Suggs						

PH.2 - GENERAL CONDITIONS

	1 2	Construction Stakeout (Owner) Miscellaneous	1 1	LS LF	\$ \$	177,813.00 25,000.00		177,813.00 25,000.00	
		Total Pric	ce for PH.2 GENERAL CONDIT	IONS :			\$	202,813.00	1515
	PH.2 - S	TORMWATER SYSTEM EXCAVATION							
	3	Stormwater System Excavation	1	LS	\$	1,730,172.50	\$	1,730,172.50	
		Total Price for PH.2- ST	ORMWATER SYSTEM EXCAV	ATION:			\$	1,730,172.50	1530
	PH.2- R0	DADWAY IMPROVEMENTS							
	4	Maintenance Of Traffic		LS			\$	_	
	5	Pavement Marking Temporary	1	LS	\$	28.500.00	\$	28,500.00	
	6	Prime	16246	SY	\$	0.85	\$	13,809.10	
	7	1" Asphalt (Type S-1) (1st Lift)	16246	SY	\$	15.25	\$	247,751.50	
	8	3/4" Asphalt (Type S-3) (Final Lift)	16246	SY	\$	9.25	\$	150,275.50	
	9	6" FDOT Base	16246	SY	\$	20.50	\$	333,043.00	
	10	6" Stabilized Subgrade	20307	SY	\$	6.50	\$	131,995.50	
	11	5' Concrete Sidewalk (4" Thick)	16070	SF	\$	7.50	\$	120,525.00	
	12	ADA Handicap Ramps	16	EA	\$	1,250.00	\$	20,000.00	
	13	Miami Curb	11480	LF	\$	19.50	\$	223,860.00	
	14	Type F Curb	980	LF	\$	22.45	\$	22,001.00	
	15	Type AB Curb	429	LF	\$	26.20	\$	11,239.80	
	16	Temporary Access Road to Manholes		LF			\$	-	
		\$	1,303,000.40	1525					
1	PH.2- S1	FORM DRAINAGE							
	17	18" RCP	469	LF	\$	55.25	•	25,912.25	
	18	24" RCP	2129	LF	\$	77.80	\$	165,636.20	
	19	30" RCP	358	LF	\$	115.58	\$	41,377.64	
	20	36" RCP	659	LF	\$	145.85		96,115.15	
	21	48" RCP	403	LF.	\$	212.54		85,653.62	
	22	72" RCP	352	LF.	\$	540.36	\$	190,206.72	
	23	48"x76" ERCP	384	LF.	\$	582.50	\$	223,680.00	
	24	VGI	27	EA	\$	6,652.25	\$	179,610.75	
	25	Headwall	21	EA	\$	12,500.00	\$	-	
	26	Weir Wall #3 W/ Skimmer	1	EA	\$	35,500.00	\$	35,500.00	
	27	Weir Wall #5 W/ Skimmer	1	EA	\$	19,450.00	\$	19,450.00	
	28	Type 2 Curb Inlet (With "J" Bottom)		EA	\$	19,450.00	\$	19,430.00	
	29	Type C Grate Top Inlet		EA	\$	-	\$	-	
	30	Type H Grate Top Inlet		EA	\$	-	\$	-	
	00	Type IT Grate Top linet			Ψ	-	Ψ	-	

	31 32 33 34 35 36 37 38 39	Type P Manhole Type J Manhole Control Structure Pipe Saddle 18" RCP Pipe Saddle 24" RCP Pipe Saddle 30" RCP Pipe Saddle 36" RCP Pipe Saddle 42" RCP Pipe Saddle 48" RCP	6 5 2 4 2 2	EA LS EA EA EA EA EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	6,850.00 9,850.00 1,500.00 1,850.00 2,400.00 2,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$	41,100.00 49,250.00 3,000.00 7,400.00 4,800.00 5,000.00	
	40	Headwall 24" RCP	2	EA	\$	4,200.00	\$	8,400.00	
	41 42	Headwall 48" RCP Headwall 48" x 76" RCP	1 6	EA EA	\$ \$	9,435.00 15,250.00	\$ \$	9,435.00 91,500.00	
	43	Headwall 72" RCP	2	EA	\$	24,500.00	\$	49,000.00	
	44	Televise Storm System	1	LS	\$	20,000.00	\$	20,000.00	
	45	Dewatering	1	LS	\$	20,500.00	\$	20,500.00	
		Tot	al Price for PH.2- STORM DRA	INAGE :			\$	1,372,527.33	1530
1		PH.2- SANITARY SEWER							
	46	8" PVC (0' - 6' Cut)	164	LF	\$	36.51	\$	5,987.64	
	47	8" PVC (6' - 8' Cut)	1098	LF	\$	40.39	\$	44,348.22	
	48	8" PVC (8' - 10' Cut)	1243	LF	\$	60.11	\$	74,716.73	
	49	8" PVC (10' - 12' Cut)	923	LF	\$	65.58	\$	60,530.34	
	50	8" PVC (12' - 14' Cut)	190	LF	\$	78.58	\$	14,930.20	
	51 52	8" PVC (14' - 16' Cut) 8" PVC (16' - 18' Cut)	697	LF LF	\$ \$	125.52	\$ \$	87,487.44	
	53	8" PVC (18' - 20' Cut)	347	LF	\$	138.78	\$	48,156.66	
	54	8" PVC (20' - 22' Cut)	151	LF	\$	175.95	\$	26,568.45	
	55	8" PVC (22' - 24' Cut)		LF	\$	-	\$	-	
	56	8" PVC (24' - 26' Cut)		LF	\$	-	\$	-	
	57 50	10" PVC (26' - 28' Cut) Standard Manhole (0'- 6' Cut)	3	LF EA	\$ \$	5,850.24	\$ \$	- 17,550.72	
	58 59	Standard Manhole (6' - 8' Cut)	4	EA	\$	6,000.96	Ф \$	24,003.84	
	60	Standard Manhole (8' - 10' Cut)	4	EA	\$	6,500.00	\$	26,000.00	
	61	Drop Polymer Manhole (8' - 10' Cut)	1	EA	\$	21,500.00	\$	21,500.00	
	62	Standard Manhole (10' - 12' Cut)	1	EA	\$	7,301.85	\$	7,301.85	
	63	Drop Polymer Manhole (10' - 12' Cut)	1	EA	\$	23,500.00	\$	23,500.00	
	64	Standard Manhole (12' - 14' Cut)	1	EA	\$	7,852.65	\$	7,852.65	
	65 66	Standard Manhole (16' - 18' Cut) Drop Polymer Manhole (16' - 18" Cut)	2 1	EA EA	\$ \$	8,750.25 31,500.00	\$ \$	17,500.50 31,500.00	
	67	Drop Polymer Manhole (18' - 20' Cut)	1	EA	\$	32,500.00	\$	32,500.00	
	68	Drop Polymer Manhole (20'-22' Cut)	1	EA	\$	35,500.00	\$	35,500.00	
	69	Single Sewer Service Connection *	15	EA	\$	1,850.65	\$	27,759.75	
	70	Double Sewer Service Connection *	63	EA	\$	2,650.00	\$	166,950.00	
	71	Sanitary Testing and TV	1	LS	\$	32,500.00	\$	32,500.00	
		Tot	al Price for PH.2- SANITARY S	EWER:			\$	834,644.99	1532
		PH.2- WATER MAIN							
	72	Connect to Existing Water Main	1	EA	\$	3,500.00	\$	3,500.00	
	73	Temporary Jumper Connection *	2	LS	\$	7,500.00	\$	15,000.00	
	74	2" Poly Main	400	LF	\$	16.25	\$	6,500.00	
	75	4" PVC Water Main	680	LF	\$	21.85	\$	14,858.00	
	76	6" PVC Water Main	1500	LF	\$	32.50	\$	48,750.00	
	77	10" PVC Water Main	2740	LF	\$	59.82	\$	163,906.80	
	78 79	12" PVC Water Main 12" Ductile Iron Pipe	770 100	LF LF	\$ \$	86.21 165.00	\$ \$	66,381.70 16,500.00	
	79 80	6" Ductile Iron Pipe	140	LF	\$	70.40	Ф \$	9,856.00	
	81	4" Gate Valve	1	EA	\$	1,545.00	\$	1,545.00	
	82	6" Gate Valve	5	EA	\$	1,650.00	\$	8,250.00	
	83	10" Gate Valve	9		\$	3,452.00	\$	31,068.00	
	84	12" Gate Valve	2	EA	\$	4,250.00	\$	8,500.00	
	85	Water Main Fittings	1	LS	\$	30,525.63	\$	30,525.63	
	86 87	Fire Hydrant Assembly ** Blow-Off Assembly **	7 5	EA EA	\$	7,650.00 350.00	\$ \$	53,550.00 1,750.00	
	07	DIOW-OII Assembly	J	ĿA	Ψ	350.00	Ψ	1,730.00	

88 89 90 91 92 93	Auto Flusher (If Needed) Single Service (Short) *** Double Service (Short) *** Single Service (Long) *** Double Service (Long) *** Water Testing and Chlorination	5 12 33 16 29 1	EA EA EA EA LS	\$ \$ \$ \$ \$	5,825.14 1,350.00 2,100.00 1,500.00 2,350.00 9,500.00	\$ \$ \$ \$ \$ \$	29,125.70 16,200.00 69,300.00 24,000.00 68,150.00 9,500.00	
		Price for PH.2- WATE	R MAIN :			\$	696,716.83	1535
	PH.2- RECLAIMED WATER							
94	Connect to Existing Reclaimed Water Main	1	EA	\$	3,000.00	\$	3,000.00	
95	4" PVC Reclaimed Water Main	620	LF	\$	21.85	\$	13,547.00	
96	8" PVC Reclaimed Water Main	2700	LF	\$	46.50	\$	125,550.00	
97	12" PVC Reclaimed Water Main	780	LF	\$	86.21	\$	67,243.80	
98	8" Ductile Iron Pipe	160	LF	\$	80.52	\$	12,883.20	
99	20" Steel Casing	325	LF	\$	215.00	\$	69,875.00	
100	6" Master Meter	1	EA	\$	20,500.00	\$	20,500.00	
101	Reclaimed Fittings	1	LS	\$	40,250.00	\$	40,250.00	
102	4" Gate Valve	2	EA	\$	1,545.00	\$	3,090.00	
103	8" Gate Valve	9	EA	\$	2,750.00	\$	24,750.00	
104	12" Gate Valve	1	EA	\$	4,250.00	\$	4,250.00	
105	Blow-off Assembly *	4	EA	\$	1,250.00	\$	5,000.00	
106	Single Service (Short) **	7	EA	\$	1,250.00	\$	8,750.00	
107	Double Service (Short) **	23	EA	\$	2,000.00	\$	46,000.00	
108	Single Service (Long) **	3	EA	\$	1,450.00	\$	4,350.00	
109	Double Service (Long) **	15	EA	\$	2,250.00	\$	33,750.00	
110	Reclaimed Water Pressure Testing	1	LS	\$	10,000.00	\$	10,000.00	
	Total Pric	e for PH.2- RECLAIME	D MAIN :			\$	492,789.00	1537
						\$	6,632,664.05	l
								-

Phase 2 \$ 6,632,664.05

MS Matt Suggs

Contractor's Name: (Typed or Printed)	Address:	
Wilson Site and Utilities		
By:David Wilson 12-31-2021		
(Signature)		
Citle:PM/EST	Telephone No	941-302-1892

Project Total:

Date: 12/31/2021; Final Site Plan Approval 12-31-2021

- PERMIT FEES BY OTHERS.
- GEOTECHNICAL BY OTHERS.
- ASSUMES PADS ARE AN 8" HOLD DOWN +/- 0.10' TOLERANCE
- POWER, COMMUNICATION, GAS, IRRIGATION CROSSINGS BY OTHERS.
- FPL/COMMUNICATION RELOCATION BY OTHERS
- THIS PROPOSAL DOES NOT INCLUDE ANY MATERIAL INCREASES. THE ABOVE PRICING IS BASED ON TODAY'S MARKET.

\$ 6,632,664.05

- OUR SOD NUMBER INCLUDES ALL 4:1 SLOPES (INLCUDING REAR LOT SLOPES) AND ONE ROW OF SOD ALONG ALL SIDEWALK AND CURB, USING BAHIA TO ESTABLISH GROWTH PER MANATEE COUNTY STANDARD
- STORM DRAINAGE WAS PRICED AS BEING COMPLETED WITH THE MASS GRADING SITE WORK. STOPPING WILL REQUIRE TIE INS AT A LATER DATE WITH A TIE IN CHARGE.
- WE HAVE INCLUDED AUTOFLUSHERS FOR ALL REQUIRED LOCATIONS PER MANATEE COUNTY STANDARD. THESE DO NOT CURRENTLY SHOW ON THE PLAN.

Added Survey (General Conditions

Added increase for EPDM Pipe per Manatee County New Standards (All PVC Pipe)

Added Asphalt increase (Roads)

Added expenses for material handling (Earthwork)

Added Polymer increase (Sewer)

EXHIBIT D

Payment Schedule

- 1. Retainage Developer will deduct funds from all payments due Contractor as retainage until all of the Work is substantially. Retainage of 10% from all payments due Contractor until all of the Work is substantially complete. Under this option only, Developer may, at its sole option, elect to cease withholding additional amounts as retainage once at least 50% of the Work is substantially complete, provided there have been no disputes or problems relating to Contractor's general performance of the Work, adherence to the Project Schedule, Change Orders or lien releases.
- 2. Contract Price. The Contract Price will be determined pursuant to the Schedule of Values set forth on Exhibit "C".
- 3. Additional Payment Terms. Contractor to submit bills the 20th of each month to be paid on or before the last day of the following month via ACH payment. All bills must be approved by Developer and the Engineer of Record prior to payment.
- 4. Bonus and/or Penalty Provisions.

LIQUIDATED DAMAGES. Contractor and Developer each specifically acknowledge and agree that the completion of the
Work by the Contractor on or prior to: Substantial Completion – or calendar days from
Notice to Proceed (whichever is later) / Final Completion or days from Notice to
Proceed (whichever is later), is a material part of this Agreement, and a material inducement for Developer to enter into
this Agreement. Contractor and Developer each furthermore agree that Developer will be substantially damaged if
Contractor fails to complete the Work by the Date of Substantial and/or Final Completion, and that such damages of
Developer would be difficult or impossible to ascertain. Therefore, Contractor and Developer agree that, in the event that
Contractor shall fail to complete the Work by the Date of Substantial and/or Final Completion, Contractor shall pay to
Developer, as liquidated damages, and not as a penalty, the amount of \$ 00.00 per day, for each day after the Date of
Substantial and/or Final Completion, that the Work is not completed. Contractor and Developer agree that such liquidated
damages are fair and reasonable, and are not in the nature of a penalty or forfeiture. Any liquidated damages payable by
Contractor to Developer shall be deducted from the final payment due under this Agreement, but if the amount of such
liquidated damages shall exceed the amount of final payment due under this Agreement, Contractor will pay the amount
of liquidated damages in excess of the final payment amount to Developer, upon demand.

EXHIBIT E Contractor's Application for Payment

				Contractor's Application for	or Payment No
		Application Period:		Application Date:	
To (Developer):		From (Contractor):			
Project:		Contract:			
Developer's Contract/Job N	No.:	Contractor's Project	et No.:		
APPLICATION FOR PAYME	NT Change Order Summar	v			
Approved Change Orders		,	1. ORIGINAL CONTRA	CT PRICE \$	\$
Number	Additions	Deductions		ge Orders	
			3. CURRENT CONTRA	CT PRICE (Line 1 ± 2) \$	\$
			4. TOTAL COMPLETED	O AND STORED TO DATE	
			(Column F on Applie	eation) §	\$
			5. RETAINAGE:		
			a % x \$	Work Completed	\$
			b % x \$	Stored Material \$	\$
				Line 5a + Line 5b) \$	
			6. AMOUNT ELIGIBLE	TO DATE (Line 4 - Line 5c) \$	\$
TOTALS			7. LESS PREVIOUS PA	YMENTS (Line 6 from prior Application)	\$
			8. AMOUNT DUE THIS	APPLICATION\$	\$
NET CHANGE BY			9. BALANCE TO FINIS	1, PLUS RETAINAGE	
CHANGE ORDERS			(Column G on Appli	cation + Line 5 above) \$	\$
CONTRACTOR'S CERTIFIC			_		
from Developer on account account to discharge Cor Work covered by prior Apequipment incorporated in Application for Payment will Liens, security interests a acceptable to Developer interest or encumbrances):	or certifies that: (1) all previous of Work done under the Contractor's legitimate obligations opplications for Payment; (2) till n said Work or otherwise I ill pass to Developer at time of an dencumbrances (except sucindemnifying Developer again; and (3) all Work covered by the tract Documents and is not de	ontract have been applied on a incurred in connection with the of all Work, materials and isted in or covered by this payment free and clear of all the has are covered by a Bond anst any such Liens, security his Application for Payment is	Payment of: \$	(Line 8 or other - attach explanation of other am	nount)
			is approved by:	(Developer)	(Date)
Ву:		Date:		\ 1 /	, ,

Contractor's Application for Payment

For (contract):		Application Number:						
Application Period:				Application Date	e:			
	A	В	Work Comp		E	F		G
Specification Section No.	Item Description	Scheduled Value	C From Previous Application (C + D)	D This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (<u>F</u>) B	Balance to Finish (B - F)
						Ì		
	Totals							

Contractor's Application for Payment

For (contract):	(contract):						Application Number:					
Application Perio	d:				Applica	tion Date:						
	А			В	С	D	E	F		G		
Bid Item No.	Item Description	Bid Quantity	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (<u>F</u>) B	Balance to Finish (B - F)		
	Totals											

Contractor's Application for Payment

For (contract)	For (contract):						Application Number:					
Application P	eriod:				Application Date:							
Α	В	С	D		E F				G			
	Shop Drawing		Stored Prev	viously		nis Month	Incorporated	l in Work				
Invoice No.	Shop Drawing Transmittal No.	Materials Description	Date (Month/Year)	Amount (\$)	Amount (\$)	Subtotal	Date (Month/Year)	Amount (\$)	Materials Remaining in Storage (\$) (D + E - F)			
		Totals										

EXHIBIT F

	Certificate of Substar	ntial Completion	
PROJECT:		DEVELOPER'S CO	ONTRACT/JOB NO.:
		CONTRACT FOR:	(scope of work)
		CONTRACT DATE	Ē :
DEVELOPER:		CONTRACTOR: ((Name of contractor)
PROJECT DESIGNATED FOR SUBS which is accepted as substantially com is under contract and subject to retain	plete. The name and/or pl		
PROJECT NAME:			
Developer and Contractor hereby ack Agreement. A list of items to be com does not alter the responsibility of the 0	pleted or corrected is atta	ched hereto. The failure	to include any items on such list
Cost estimate of Work that is incomplet	te or defective: \$ (estimate	ed cost should not exceed	1% of the contract value)
The Contractor agrees to complete or cabove date of issuance of this Certifica		of items attached hereto v	within thirty (30) days from the
CONTRACTOR	BY		 DATE
DEVELOPER	BY		DATE

EXHIBIT G

Change Order

					Change Order #: <u>01</u>				
							Date:		
Project N	lame:								
Contract	or:					_			
Address:	:					- -			
Phone:						-			
Cost Coo	<u>de</u>	<u>Item</u>	Item Description	<u>Unit</u>	Unit Cos	<u>t</u> Quantity	<u>Amo</u>	<u>ount</u>	
	Net Cha		•			Amount This Cha	ngo Ordori	φ	
	Net Cha	nge:	\$	-		Change Orders to Original Contract Revised Contract	Date: Amount:	\$ 01 \$ \$	
Reason t Explanat	for Chanឲ្ tion:	ge: (Plea	se attach estimate	e of cost	or scope o	of work if applicab	le)		
By signir	ng below	I agree to	o the terms and co	nditions	of this cha	ange order and tho	ose stated by	the original contract.	
	Request	ted By:				-	Date:		
	Print:					<u>-</u>			
	Title:					-			
	Approve	ed By:				<u>-</u>	Date:		
	Print:					_			
	Title:					<u>-</u>			

Exhibit H

Project Schedule

Exhibit I

Required Insurance

Contractor shall maintain insurance with the minimum coverage, terms and limits provided below and shall deliver current certificates of insurance, and renewals thereof, which evidence that Contractor is carrying:

- a. Workers' compensation insurance in statutory amounts.
- b. A commercial general liability insurance policy covering losses, damages and claims arising out of Contractor's activities, including property damage and death, and including coverage for contractual liability, products/completed operations liability, and explosion, collapse and underground damage liability, which policy shall be written by a financially responsible insurance company, and shall have a combined single limit of a least Two Million Dollars (\$2,000,000.00).
- Automobile liability insurance covering all vehicles owned, hired or used in connection with Contractor's construction activities on the Site, in an amount of at least One Million Dollars (\$1,000,000.00); and
- d. Employer's liability insurance in the amount of One Hundred Thousand Dollars (\$100,000.00) and builder's risk insurance with coverage in an amount equal to one hundred percent (100%) of the completed value of the improvements to be constructed on the Developer's property.

Contractor shall endorse its Workers' Compensation insurance and Commercial General Liability to provide that the underwriter waives its right of subrogation against Developer and its investors, officers, directors, partners, and principals (collectively, "Additional Insureds"). In addition, Commercial General Liability and Automobile Liability policies shall be endorsed specifically to name the Additional Insureds, and if requested by Developer, the seller/developer of the community where the Site is located and coverage will be endorsed to provide that they are primary and non-contributory coverages, not in excess of any other insurance available to the Additional Insureds and the seller/developer to insure seller/developer and the Additional Insureds against claims arising from Contractor's occupation, use or activities within the community, including property damage and death. Evidence of such specific endorsements shall be furnished to Developer. IN THE EVENT CONTRACTOR FAILS TO OBTAIN SUCH SPECIFIC ENDORSEMENTS, CONTRACTOR HEREBY AGREES TO DEFEND, INDEMNIFY AND HOLD THE ADDITIONAL INSUREDS AND SELLER/DEVELOPER OF THE COMMUNITY HARMLESS FROM ANY AND ALL LOSSES, CLAIMS, DAMAGES, AND EXPENSES WHICH WOULD BE COVERED BY SUCH SPECIFIC ENDORSEMENTS THAT SELLER/DEVELOPER OR THE ADDITIONAL INSUREDS MAY INCUR, INCLUDING THOSE BASED IN WHOLE OR IN PART ON THE IMPUTED, JOINT OR CONCURRENT NEGLIGENCE OF ONE OR MORE OF THEM, INCLUDING (WITHOUT LIMITATION) COSTS OF DEFENSE AND ATTORNEYS' AND LEGAL ASSISTANTS' FEES AND COSTS.

The certificates shall provide that in the event of cancellation or material change, thirty (30) days' prior written notice shall be given to Developer. If requested to do so by Developer, Contractor shall also furnish the originals or certified copies of the insurance policies for inspection. Such policies shall be subject to the approval of Developer as to adequacy. Should Contractor fail to procure or to maintain in force the insurance specified herein, Developer may secure such insurance and the cost thereof shall be borne by Contractor. Contractor agrees to reimburse Developer the cost of any such insurance plus a five percent (5%) administrative charge within ten (10) days after billing by Developer. Any sum remaining unpaid fifteen (15) days after billing by Developer shall bear interest at the rate of twelve percent (12%) per annum until paid to Developer.

Contractor's compliance with the provisions above and the limits of liability shown for each of the insurance coverages to be provided by Contractor shall not be deemed to constitute a limitation of Contractor's liability for the claims or in any way limit, modify or otherwise affect the Contractor's contractual indemnification obligations. The insolvency, bankruptcy, or failure of any insurance company carrying insurance for Contractor or any subcontractor, or the failure of any insurance company to pay claims accruing shall not be held to waive any of the provisions of this Agreement.

All insurance documentation evidencing the Required Insurance will be sent to:

HBWB Development Services, LLC 4065 Crescent Park Drive Riverview, FL 33578 Attn: Land Department

E-mail: land@westbaytampa.com



JAMES SATCHER MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946 PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820 Info@VoteManatee.gov • VoteManatee.gov

April 19, 2024

Parrish Plantation Community Development District Attn: Sandra Demarco 210 N University Dr Suite 702 Coral Springs, FL 33071

Dear Ms. Demarco:

We are in receipt of your request for the number of registered voters in the Parrish Plantation Community Development District of April 15, 2024. According to our records, there were 520 persons registered in the Parrish Plantation Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher Supervisor of Elections

JS/sas



National Security Service toll-free 888-386-4068

About National Security Service

National Security Service is a security services company, licensed, insured and operating in full compliance with all national, state, and local laws and regulations. We provide premium security services at competitive rates in 50 states and internationally. We service every economic sector; including commercial, retail, residential, institutional and entertainment venues.

We provide highly qualified security professionals who are appropriate to their assignments in terms of experience, demeanor, appearance and physical capabilities.

Our organization incorporates the strictest standards of accountability and management oversight and applies the most advanced technologies and logistical processes to its operations

- National Security Service personnel are professionals who are licensed and experienced.
- National Security Service local field management and supervisory personnel are available 24/7 to come on site and assist with any contingencies that might arise.
- National Security Service will provide additional personnel if and when requested, on short-notice basis.
- At your request your company will be designated as an "Additional Insured" under National Security Service's liability insurance policy.

Scope of Services

 Provide 1 (one) uniformed, unarmed security officer per shift to patrol client's pool, and deter loitering, trespassing, theft and vandalism.
 Officer will provide access control. Officer will check-in with on-site client contact for further instructions.

Locations

- North Park Isle, 3716 N. Maryland Ave., Plant City, FL 33565
- Parrish Plantation, 12610 Oak Hill Way, Parrish FL 34219
- Berry Bay, 5380Night Tide Lane, Wimauma, FL 33598

Dates/Times

- 05/24/2024 08/12/2024
- 11AM 7PM Saturdays and Sundays

Pricing

- Security guard services will be billed at \$42.00 per guard-hour.
- Cancellations made within 24 hours of next scheduled shift incur 50% charge.
- The following holidays are billed at time and a half: New Years Eve, New Years Day, Martin Luther King Jr Day, Presidents Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving, Christmas Eve, and Christmas Day.



05/07/2024

SECURITY PROPOSAL QUOTE

Protective Security Service LLC is pleased to provide the requested quote for security services.

Based on our discussion on May 6, 2024, at 12:50 p.m., Inframark Community Management requires one security guard to oversee three community pool locations in Plant City, Wimauma, and Parrish, Florida.

The service period requested is from May 24, 2024, to August 12, 2024, between the hours of 11:00 a.m. and 7:00 p.m. The security officer's duties will include enforcing community pool rules, ensuring only residents and their guests access the pools, prohibiting alcohol on the premises, preventing loud music, and stopping unauthorized entry by jumping over the fence. The minimum age for unsupervised access is 16 years.

The total projected hours for the specified dates are 648, with a rate of \$29.00 per hour, amounting to a projected cost of \$18,792.00.

We invite you to consider this quote and would be honored to present our mission and vision statements to Inframark as an introduction to our company. We eagerly await your response.

For further inquiries, please contact us at scheduling@prosecsrvllc.com or call 813-407-7381.

Thank you.

Sincerely, Stevie & Ana Carmack, Owners of Protective Security Service, LLC **Security Services Proposal for**

Parrish Plantation

PREPARED BY

John Riccardo

jriccardo@teamsignal.com

PREPARED FOR

Brooke Chapman

brooke.chapman@inframark.com

PROPOSAL

PROPOSAL

Signal 88, LLC ("Contractor")

3880 S 149th Street, Suite 102

Omaha, NE 68144

Phone: 877.498.8494

Fax: 402.502.2078

Serviced By: AR Protective Services DBA Signal of Apollo Beach, FL ("Service Provider")

5471 US Hwy 41 North

Apollo Beach, FL 33572

John Riccardo

Phone: 813.817.1943

Email: jriccardo@teamsignal.com

License Number(s): B3100484

Proposal Date: 2024-05-07

Good Through: 2024-06-06

Service Dates: 2024-05-24 - Ongoing

Security Location

Parrish Plantation

Brooke Chapman

12610 Oak Hill Way

Parrish, FL 34219

Phone: +18133345882

Email: brooke.chapman@inframark.com

Bill To

Parrish Plantation

Brooke Chapman

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Phone: +18133345882

Email: brooke.chapman@inframark.com

Management Company: Inframark Management Services

Payment Terms: Net 15

Standard Services Service Total	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week	Total	Per
Dedicated Officer I \$555.52	0	0	0	0	0	8	8	16	\$34.72	

Taxes are subject to change based upon jurisdiction.

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

Holidays: 1.5x Regular Rate

New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day

Services \$555.52

Taxes (7.00%) \$38.89

Weekly Total \$594.41

Description of Services

This proposal reflects services including 16 on-site dedicated hours per week. On-site dedicated hours will be scheduled as follows: Saturday and Sunday 11 a.m. to 7 p.m.

Services include monitoring property for a variety of site-specific property violations such as:

- -General Order
- -Loitering/Trespassing/Law Violations
- -Resident Amenity Usage

Communication with the client will be through online reporting accessible through our Signal Edge website as well as the franchise owner or designated personnel. Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Residents will be provided the Signal dispatch number to contact our central command center where a "live" person (supervisor on duty) will be available for assistance. Dispatch Number 402-682-7656

AGREEMENT

By signing this contract, you are agreeing to the description of services herein and as listed in the "Security-Services Agreement Terms and Conditions" and promise to remit payment based on the above listed terms. "Security-Services Agreement Terms and Conditions" can be found at the following web address,

https://teamsignalapps.com/proposal_form/proposals/terms_and_conditions.php?id=proposal-3a31f5aececec07cb57d258234fc50e5-708202843

Client Signer Block (First/Last Name)

١,

, have read and agree to the aforementioned terms and contract details.

Client
Date
05/07/2024
Title
Signal Signer Block
I, John Riccardo, have read and agree to the aforementioned terms and contract details.
John Riccardo
2024-05-07
Owner





UNIFORMED GUARD SERVICES

Protecting with passion & purpose





Who is **ARDENT PROTECTION?**



ARDENT Protection is a licensed and insured private security firm based in Florida. We have 40+ years of Military, Law Enforcement and Private Security Experience.

We specialize in Executive Protection, High-End Special Events & Uniformed Guard Services.

We are strategically focused on providing superior physical protection of assets and personnel, which includes executive protection, residential, retail and commercial security, tactical training, and consulting services/security assessments.





OUR MISSION

ARDENT's mission is to be a leader in professionalizing the Security & Protection industry.

How We Accomplish This:

- 100% Transparency with Our Clients
- 5-Star Customer Service Training
- 16 Hour Pre-Employment Training
- Above Industry Standard Compensation
- Supporting Personal & Professional Growth
- Living the "ARDENT Promise"

We aim to re-build the long-lost trust between security clients and security providers.

OUR CULTURE

The culture of our company fosters an environment for team members to execute their duties with **passion**, **purpose**, **integrity**, and in alignment with our values.

The word **ardent** means "Passionate", our motto is "Passion & Purpose".

Our culture embodies service excellence through **encouraging**, **supporting**, and **rewarding** personal and professional growth, superior customer service, and dedication to protecting people and property with Passion & Purpose.







THE ARDENT PROMISE



To the ARDENT Client

We promise to always value you as an irreplaceable partner in our business.

Whether our contract terms are long or short, we promise to serve you "with Passion & Purpose" giving our absolute best at every available opportunity. We promise to always offer value-based pricing for our services. We also promise to be open and transparent and to base our success on your continued satisfaction.

To the ARDENT Team Member

We promise to be an employer of honesty and integrity, the type you can trust to do the right thing because it's the right thing. We promise to value you both as a person and a professional. We promise to compensate fairly and on time. We promise to be a partner in your personal growth as well as your professional growth. We promise to base rewards on performance, initiative, and leadership. We promise to hold you to the highest industry standards and to treat you with the respect that accompany them.

Value Creation in Tangible & Intangible Ways

Tangibly our Officers & Agents reduce the cost of loss, damage or sabotage for our clients and their properties by professionally carrying out their core security tasks.

Security Officers act as representatives for their client's interests while on their property. They act on their clients' behalf, within the confines of the contract and local & state law. A major benefit of contracting a Security agency is their ability to use their training and experience to act on your behalf in uncomfortable and/or dangerous situations.

Intangibly they increase peace of mind and ensure order at their client's property and restore the needed calm following emergency situations. They provide useful guidance and information to employees, residents, tenants, guests or contractors on property.

ADDITIONAL SERVICES:

- Security Consulting
- Executive Protection
- Secured Transportation
- 24/7 Emergency Response
- Corporate Security
- Special Events Protection
- Security/Risk Assessments
- Firewatch Services



UNIFORMED GUARD SERVICES

Professional Security Officers trained to patrol properties in vehicles & on foot, and control general & critical access points at any property.

ARDENT takes a closer look at the concerns of each client and implements the most efficient safety & security program to meet all needs.

Our Security Officers are responsible for keeping your property safe and staff secure. They can control property access, physically patrol an area or monitor locations through cameras positioned in and around buildings, observe activity and also complete reports about their activities. These trained professionals are ready-to-act and respond to potential security breaches and emergencies.

The actions they can take include detaining potential offenders, removing them from the property, performing first aid for the injured, and securing and restoring order to chaotic scenes.

ARDENT Guard Services combines traditional security services with quality risk management planning. Going well beyond merely staffing commercial and residential properties with unarmed and armed Security Officers.

Reasons to Choose

ARDENT!









Value

We bring value to each client with customized solutions for their concerns. Many times the first task in creating value is developing a safety & security program that fits our clients budgetary concerns.

Quality

Our Officers and Agents are skilled professionals, with verified backgrounds and personalities that make them uniquely prepared to protect our clients and their interests from loss, harm or embarrassment.

Passion

Passion for service, for protection, for helping others. Passion is at the core of the ARDENT Protection culture. From our Emergency Response Team, to our Close Protection Agents, to Professional Security Officers, Passion drives the ARDENT family to meet our client's unique needs, exceed their expectations, and do so with unparalleled professionalism.

Cost Breakdown



Give us a call, we'd love to answer your questions
All rates are subject to sales tax additionally
Prices are valid for 30 days from the date of quotation
All payments are due prior to the start of services

Safety	/ & Sec	urity	Team
		کر درستانی	

Hours of Coverage

Avg. Rate/hr

1	Unarmed	Security Officer
	Wimaur	na Location

1 Unarmed Security Officer Plant City Location

1 Unarmed Security Officer

Parrish Location

11:00 AM - 7:00 PM
Saturday - Sunday
16 hrs/week

11:00 AM - 7:00 PM Saturday - Sunday 16 hrs/week

11:00 AM - 7:00 PM Saturday - Sunday 16 hrs/week \$40.00/hr

\$35.00/hr*

\$40.00/hr

\$35.00hr*

\$40.00/hr

\$35.00hr*

Total/Month: \$7,680.00

\$ 6,720.00*

*If signed and paid by 5/10/2024



Main Office Location

10208 NW 46th Street Sunrise, Florida 33351

24/7 Client Support

+1 (954) 787-3700 www.ardentep.com **Office Business Hours**

Office Business Hours

Mon-Sat: 7AM - 7PM

Sun: Closed

Licenses & Codes

Florida License:

B1900411

Duns & Bradstreet:

091352049

Cage Code:

8GY18









Darryl M. Johnson President & Founder

"We've made it our mission to raise the bar on the quality of service expected from security and protection professionals".

Our Mission

To be a leader in professionalizing the Security & Protection industry

Our Method

Serving our clients through experience, expertise and exemplary safe work performance.

Our Values

Partnership, cost-efficiency, service, integrity, reliability, accountability, and quality

Our Motto

"With Passion & Purpose!"





ARDENT PROTECTION IS PROUD TO BE A MINORITY & VETERAN OWNED Small Business



INVOICE

TSG Security L.L.C 14555 hudson ave SPRING HILL, Florida 34610 United States

> 7277538797 www.TSGsecurityllc.com

BILL TO

Brooke Chapman

brooke.chapman@inframark.com

Invoice Number: 975

Invoice Date: May 9, 2024

Payment Due: May 24, 2024

Amount Due (USD): \$1,740.00

Items	Quantity	Price	Amount
security services pool 10am -3pm Saturday and Sunday based 6 week months prices will adjust. payment for services is due by the first of each month. Service will begin May 24 - Aug 12 Saturday and Sunday	60	\$29.00	\$1,740.00
		Subtotal:	\$1,740.00
		Total:	\$1,740.00
		Amount Due (USD):	\$1,740.00

Notes / Terms

Parrish Plantation and the amenity address is: 12610 Oak Hill Way, Parrish, FL 34219

Pool monitoring - May 24-Aug 12 - Sat/Sun - 10am-3pm



Aquatic Management Agreement Amendment No. 3

Client Name/Address:
Parrish Plantation CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Contractor:
Cypress Creek Aquatics
30435 Commerce Dr.
P.O. Box 1196
San Antonio, FL 33576

Master Agreement: Parrish Plantation CDD

(Crosswind Point/Ranch)

Amendment No. 3: 5-1-2024

This amendment is effective on 5-1-2024 and will become part of the above-referenced Master Agreement once accepted by the Client. Except as specifically amended herein, all terms and conditions associated with *Master Agreement* between Cypress Creek Aquatics and the Client dated March 17, 2022 will remain in effect.

Amendment:

Cypress Creek Aguatics shall begin treating all the ponds two times per month (26 times per year).

Revised Compensation:

The Client shall pay the Contractor an additional \$200.00 per month for its services and work as defined by this Amendment No. 3 beginning May 1st 2024.

PRESENTED BY:	ACCEPTED BY:
Cypress Creek Aquatics Inc.	CLIENT
By/Date:	Angis Grunwald
	Printed Name/Title Angie Grunwald - District Manager
	OwnerAgent

MINUTES OF MEETING PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Parrish Plantation Community Development District was held on Thursday, March 21, 2024, at 2:05p.m. at The Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219

Present and constituting a quorum were:

Matt O'BrianChairmanBrent DunhamVice ChairmanAllison MartinAssistant SecretaryBlake MurphyAssistant Secretary

Also, present were:

Angie Grunwald District Manager

John Vericker District Counsel (Via Telephone)

Chris Fisher District Engineer
Jennifer Taylor Bond Counsel
Leah Popelka Inframark

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Grunwald called the meeting to order at 2:05pm and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There were none.

FOURTH ORDER OF BUSINESS

Public Hearing on Imposing & Levying Special Debt Assessments

A. Open Public Hearing on Imposing and Levying Special Debt Assessments for Bonds.

On MOTION by Mr. O'Brian second by Mr. Dunham with all in favor the public hearing was opened.

- B. Staff Presentations
- C. Public Comment None
- D. Consideration of Resolution 2024-04; Imposing and Levying Special Debt Assessments for Bonds.

March 21, 2024

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Resolution 2024-04; Imposing and Levying Special Debt Assessments for Bonds was adopted. 4-0

E. Close Public Hearing on Imposing and Levying Special Debt Assessments for Bonds.

SIXTH ORDER OF BUSINESS

Business Items

A. Appointment of Board of Supervisor to Vacant Seat – Blake Murphy.

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Blake Murphy was appointed to vacant seat. 4-0

B. Consideration of Resolution 2024-05; Redesignation of Officers.

On MOTION by Ms. Martin seconded by Mr. O'Brian with all in favor, Resolution 2024-05; Redesignation of Officers was adopted. 4-0

C. Approval of the Crosswinds Ranch Phase 3 & 4 AA5.

On MOTION by Mr. O'Brian seconded by Mr. Dunham with all in favor, the Crosswinds Ranch Phase 3 & 4 AA5 was approved. 4-0

D. Approval of Assignment Contractor Agreement.

On MOTION by Ms. Martin seconded by Mr. O'Brian with all in favor, the Assignment Contractor Agreement was approved. 4-0

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

- A. Consideration of Meeting Minutes for the Regular Meeting on February 15, 2024
- B. Consideration of Operations and Maintenance Expenditures February 2024
- C. Review of Financial Statements for the Month Ending February 2024

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Consent Agenda Items A-C was approved. 4-0

EIGTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel Preparing for bond closing
- B. District Engineer No comments.
- C. District Manager
 - i. Community Inspections Report

PARRISH PLANTATION CDD

March 21, 2024 ii. Aquatics Report

No comments.

NINTH ORDER OF BUSINESS

Board of Supervisors' Requests and

Comments

None

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, the meeting was adjourned.

Chairperson/ Vice Chairperson Angie Grunwald

Assistant Secretary

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	1424 021424 ACH	\$259.98		INTERNET - 02/14/24-03/14/24
CHARTER COMMUNICATIONS	1424 031424 ACH	\$259.98	\$519.96	INTERNET - 03/14/24-04/13/24
CYPRESS CREEK AQUATICS INC	1318	\$2,166.00		AQUATIC MAINT MARCH 2024 - SPLIT
ENVERA SYSTEMS	738912	\$737.81		VIDEO MONITORING - APRIL 2024
INFRAMARK LLC	111476	\$5,016.66		DISTRICT INVOICE MARCH 2024
S & G POOLS LLC	34424	\$852.50		POOL SERVICE - MARCH 2024
SUNRISE LANDSCAPE	117177	\$8,829.55		LAWN MAINT JANUARY 2024 - RANCH
SUNRISE LANDSCAPE	17006	\$8,829.55	\$17,659.10	LANDSCAPE MAINT - MARCH 2024 - RANCH
WESTCOAST LANDSCAPE & LAWN, LLC	17027	\$9,356.90		LANDSCAPE MAINT MARCH 2024
Monthly Contract Subtotal		\$36,308.93		
Variable Contract				
STRALEY ROBIN VERICKER	24234	\$3,778.95		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Variable Contract Subtotal		\$3,778.95		
Utilities				
FPL	2561 030724 ACH	\$28.21		ELECTRIC - 02/07/24-03/07/24
FPL	2567 031924 ACH	\$28.38		ELECTRIC - 02/19/24-03/19/24
FPL	3008 031924 ACH	\$268.55		ELECTRIC - 02/19/24-03/19/24
FPL	4549 031424 ACH	\$30.06		ELECTRIC - 02/14/24-03/14/24
FPL	5047 031924 ACH	\$211.85		ELECTRIC - 02/19/24-03/19/24
FPL	5472 031524 ACH	\$696.84		ELECTRIC - 02/15/24-03/15/24
FPL	8194 030724 ACH	\$29.56		ELECTRIC - 02/07/24-03/07/24
FPL	8642 031424 ACH	\$983.67	\$2,277.12	ELECTRIC - 02/14/24-03/14/24
MANATEE COUNTY UTILITIES DEPT	100014779 022624	\$63.22		SERVICE - 01/22/24-02/20/24
MANATEE COUNTY UTILITIES DEPT	100014843 022624	\$16.61		SERVICE - 01/22/24-02/20/24
MANATEE COUNTY UTILITIES DEPT	100014874 022624	\$98.97		SERVICE - 01/22/24-02/20/24
MANATEE COUNTY UTILITIES DEPT	100014923 022624	\$439.79		SERVICE - 01/22/24-02/20/24
MANATEE COUNTY UTILITIES DEPT	100014982 022624	\$61.71	\$680.30	SERVICE - 01/22/24-02/20/24
Utilities Subtotal		\$2,957.42		
Regular Services				
BUSINESS OBSERVER	24-00303M	\$949.38		REGULAR MEETING AD
CLEARVIEW LAND DESIGN, P.L.	24-10563	\$865.30		ENGINEER - RANCH
FOUNTAIN DESIGN GRP, INC.	32716A	\$135.00		ELECTRICIAN - POINT

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SPRINKLER SOLUTIONS of FLORIDA, INC	1243	\$1,989.61		IRRIGATION INSPECTION
Regular Services Subtotal		\$3,939.29		
Additional Services				
JMG HOME SERVICES LLC	2024-1	\$6,000.00		PAINTING - POINT
SPRINKLER SOLUTIONS of FLORIDA, INC	1247	\$525.00		TREE INSPECTION - POINT
SPRINKLER SOLUTIONS of FLORIDA, INC	1248	\$525.00	\$1,050.00	TREE INSPECTION - POINT
Additional Services Subtotal		\$7,050.00		
TOTAL		\$54,034.59		

Approved (with any necessary revisions noted):					
Signature:					
Title (Check one):					
[] Chariman [] Vice Chariman [] Assistant Secretary					



February 14, 2024 Invoice Number: Account Number: Security Code: Service At:

0126684021424 8337 12 014 0126684

12610 OAK HILL WAY PARRISH FL 34219-5517

Contact Us

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

Summary Service from 02/14/24 through 03/13/24 details on following pages	
Previous Balance	237.97
Payments Received -Thank You!	-237.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	209.99
Spectrum Business™ Voice	49.99
Other Charges	0.00
Current Charges	\$259.98
YOUR AUTO PAY WILL BE PROCESSED 03/01/24	
Total Due by Auto Pay	\$259.98

Auto Pay Notice

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.





4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652B 22 8633 2390 NO RP 14 02162024 NNNNNNNN 01 001189 0004

PARISH PLANTATION C DD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

February 14, 2024

PARISH PLANTATION C DD

Invoice Number: 0126684021424 Account Number: 8337 12 014 0126684 12610 OAK HILL WAY Service At:

PARRISH FL 34219-5517

Total Due by Auto Pay

\$259.98

<u>դիպոլիլիժոկները Սինիոսնիրի իկնկներություններուի</u>

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 որժիրիիր հենակումեցիր հունիինը իրինիրի իրինիրութի կրականիցնանուր եննիր Page 2 of 4

February 14, 2024

Invoice Number: Account Number: Security Code: PARISH PLANTATION C DD 0126684021424

0126684021424 8337 12 014 0126684

0337 1



Contact Us

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

8633 2390 NO RP 14 02162024 NNNNNNNN 01 001189 0004

Charge Details		
Previous Balance		237.97
EFT Payment	01/31	-237.97
Remaining Balance		\$0.00

Payments received after 02/14/24 will appear on your next bill. Service from 02/14/24 through 03/13/24

Spectrum Business™ Internet	- 1
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Business WiFi	10.00
	\$209.99
Spectrum Business™ Internet Total	\$209.99

Spectrum Business™ Voice	
Phone number (941) 981-9311	
Spectrum Business Voice	49.99
	\$49.99

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™	Voice Total	\$49.99
--------------------	-------------	---------

Other Charges		
Payment Processing	5.00	
B Autopay	-5.00	
Other Charges Total	\$0.00	
Current Charges	\$259.98	
Total Due by Auto Pay	\$259.98	

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds
Transfer Debit - If your check is returned, you expressly authorize your
bank account to be electronically debited for the amount of the check plus
any applicable fees. The use of a check for payment is your
acknowledgment and acceptance of this policy and its terms and
conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$3.05, Florida CST \$4.39, Sales Tax \$0.04, TRS Surcharge \$0.09.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Continued on the next page....

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For questions or concerns, please call 1-866-519-1263.





March 14, 2024 Invoice Number: Account Number: Security Code: Service At:

0126684031424 8337 12 014 0126684

12610 OAK HILL WAY PARRISH FL 34219-5517

Contact Us

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

/24
259.98
-259.98
\$0.00
209.99
49.99
0.00
\$259.98
24
\$259.98

Auto Pay Notice

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information

GET UP TO A \$500 VISA REWARDS CARD WITH SPECTRUM MOBILE. Enjoy up to a \$500 Visa Rewards Card when you add 2 or more Unlimited Mobile lines. The more lines you add, the more value you get. CALL 1-855-264-7622 for full offer details.



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.





4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 14 03152024 NNNNNNNN 01 001143 0004

PARISH PLANTATION C DD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

March 14, 2024

PARISH PLANTATION C DD

Invoice Number: 0126684031424 Account Number: 8337 12 014 0126684 Service At:

12610 OAK HILL WAY PARRISH FL 34219-5517

Total Due by Auto Pay

\$259.98

<u> ԿլիվլՄլեցիՍիրգ</u>ժգկենիիիր||իիՍիկիիիհիմիա|

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 ոնքկրդինակվիրվինակքիորհրիայիկինիներ Page 2 of 4

March 14, 2024

PARISH PLANTATION C DD

Invoice Number: Account Number: 0126684031424 8337 12 014 0126684

Security Code:





Contact Us

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

8633 2390 NO RP 14 03152024 NNNNNNNN 01 001143 0004

Charge Details Previous Balance 259.98 EFT Payment 03/01 -259.98 Remaining Balance \$0.00

Payments received after 03/14/24 will appear on your next bill. Service from 03/14/24 through 04/13/24

Service from 03/14/24 through 04/13/24	
Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Business WiFi	10.00
	\$209.99
Spectrum Business™ Internet Total	\$209.99
Spectrum Business™ Voice	
Phone number (941) 981-9311	
Spectrum Business Voice	49.99
	\$49.99
For additional call details, please visit SpectrumBusiness.net	
Spectrum Business™ Voice Total	\$49.99
Other Charges	
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$259.98

Billing Information

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Transfer Debit - If your check is returned, you expressly authorize your
bank account to be electronically debited for the amount of the check plus
any applicable fees. The use of a check for payment is your
acknowledgment and acceptance of this policy and its terms and
conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$3.05, Florida CST \$4.39, Sales Tax \$0.04, TRS Surcharge \$0.09.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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\$259.98



Total Due by Auto Pay

For questions or concerns, please call 1-866-519-1263.





Cypress Creek Aquatics, Inc. 12231 Main St Unit 1196 San Antonio, FL 33576 352-877-4463



Invoice

Date	Invoice #
3/1/2024	1318

Bill To	
Parrish Plantation / Creek Point CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	

Ship To	

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Descri	otion	Price Ea	ch	Amount
1	Aquatic Maintenance	March Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush contro 5. Perimeter trash cleanup	1		1,493.00	1,493.00
	Aquatic Maintenance	Amendment No 1 Additional Ponds 10-16			591.00	591.00
	Aquatic Maintenance	Amendment No 2 Additional Pond 17			82.00	82.00

Total \$2,166.00

Envera 8281 Blaikie Court Sarasota, FL 34240 (941) 556-0731

Invo	ice
Invoice Number	Date
738912	03/01/2024
Customer Number	Due Date
400498	04/01/2024

Page 1

Parrish Plantat	omer Name Customer Number P.O. I ion CDD (Crosswind 400498 Point)			Due Date 04/01/2024
Quantity	Description		Rate	Amount
Parrish Plantati	on CDD (Crosswind Point), Amenity, 12954 Oak Hill Way, Pa	rrish, FL		
1.00	Data Management 04/01/2024 - 04/30/2024		210.00	210.00
1.00	Active Video Monitoring 04/01/2024 - 04/30/2024		210.00	210.00
1.00	Passive Standard Camera 04/01/2024 - 04/30/2024		78.75	78.75
1.00	Service & Maintenance 04/01/2024 - 04/30/2024		239.06	239.06
	Sales Tax			0.00
	Payments/Credits Applied		_	0.00
		Invoice	e Balance Due:	\$737.81

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743 Email: ar@enverasystems.com Service: (941) 556-0734

Date	Invoice #	Description	Amount	Balance Due
03/01/2024	738912	Monitoring Services	\$737.81	\$737.81

Envera 8281 Blaikie Court Sarasota, FL 34240 (941) 556-0731

Return Service Requested

Received

MAR 07

Invo	ice
Invoice Number	Date
738912	03/01/2024
Customer Number	Due Date
400498	04/01/2024

Net Due: \$737.81
Amount Enclosed:

2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 Ë Envera FO Box 2086 Hicksville, NY 11802



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Parrish Plantation CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: March 2024

INVOICE# #111476

CUSTOMER ID C2304

PO#

DATE
3/1/2024

NET TERMS
Net 30

DUE DATE

3/31/2024

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					5,016.66

Subtotal	\$5,016.66
Тах	\$0.00
Total Due	\$5,016.66

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

S & G POOLS LLC

P.O Box 52124 Sarasota, FL 34232

941-447-6839

sgpools1@gmail.com

INVOICE #34424

To: Parrish Plantation 12610 Oak Hill Way

Parrish, FL

Description	Total
Service of commercial pool THREE days a week which includes balancing chemicals, cleaning tile, brushing, and netting pool, empty the skimmer basket and vacuum as needed. Keeping the equipment up to code and functioning properly for March	852.50
Total	852.50

DATE: 3/1/24

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Thank you for your business!



SR Landscaping, LLC 5521 Baptist Church Rd Tampa, FL 33610-9731 1-877-707-LAWN

Invoice

Date:	Invoice #	
1/1/2024	117177	

Bill To:	Property Location:
Crosswind Ranch 6/0 Inframark 6/005 Pan Am Circle #300 6/2007 Fampa, FL 33607	13180 Wauchula Rd. Parrish, FL 34219

ACCT REP	Svc Month:	Terms:	Due Date:	JOB#	SVC TKT#	LO WO#	IRR WO#
Tim G	January	Net 30	1/31/2024				
Item:	QTY:		Descrip	tion:		Rate:	Amount:
Crosswind Ranch Fertilization Maintenance Extr		Full Lawn Maintenanc Lawn and Ornamental Maintenance Extras				4,677.83 665.00	4,677.83 665.00 3,486.72

NOTE: Please reference invoice number on all payments. Total Due: \$8,829.55

Payments Applied: \$0.00

Balance Due: \$8,829.55



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Bill To

Crosswind Ranch c/o Inframark CR 2005 Pan Am Circle #300 Tampa, FL 33607

Invoice 17006

Date	PO#		
03/01/24			
Sales Rep	_		
Sales Rep	Terms		

Property Address	
Crosswind Ranch	
13180 Wauchula Rd	
Parrish, FL 34219	

Item	Qty / UOM	Rate	Ext. Price	Amount
#8727 - Landscape Maintenace Agreement Cr	osswind Ranch Marc	h 2024		\$8,829.55

Total \$8,829.55 (\$0.00)Credits/Payments **Balance Due** \$8,829.55

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$8,829.55	\$0.00	\$0.00	\$0.00	\$0.00



P O Box 5648 Clearwater, FL 33758

Bill To

Parrish Plantation CDD PPC Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Invoice 17027

Date	PO#
03/01/24	
Sales Rep	Terms
Tim Greiner	Net 30

Property Address
Parrish Plantation CDD
12594 Oak Hill Way
Parrish, FL 34219

Description Amount

#8736 - Landscape Maintenace Agreement Parrish Plantation March 2024

\$9,356.90

Total \$9,356.90

Credits/Payments (\$0.00)

Balance Due \$9,356.90

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$9,356.90	\$0.00	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Parrish Plantation Community Development District

Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

001538

000001

24234

1

March 08, 2024

Client:

Matter:

Page:

Invoice #:

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/2/2024	JMV	REVIEW COMMUNICATION FROM T. PENNY.	0.3	\$112.50
2/5/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/6/2024	JMV	TELEPHONE CALL WITH T. PENNY; REVIEW CDD PROPERTY RECORDS.	0.9	\$337.50
2/13/2024	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.2	\$450.00
2/14/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; PREPARE LEGAL NOTICES; PREPARE RESOLUTIONS.	1.9	\$712.50
2/15/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW COMMUNICATION FROM J. KALINSKY.	2.4	\$900.00
2/21/2024	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING; TELEPHONE CALL WITH T. GREEN.	0.7	\$262.50
2/22/2024	JMV	PREPARE FOR AND ATTEND MEETING WITH M. SUGGS.	1.6	\$600.00
2/27/2024	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW TURF DAMAGE REPORT.	0.3	\$112.50
2/27/2024	КСН	REVIEW EMAILS AND PHOTOS FROM A.GRUNWALD AND A.MARTIN REGARDING DAMAGE TO CDD PROPERTY BY DELIVERY TRUCK REGARDING 13415 HEARTWOOD WAY; BEGIN TO PREPARE DEMAND LETTER FOR SAME.	0.5	\$162.50

March 08, 2024

Client: 001538 Matter: 000001 Invoice #: 24234

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
		Total Professional Services	10.3	\$3,737.50

DISBURSEMENTS

Date	Description of Disbursements		Amount
1/9/2024	Simplefile E-Recording- Filing Fee- Filing	ng fees	\$41.45
		Total Disbursements	\$41.45
	7	Total Services	\$3,737.50
	7	Total Disbursements	\$41.45
	٦	Total Current Charges	\$3,778.95
	F	Previous Balance	\$6,637.50
		Less Payments	(\$6,637.50)
	ī	PAY THIS AMOUNT	\$3,778.95

Please Include Invoice Number on all Correspondence



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

CURRENT BILL

TOTAL AMOUNT YOU OWE

Mar 28, 2024 NEW CHARGES DUE BY



FPL automatic bill pay - DO NOT PAY			
Total amount you owe	\$28.21		
Total new charges	28.21		
Balance before new charges	0.00		
Payments received	-28.53		
Amount of your last bill	28.53		

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.



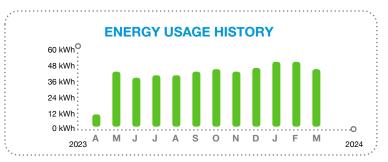
For: Feb 7, 2024 to Mar 7, 2024 (29 days)

Statement Date: Mar 7, 2024 **Account Number:** 57159-32561

Service Address:

13305 HEARTWOOD WAY #IRR

PARRISH, FL 34219



KEEP IN MIND

- Payment received after May 29, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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BILL DET	AILS	
Amount of your last bill		28.53
Payment received - Thank you		
Balance before new charges		\$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAN	D / BUSINESS	
Base charge:	\$12.78	
Minimum base bill charge:	\$8.82	
Non-fuel: (\$0.088030 per kWh)	\$4.13	
Fuel: (\$0.037280 per kWh)	\$1.75	
Electric service amount	27.48	
Gross receipts tax (State tax)	0.71	
Taxes and charges	0.71	
Regulatory fee (State fee)	0.02	
Total new charges		\$28.21
Total amount you owe		\$28.21
FPL automatic bill pay	- DO NOT PAY	

METER SUMMARY

Meter reading - Meter ACD9135. Next meter reading Apr 8, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00517		00470		47

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Mar 7, 2024	Feb 7, 2024
kWh Used	47	53
Service days	29	32
kWh/day	2	2
Amount	\$28.21	\$28.53

KEEP IN MIND

- Taxes, fees, 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.

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

CURRENT BILL

Apr 9, 2024 NEW CHARGES DUE BY



Total amount you owe	\$28.38
Total new charges	28.38
Balance before new charges	0.00
Payments received	-28.58
Amount of your last bill	28.58

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.



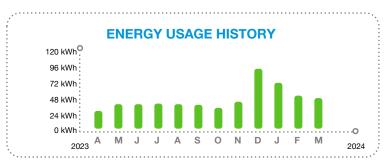
For: Feb 19, 2024 to Mar 19, 2024 (29 days)

Statement Date: Mar 19, 2024 **Account Number:** 70760-52567

Service Address:

8110 SPENCER PARRISH RD #ENTRY

PARRISH, FL 34219



KEEP IN MIND

- Payment received after June 10, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

(941) 917-0512 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 28.58 Payment received - Thank you -28.58Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Minimum base bill charge: \$8.60 \$4.41 Non-fuel: (\$0.088030 per kWh) Fuel: (\$0.037280 per kWh) \$1.86 Electric service amount 27.65 Gross receipts tax (State tax) 0.71 Taxes and charges 0.71 Regulatory fee (State fee) 0.02 \$28.38 Total new charges \$28.38 Total amount you owe FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9136. Next meter reading Apr 18, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00584		00534		50

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Mar 19, 2024	Feb 19, 2024
kWh Used	50	54
Service days	29	32
kWh/day	2	2
Amount	\$28.38	\$28.58

KEEP IN MIND

- Taxes, fees, 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.

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

CURRENT BILL

\$268.55

TOTAL AMOUNT YOU OWE

Apr 9, 2024 NEW CHARGES DUE BY



Amount of your last bill 268.55 Payments received -268.55 0.00 Balance before new charges 268.55 Total new charges Total amount you owe \$268.55 FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.



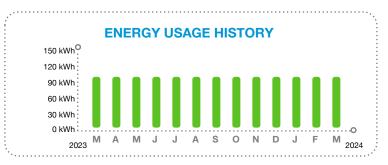
For: Feb 19, 2024 to Mar 19, 2024 (29 days)

Statement Date: Mar 19, 2024 Account Number: 49337-53008

Service Address:

8205 CARRHILL PL # SL LED

PARRISH, FL 34219



KEEP IN MIND

- Payment received after June 10, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

PARRISH PLANTATION CDD 2005 PAN AM CIR STE 200 TAMPA FL 33607-2359

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GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

49337-53008

\$268.55

Apr 9, 2024

\$ Auto pay - DO NOT PAY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 268.55 -268.55 Payment received - Thank you Balance before new charges \$0.00 **New Charges** Rate: SL-1 STREET LIGHTING SERVICE Electric service amount ** 268.16 Gross receipts tax (State tax) 0.20 Taxes and charges 0.20 Regulatory fee (State fee) 0.19 Total new charges \$268.55 Total amount you owe \$268.55

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:

Fuel charge:

\$0.041630 per kWh \$0.036500 per kWh **METER SUMMARY**

Next bill date Apr 18, 2024.

Usage Type Usage Total kWh used 104

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2024	Feb 19, 2024	Mar 20, 2023
kWh Used	104	104	104
Service days	29	32	31
kWh/day	4	3	3
Amount	\$268.55	\$268.55	\$266.98

KEEP IN MIND

- Taxes, fees, 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.

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Account Number: 49337-53008

FPL.com Page 1

ESLA

For: 02-19-2024 to 03-19-2024 (29 days) kWh/Day: 4 Service Address: 8205 CARRHILL PL # SL LED PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863250 Energy Non-energy Fixtures Maintenance	39	5100	F	8	0.400000 13.500000 1.460000	104	3.20 108.00 11.68
PWSH18B Non-energy Fixtures				8	17.590000		140.72

 * 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 200 TAMPA FL 33607-2359





For: 02-19-2024 to 03-19-2024 (29 days) kWh/Day: 4 Service Address: 8205 CARRHILL PL # SL LED PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
				Nor	Energy sub total -energy sub total		3.20 260.40
					Sub total	104	263.60
			Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee)			0.04 0.01 0.05 0.57 -0.32 0.41 3.80 268.16 0.20 0.19	
					Total	104	268.55

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



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

CURRENT BILL

\$30.06

TOTAL AMOUNT YOU OWE

Apr 5, 2024 NEW CHARGES DUE BY



Total amount you owe	\$30.06
Total new charges	30.06
Balance before new charges	0.00
Payments received	-30.77
Amount of your last bill	30.77

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.



E001

Electric Bill Statement

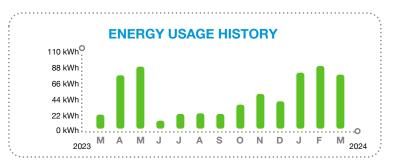
For: Feb 14, 2024 to Mar 14, 2024 (29 days)

Statement Date: Mar 14, 2024 **Account Number: 66602-44549**

Service Address:

13224 OAK HILL WAY # STATUE

PARRISH, FL 34219



KEEP IN MIND

- Payment received after June 05, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 25, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



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

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BILL DETAILS				
Amount of your last bill Payment received - Thank you Balance before new charges		30.77 -30.77 \$0.00		
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUSTAGES Charge: Minimum base bill charge: Non-fuel: (\$0.088030 per kWh) Fuel: (\$0.037280 per kWh)	\$12.78 \$6.36 \$7.13 \$3.02			
Electric service amount Gross receipts tax (State tax) Taxes and charges	29.29 0.75 0.75			
Regulatory fee (State fee) Total new charges Total amount you owe	0.02	\$30.06 		
FPL automatic bill pay - DO NOT PAY				

METER SUMMARY

Meter reading - Meter ACD9417. Next meter reading Apr 15, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00735		00654		81

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2024	Feb 14, 2024	Mar 15, 2023
kWh Used	81	94	21
Service days	29	33	29
kWh/day	3	3	1
Amount	\$30.06	\$30.77	\$26.73

KEEP IN MIND

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Electric Bill Statement

For: Feb 19, 2024 to Mar 19, 2024 (29 days)

Statement Date: Mar 19, 2024 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.



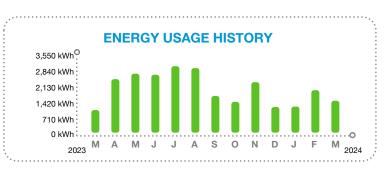
Apr 9, 2024 NEW CHARGES DUE BY



Amount of your last bill	277.56
Payments received	-277.56
Balance before new charges	0.00
Total new charges	211.85
Total amount you owe	\$211.85
FPL automatic bill pay - DO NO	OT PAY

(See page 2 for bill details.)

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Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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BILL DETAIL	S	
Amount of your last bill Payment received - Thank you Balance before new charges		277.56 –277.56 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / Is Base charge: Non-fuel: (\$0.088030 per kWh) Fuel: (\$0.037280 per kWh)	\$12.78 \$136.02	
Electric service amount	206.40	
Gross receipts tax (State tax) Taxes and charges	5.30 5.30	
Regulatory fee (State fee) Total new charges	0.15	\$211.85
Total amount you owe		\$211.85
FPL automatic bill pay - DC	NOT PAY	

METER SUMMARY

Meter reading - Meter ACD0122. Next meter reading Apr 18, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	52637		51092		1545

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2024	Feb 19, 2024	Mar 20, 2023
kWh Used	1545	2056	1094
Service days	29	32	31
kWh/day	53	64	35
Amount	\$211.85	\$277.56	\$149.06

KEEP IN MIND

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Electric Bill Statement

For: Feb 15, 2024 to Mar 15, 2024 (29 days)

Statement Date: Mar 15, 2024 **Account Number: 65187-55472**

Service Address: 12610 OAK HILL WAY SARASOTA, FL 34232

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



\$696.84

TOTAL AMOUNT YOU OWE

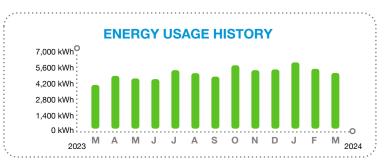
Apr 5, 2024 NEW CHARGES DUE BY

BILL SUMMARY

FPL automatic bill pay - DO	NOT PAY
Total amount you owe	\$696.84
Total new charges	696.84
Balance before new charges	0.00
Payments received	-747.53
Amount of your last bill	747.53

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.



KEEP IN MIND

- Payment received after June 05, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 26, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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



BILL DETAILS	
Amount of your last bill	747.53
Payment received - Thank you	-747.53
Balance before new charges	\$0.00
(\$6.00000 per min)	NESS \$12.78 \$467.96 \$198.18
Electric service amount	678.92
Gross receipts tax (State tax)	17.42
Taxes and charges	17.42
Regulatory fee (State fee)	0.50
Total new charges	\$696.84
Total amount you owe	\$696.84

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2586. Next meter reading Apr 16, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	77336		72020		5316

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2024	Feb 15, 2024	Mar 16, 2023
kWh Used	5316	5710	4170
Service days	29	30	29
kWh/day	183	190	144
Amount	\$696.84	\$747.53	\$531.55

KEEP IN MIND

- Taxes, fees, 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.

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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.



FPL.com Page 1

0001 0002 051802

F001

Electric Bill Statement

For: Feb 7, 2024 to Mar 7, 2024 (29 days)

Statement Date: Mar 7, 2024 **Account Number: 86390-18194**

Service Address:

13828 HEARTWOOD WAY #MAIL KIOSK

PARRISH, FL 34219

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

CURRENT BILL

\$29.56

TOTAL AMOUNT YOU OWE

Mar 28, 2024

NEW CHARGES DUE BY

BILL SUMMARY

FPL automatic bill pay - DO	NOT PAY
Total amount you owe	\$29.56
Total new charges	29.56
,	
Balance before new charges	0.00
Payments received	-28.58
Amount of your last bill	28.58

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.

KEEP IN MIND

- Payment received after May 29, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

1-800-375-2434

1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)



3* FPL AUTOMATIC BILL PAY - DO NOT

0001 0002 051802

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

GENERAL MAIL FACILITY MIAMI FL 33188-0001





Visit FPL.com/PayBill for ways to pay.

86390-18194 ACCOUNT NUMBER

\$29.56 TOTAL AMOUNT YOU OWE Mar 28, 2024

\$ Auto pay - DO NOT PAY

NEW CHARGES DUE BY



Customer Name: PARRISH PLANTATION CDD Account Number: 86390-18194

FPL.com Page 2

0002 0002 051802

E001

S	
	28.58 -28.58
#//mmin.vini.vin.mmin.yviiim/mupqguq	\$0.00
BUSINESS	
\$12.78 \$7.01	
\$6.33	
\$2.68	
28.80	
0.74	
0.74	
0.02	
	\$29.56
	\$29.56
NOT PAY	
	BUSINESS \$12.78 \$7.01 \$6.33 \$2.68 28.80 0.74 0.74

METER SUMMARY

Meter reading - Meter ACD5182. Next meter reading Apr 8, 2024.

Usage Type	Current	•	Previous	=	Usage
kWh used	00199		00127		72

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Mar 7, 2024	Feb 7, 2024
kWh Used	72	54
Service days	29	32
kWh/day	2	2
Amount	\$29.56	\$28.58

KEEP IN MIND

- Taxes, fees, 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.

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FPL.com/Reliability

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FPL.com Page 1

E001

Electric Bill Statement

For: Feb 14, 2024 to Mar 14, 2024 (29 days)

Statement Date: Mar 14, 2024 Account Number: 86422-34549

Service Address: 12618 OAK HILL WAY PARRISH, FL 34219

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



\$983.67

TOTAL AMOUNT YOU OWE

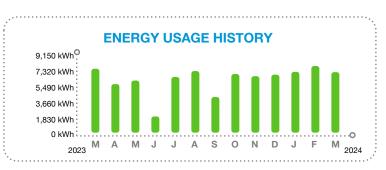
Apr 5, 2024 NEW CHARGES DUE BY



Amount of your last bill 1,081.95 Payments received -1,081.95 0.00 Balance before new charges 983.67 Total new charges Total amount you owe \$983.67 FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.



KEEP IN MIND

- Payment received after June 05, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 25, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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:

GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	1,081.95 -1,081.95 \$0.00
Non-fuel: (\$0.088030 per kWh) \$ Fuel: (\$0.037280 per kWh) \$	IESS \$12.78 664.28 281.31 958.37
Gross receipts tax (State tax) Taxes and charges	24.59 24.59
Regulatory fee (State fee) Total new charges	0.71 \$983.67
Total amount you owe	\$983.67

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5305. Next meter reading Apr 15, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	40142		32596		7546

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2024	Feb 14, 2024	Mar 15, 2023
kWh Used	7546	8310	7972
Service days	29	33	29
kWh/day	260	252	275
Amount	\$983.67	\$1,081.95	\$1,004.33

KEEP IN MIND

- Taxes, fees, 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.

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MCUD

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





Amount Due	\$120.32
Please Pay By	> 18-Mar-2024
Account Number	100014779

PARRISH PLANTATION COMMUNITY 12663 OAK HILL WAY

Account Summary	
Previous Amount Due	\$57.10
Payments Received	\$0.00
Balance Forward	\$57.10

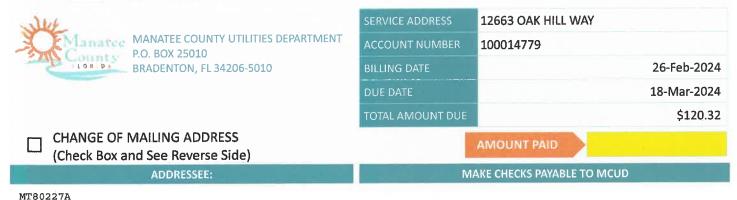
Usage	Profile	(Consur	nption x 10	000 = GAL)
	Met	er Numb	er 534105	51
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
01/22	17096	02/21	18638	154.2 kgal

Current Charge Details		01/22 - 02/20 (30 Days)
Common Area Reclaim (Me		1 \$63.22
Reclaim Usage Total New Charges	154.2 kgal x \$0.4	\$63.22
Balance Forward		\$57.10
Total Amount Due		\$120.32

Important Information

 Manatee County Utilities Department has replaced its billing system. You can find your new account number and customer selfservice access code on this statement. Questions? Visit: www.mymanatee.org/utilities or email: CSS@mymanatee.org

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code SCIS1UIN (do not share this code)



M180227A 2000000129 7/2

> PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR SUITE 300 TAMPA, FL 33607-6008

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

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010



13224 OAK HILL WAY

PARRISH PLANTATION COMMUNITY

Amount Due	\$16.61
Please Pay By	> 18-Mar-2024
Account Number	100014843



Account Summary	
Previous Amount Due	\$28.24
Payments Received	-\$28.24
Balance Forward	\$0.00

Usage	Profile	(Consu	nption x 1	000 = GAL)
	Met	er Numb	er 535641	42
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
01/24	1506	02/21	1506	0 kgal
	Meter Number 61265408			
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
01/22	7832	02/21	8237 *	40.5 kgal

Current Charge Details		01/22 - 02/20 (30 Days)
Common Area Reclaim (M	Meter # 53564142)	
Reclaim Usage	0 kgal x \$0.41	\$0.00
Common Area Reclaim (N	1eter # 61265408)	
Reclaim Usage	40.5 kgal x \$0.4:	1 \$16.61
Total New Charges		\$16.61
Total Amount Due		\$16.61

Important Information

 Manatee County Utilities Department has replaced its billing system. You can find your new account number and customer selfservice access code on this statement. Questions? Visit: www.mymanatee.org/utilities or email: CSS@mymanatee.org

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MT80227A 2000000131 7/4

> PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR SUITE 300 TAMPA, FL 33607-6008

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

Visit: mymanatee.org/utilities Call: (941) 792-8811

Amount Due	\$98.97
Please Pay By	> 18-Mar-2024
Account Number	100014874

PARRISH PLANTATION COMMUNITY 12597 OAK HILL WAY



Account Summary	
Previous Amount Due	\$91.10
Payments Received	-\$91.10
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70393290			
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
01/22	40847	02/21	43261	241.4 kgal

Current Charge Details	01/22 - 02	/20 (30 Days)
Master Meter Residential 70393290) Reclaim Usage	Commercial Reclaim Service (N 241.4 kgal x \$0.41	1eter # \$98.97
Total New Charges	2 9 7	\$98.97
Total Amount Due	Comment of the Commen	\$98.97

Important Information

 Manatee County Utilities Department has replaced its billing system. You can find your new account number and customer selfservice access code on this statement. Questions? Visit: www.mymanatee.org/utilities or email: CSS@mymanatee.org

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code 15X53VBW (do not share this code)



MT80227A 2000000132 7/5

> PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR SUITE 300 TAMPA, FL 33607-6008

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

Visit: mymanatee.org/utilities Call: (941) 792-8811

Amount Due	\$439.79
Please Pay By	> 18-Mar-2024
Account Number	100014923

PARRISH PLANTATION COMMUNITY 12610 OAK HILL WAY



Account Summary	
Previous Amount Due	\$436.38
Payments Received	-\$436.38
Balance Forward	\$0.00

Usage	Profile	(Consur	nption x 10	000 = GAL)
	Met	er Numb	er 127646 5	56
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
01/22	684	02/21	707	2.3 kgal
	Meter Number 12853604			
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
01/22	63	02/21	67	0.4 kgal

Important	Information
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 Manatee County Utilities Department has replaced its billing system. You can find your new account number and customer selfservice access code on this statement. Questions? Visit: www.mymanatee.org/utilities or email: CSS@mymanatee.org

Current Charge Details	C	01/22 - 02/20	(30 Days)
Commercial Water Service (N	Meter # 12764656)		
Water Base Rate	1 month(s) x \$22.0	9	\$22.09
Commercial Water Usage	2.3 kgal x \$2.58		\$5.93
Commercial Water Service (N	Meter # 12853604)		
Water Base Rate	1 month(s) x \$14.5	51	\$14.51
Commercial Water Usage	0.4 kgal x \$2.58		\$1.03
Sewer Commercial Service			
Sewer Base Rate	1 month(s) x \$36.6	58	\$36.68
Sewer Service	0.4 kgal x \$5.71		\$2.28
Commercial Rented Bins Serv	vice		
4 Yard Rented Bin	1 month(s) x \$325	.69	\$325.69
Gate Service			
Gate Service	1 month(s) x \$31.5	8	\$31.58
Total New Charges			\$439.79
Total Amount Due			\$439.79

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code 25ORFQMZ (do not share this code)



MT80227A 2000000133 7/6

> PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR SUITE 300 TAMPA, FL 33607-6008

- Կոլմեկիլիիկինակությունը հայտարակությունը արդարակութ

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010



12986 OAK HILL WAY



Amount Due	\$61.71		
Please Pay By	> 18-Mar-2024		
Account Number	100014982		



Account Summary	
Previous Amount Due	\$29.19
Payments Received	-\$29.19
Balance Forward	\$0.00

Usage	Profile	(Consumption x 1000 = GAL)			
	Met Begin Begin		er 5391802	24	
Begin			End	Period	
Date: Read:		Date: Read:		Consumption	
01/22	1358	02/21	2863	150.5 kgal	

Current Charge Details	01/22 - 02/20 (30 Days)
Common Area Reclaim (Meter # 539 Reclaim Usage 150.5	18024) kgal x \$0.41 \$61.71
Total New Charges	\$61.71
Total Amount Due	\$61.71

Important Information

Manatee County Utilities Department has replaced its billing system. You can find your new account number and customer selfservice access code on this statement. Questions? Visit: www.mymanatee.org/utilities or email: CSS@mymanatee.org

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MT80227A 2000000134 7/7

> PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR SUITE 300 TAMPA, FL 33607-6008

Received MAR 04

Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-00303M

Date 03/01/2024

Attn: Inframark 2005 PAN AM CIRCLE, SUITE 300 TAMPA FL 33607 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

Description Amount
Serial # 24-00303M \$949.38

Notice of Regular Meeting and Public Hearing

RE: Parrish Plantation Community Development District Board of Supervisors Regular Meeting and Public Hearing on March 21, 2024 at 2:00 p.m.

Published: 3/1/2024, 3/8/2024

Important Message Paid ()
Please include our Serial # Pay by credit card online: Total \$949.38

Please include our Serial a on your check Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Parrish Plantation Community Development District

The Board of Supervisors ("Board") of the Parrish Plantation Community Development District ("District") will hold a regular meeting and public hearing on March 21, 2024, at 2:00 p.m., at the Parrish Plantation Model Home located at 12594 Oak

any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimouy from The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, 15, 2024. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer Assessment Area 3 dated February 2024 and the Master Report of the district Engineer Assessment Areas 4 and 5 dated January 2024. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being Hill Way, Parrish FL, 34219.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$74,065,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

Preliminary Assessment Roll

TOTAL ASSESSMENT:	\$74,065,000.00	
ANNUAL ASSESSMENT:	\$6,579,004	(30 Installments)

TOTAL GROSS ASSESSABLE ACRES +/- 427.66

\$173,225.53 TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:

(30 Installments) \$15,387.18 ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:

		PER PARCEL	PER PARCEL ASSESSMENTS
Landowner Name, Manatee County - Legal Description Attach	Gross Unplatted Assessable Acres	Total PAR Debt	Total
JEN TAMPA 4, LLC	262.07	\$34,726,216.12	\$3,084,640.65
SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B			
CWR LAC Cone, LLC	51.76	\$13,904,107.91	\$1,235,066.22
SEE ATTACHED AA4 & AA5 LEGAL DESCRIPTION EXHIBIT C			
CWR LAC Cone, LLC	113.74	\$25,434,675.97	\$2,259,296.99
SEE ATTACHED AA45 LEGAL DESCRIPTION EXHIBIT D			
Totals:	427.56	\$74,065,000	\$6,579,004

sollected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax The Debt Assessments are anticipated to be initially directly Collector to collect the Debt Assessment

Failure to pay the assessments may subject the property to the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District foreclosure and/or cause a tax certificate to be issued within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the the services and facilities to be provided by the District and the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider financing plan for same, and to consider any other business that may lawfully be considered by the District.

and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and time certain announced at the meeting and/or hearing. If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should The Board meeting and public hearing are open to the public and/or the public hearing may be continued in progress to a date

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office

THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREFARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

'Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer Assessment Area 3 ("AA3") dated February 2024. and the Master Report of the district Engineer Assessment Areas 4 ("AA4") and 5 ("AA5") dated January 2024 (collectively the WHEREAS, the Board of Supervisors (the "Board") of the Parrish Plantation Community Development District (the

Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "District Office"); and WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniforn Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
 - The general locations of the Project are as shown on the plans and specifications referred to above.
- 5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$24,909,034.55 for AA3, \$10,740.841.63 for AA4, and \$12,376,839.78 for AA5 (collectively hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$34,726,216 for AA3, \$13,904,107.91 for AA4, and \$25,434,675.97 for AA5 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied nitially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited ands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's
 - within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

 10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands,
 - 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- 12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual file at the District Office.

annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law. Passed and Adopted on February 15, 2024.

Name: Matt J. O'Brien Chair of the Board of Supervisors Parrish Plantation Community Development District /s/Matt J. O'Brien

24-00303M

/s/Angie Grunwald Name: Angie Grunwald Assistant Secretary

March 1, 8, 2024

Stangers I granty

Partich Plantakion CDD

accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which

such appeal is to be based.



Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, Florida 33609 813-223-3919

Parrish Plantation CDD

Parrish Plantation CDD Accounts Payable

Invoice number

24-10563

Date

03/08/2024

Project CW CROSSWIND RANCH

Terms: Net 30

Crosswind CDD Engineer

Crosswind CDD Engineer

CDD-CW-002 Wetland Delineation & SWFWMD Approval

Labor

				Date	Hours	Rate	Billed Amount
Chris M. Fisher							
				02/15/2024	1.50	230.00	345.00
CDD Meeting	1						
				02/20/2024	1.00	230.00	230.00
Phase I-A Dra	ainage Concerns						
				02/21/2024	1.00	230.00	230.00
Review Drain	age Issue in Phase	· I-A					
Expense							
						Date	Billed Amount
Chris M. Fisher						Date	7 1110 0111
						02/08/2024	60.30
				Phase subtotal			865.30
			Crosswind CDD	Engineer subtotal			865.30
						Invoice total	865.30
Aging Summary							
Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
24-10563	03/08/2024	865.30	865.30				
	Total	865.30	865.30	0.00	0.00	0.00	0.00

FOUNTAIN DESIGN GROUP, INC. 7628 NW 6TH AVENUE BOCA RATON, FL 33487 561-994-3939 7628 NW 6TH AVENUE

Invoice

Date	Invoice #		
3/18/2024	32716A		

Bill To
CROSSWIND POINT c/o INFRAMARK 2005 PAN AM CIRCLE, STE. 300 TAMPA, FL. 33607

Ship To	
CROSSWIND POINT 12594 OAK HILL WAY PARRISH, FL 34219	

Balance Due

\$135.00

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	RP	3/18/2024		RM	
Qty	Qty Description			Rate	Amount	
	TECHNICIAN RI SYSTEM ON LA	ESET LIGHT B KE FOUNTAI	REAKER AND TE N. NO OTHER IS:	ESTED LIGHT SUES FOUND	135.00	135.00
	SALES TAX				7.00%	0.00

Sprinkler Solutions of Fla. #SCC131152616

401 N Parsons Ave Ste 106A Brandon, FL 33510 US +1 8135031228 jeff@ssofla.com



INVOICE

BILL TO

Allison Martin Parrish Plantation CDD 2005 Pan Am Circle Tampa, FL 33607

INVOICE# DATE 1243 03/20/2024 TERMS

Due on receipt

DUE DATE 03/20/2024

PO# JOB SITE

Monthly Contract Crosswind Point Ph 1 & 2

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	March 2024 Crosswind Point Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Point Phase 1 & 2 as well as the Amenity Center.	1,250.00	1	1,250.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily monitoring of the system with remote access.		1	0.00
				Subtotal: 1,250.00
	Parts & Labor Used			
	Hunter nozzle, assorted size	4.00	38	152.00
	1 GPM - Bubbler	8.06	6	48.36
	Funny Fittings	1.00	2	2.00
	Drip Fittings	1.00	4	4.00
	Flex Pipe	2.00	1	2.00
	Tech Labor - Labor for above repairs	125.00	4.25	531.25
				Subtotal: 739.61

Monthly Inspection Crosswind Point Phase 1 $\&\,2$ and Amenity center (inspection and parts/ additional labor) March 2024

BALANCE DUE

\$1,989.61

JMG Home Service S LLC 5026 Jagged Cloud DR. Contractors Invoice wimauma F1 33598 WORK PERFORMED AT: 813-506-4411 Parrish Plantation CODEINS Point Pool Common area 2005 Pan Am circle STE. 300 (crosswind Point) Tampa Pla. 33607 YOUR WORK ORDER NO. OUR BID NO. 2/23/24 2024-1 DESCRIPTION OF WORK PERFORMED Removed Tables and Chairs, grinded entire Ploor with 30 Grit Stones To Remove existing paint. Grindeda Second Time with 60 Grit stones. Installed Tile Clad 2 part Epoxy and Full Flake. Scraped & Cleaned Flakes off Then Installed Top Clear Coat with 60 Grit non Slip additive. \$ 6,000.00 Labora Material

Sprinkler Solutions of Fla. #SCC131152616

401 N Parsons Ave Ste 106A Brandon, FL 33510 US +1 8135031228 jeff@ssofla.com



INVOICE

BILL TO

Parrish Plantation CDD 2005 Pan Am Circle Tampa, FL 33607

INVOICE # 1247 DATE 03/23/2024 TERMS

Due on receipt

DUE DATE 03/23/2024

JOB SITE

Crosswind Point Phase 1 Trees

DATE	DESCRIPTION	RATE	QTY	AMOUNT				
Tree Inspection - wet checks (2x per month) Billed Monthly Month of February 2024				1	1,050.00			
	Copies of each inspection available upon re							
	Invoice is adjusted by 525 due to 1 of the 25 being completed during the monthly proper	•						
	and daily monitoring of the trees and reported to Ron	SUBTOTAL			1,050.00			
Litts. Adjustments to GPD (Gallons Per Day) as requested by Ron. Copies of inspection available upon request		DISCOUNT			-525.00			
		TOTAL	TOTAL					
		BALANCE DUE			\$525.00			

Sprinkler Solutions of Fla. #SCC131152616

401 N Parsons Ave Ste 106A Brandon, FL 33510 US +1 8135031228 jeff@ssofla.com



INVOICE

BILL TO

Parrish Plantation CDD 2005 Pan Am Circle Tampa, FL 33607

 INVOICE #
 DATE
 TERMS
 DUE DATE

 1248
 03/23/2024
 Due on receipt
 03/23/2024

PO # JOB SIT

March 2024 Crosswind Point Phase 1 Trees

DATE	DESCRIPTION		RATE	QTY	AMOUNT				
	Tree Inspection - wet checks (2x per month Month of March 2024	1,050.00	1	1,050.00					
	Copies of each inspection available upon re	Copies of each inspection available upon request							
	Invoice is adjusted by 525 due to 1 of the 2x being completed during the monthly proper								
· ·	heck and daily monitoring of the trees and reported to Ron	SUBTOTAL			1,050.00				
	to GPD(Gallons Per Day)as requested by Ron. In available upon request	DISCOUNT			-525.00				
		TOTAL			525.00				
		BALANCE DUE			\$525.00				

Parrish Plantation Community Development District

Financial Statements (Unaudited)

Period Ending March 31, 2024

Prepared by:



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

Balance Sheet

As of March 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION		ENERAL FUND OSSWIND POINT	GENERAL FUND CROSSWIND RANCH		ERIES 2021 BT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND		SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND		GENERAL XED ASSETS FUND	LO	ENERAL NG-TERM BT FUND		TOTAL
ASSETS															
Cash - Operating Account	\$	857,363	\$ -	\$	_	\$	-	\$ -	\$ -	\$	-	\$	-	\$	857,363
Cash in Transit		-	-		_	12,39	91	-	-		-		-		12,391
Accounts Receivable - Other		3,378	-		_		_	-	-		-		-		3,378
Due From Other Funds		146,720	60,363		55,339		_	-	-		-		-		262,422
Investments:															
Acquisition & Construction Account		-	-		_		_	21,253	15,357		-		-		36,610
Cost of Issuance Fund		-	-		-	3,62	25	-	-		-		-		3,625
Prepayment Account		-	-		-	145,9°	5	-	-		-		-		145,915
Reserve Fund		-	-		478,794	249,87	' 5	-	-		-		-		728,669
Revenue Fund		-	-		324,780	263,66	67	-	-		-		-		588,447
Utility Deposits		984	-		-		-	-	-		-		-		984
Fixed Assets															
Construction Work In Process		-	-		-		-	-	-		7,303,049		-		7,303,049
Amount To Be Provided		-	-		-		-	-	-		-		8,540,000		8,540,000
TOTAL ASSETS	\$	1,008,445	\$ 60,363	\$	858,913	\$ 675,47	'3	\$ 21,253	\$ 15,357	\$	7,303,049	\$	8,540,000	\$	18,482,853
<u>LIABILITIES</u>															
Accounts Payable	\$	635	\$ 269	\$	_	\$	_	\$ -	\$ -	\$	_	\$	_	\$	904
Bonds Payable	Ψ	-	4 203	Ψ	_	Ψ		¥ -	¥ -	Ψ	_	Ψ	8,540,000	Ψ	8,540,000
Due To Other Funds		-	-			226 50	-	20.790	15.020		-		0,040,000		262,422
		-	<u>-</u>		-	226,59		20,789	15,039		-				
TOTAL LIABILITIES		635	269		-	226,59	14	20,789	15,039		-		8,540,000		8,803,326

Balance Sheet

As of March 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND CROSSWIND POINT	GENERAL FUND CROSSWIND RANCH	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES									
Restricted for:									
Debt Service	-	-	858,913	448,879	-	-	-	-	1,307,792
Capital Projects	-	-	-	-	464	318	-	-	782
Unassigned:	1,007,810	60,094	-	-	-	-	7,303,049	-	8,370,953
TOTAL FUND BALANCES	1,007,810	60,094	858,913	448,879	464	318	7,303,049	-	9,679,527
TOTAL LIABILITIES & FUND BALANCES	\$ 1,008,445	\$ 60,363	\$ 858,913	\$ 675,473	\$ 21,253	\$ 15,357	\$ 7,303,049	\$ 8,540,000	\$ 18,482,853

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund Crosswind Point (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	IR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Special Assmnts- Tax Collector	\$	484,169	\$ 437,094	\$	(47,075)	90.28%	
Special Assmnts- CDD Collected		5,027	66,828		61,801	1329.38%	
TOTAL REVENUES		489,196	503,922		14,726	103.01%	
EXPENDITURES							
<u>Administration</u>							
ProfServ-Trustee Fees		4,000	3,150		850	78.75%	
Assessment Roll		3,663	-		3,663	0.00%	
Disclosure Report		3,500	74		3,426	2.11%	
District Counsel		8,792	16,858		(8,066)	191.74%	
District Engineer		4,762	-		4,762	0.00%	
District Manager		26,376	14,424		11,952	54.69%	
Accounting Services		12,822	4,685		8,137	36.54%	
Auditing Services		3,151	-		3,151	0.00%	
Website Compliance		1,319	1,050		269	79.61%	
Postage, Phone, Faxes, Copies		110	34		76	30.91%	
Public Officials Insurance		8,792	1,814		6,978	20.63%	
Legal Advertising		1,099	730		369	66.42%	
Special Events		2,500	-		2,500	0.00%	
Bank Fees		147	-		147	0.00%	
Financial & Revenue Collections		2,564	723		1,841	28.20%	
Misc. Administrative Fees		183	-		183	0.00%	
Website Administration		1,099	585		514	53.23%	
Office Supplies		74	-		74	0.00%	
Dues, Licenses, Subscriptions		128	130		(2)	101.56%	
Total Administration		85,081	44,257		40,824	52.02%	
Electric Utility Services							
Electricity - Streetlights		72,932	14,458		58,474	19.82%	
Utility - Electric		12,000	10,529		1,471	87.74%	
Total Electric Utility Services		84,932	24,987		59,945	29.42%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund Crosswind Point (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Garbage - Recreational Facility	2,800	-	2,800	0.00%
Total Utility Services	2,800		2,800	0.00%
Water Utility Services				
Utility - Water	4,500	3,522	978	78.27%
Total Water Utility Services	4,500	3,522	978	78.27%
Stormwater Control				
Aquatic Maintenance	17,500	9,487	8,013	54.21%
Total Stormwater Control	17,500	9,487	8,013	54.21%
Other Physical Environment				
Contracts-Tree Health	32,400	13,500	18,900	41.67%
Insurance - General Liability	5,000	2,216	2,784	44.32%
Insurance -Property & Casualty	25,000	10,378	14,622	41.51%
R&M-Other Landscape	10,000	3,353	6,647	33.53%
Landscape Maintenance	112,283	59,553	52,730	53.04%
Entry/Gate/Walls Maintenance	5,000	6,865	(1,865)	137.30%
Plant Replacement Program	20,000	-	20,000	0.00%
Irrigation Maintenance	20,000	18,348	1,652	91.74%
Fertilizers-Trees	4,200		4,200	0.00%
Total Other Physical Environment	233,883	114,213	119,670	48.83%
Contingency				
Misc-Contingency	1,000		1,000	0.00%
Total Contingency	1,000		1,000	0.00%
Road and Street Facilities				
R&M-Road Drainage	1,500		1,500	0.00%
Total Road and Street Facilities	1,500		1,500	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund Crosswind Point (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Parks and Recreation				
Clubhouse - Facility Janitorial Service	10,000	2,644	7,356	26.44%
Program & Event Management	1,000	-	1,000	0.00%
Contracts-Pools	15,000	4,883	10,117	32.55%
Telephone/Fax/Internet Services	1,000	1,472	(472)	147.20%
R&M-Facility	10,000	6,000	4,000	60.00%
R&M-Pools	5,000	106	4,894	2.12%
Facility A/C & Heating Maintenance & Repair	2,000	-	2,000	0.00%
Recreation / Park Facility Maintenance	1,000	6,580	(5,580)	658.00%
Access Control Maintenance & Repair	5,000	4,265	735	85.30%
Holiday Decoration	5,000	4,700	300	94.00%
Clubhouse - Facility Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,500	1,722	(222)	114.80%
Pool Permits	500		500	0.00%
Total Parks and Recreation	58,000	32,372	25,628	55.81%
TOTAL EXPENDITURES	489,196	228,838	260,358	46.78%
Excess (deficiency) of revenues				
Over (under) expenditures		275,084	275,084	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		732,726		
FUND BALANCE, ENDING		\$ 1,007,810		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund Crosswind Ranch (002) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Special Assmnts- Tax Collector	\$ 176,632	\$	159,385	\$	(17,247)	90.24%	
Special Assmnts- CDD Collected	1,862		-		(1,862)	0.00%	
TOTAL REVENUES	178,494		159,385		(19,109)	89.29%	
EXPENDITURES							
Administration							
ProfServ-Trustee Fees	4,000		1,107		2,893	27.68%	
Assessment Roll	1,337		_		1,337	0.00%	
Disclosure Report	3,500		2,026		1,474	57.89%	
District Counsel	3,208		2,263		945	70.54%	
District Engineer	1,738		12,713		(10,975)	731.47%	
District Manager	9,624		4,076		5,548	42.35%	
Accounting Services	4,678		4,065		613	86.90%	
Auditing Services	1,150		_		1,150	0.00%	
Website Compliance	481		450		31	93.56%	
Postage, Phone, Faxes, Copies	40		21		19	52.50%	
Public Officials Insurance	3,208		778		2,430	24.25%	
Legal Advertising	401		270		131	67.33%	
Special Events	2,500		1,300		1,200	52.00%	
Bank Fees	53		_		53	0.00%	
Financial & Revenue Collections	936		152		784	16.24%	
Misc. Administrative Fees	67		_		67	0.00%	
Website Administration	401		165		236	41.15%	
Office Supplies	25		_		25	0.00%	
Dues, Licenses, Subscriptions	47		46		1	97.87%	
Total Administration	37,394		29,432		7,962	78.71%	
Electric Utility Services							
Electricity - Streetlights	4,000		8,838		(4,838)	220.95%	
Total Electric Utility Services	4,000		8,838		(4,838)	220.95%	
Water Utility Services							
Utility - Water	550		_		550	0.00%	
Total Water Utility Services	550		-		550	0.00%	
Stormwater Control							
Aquatic Maintenance	9,000		3,509		5,491	38.99%	
Total Stormwater Control	 9,000		3,509		5,491	38.99%	
	 -,		-,		-,		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund Crosswind Ranch (002) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Insurance - General Liability	1,825	950	875	52.05%
Insurance -Property & Casualty	4,770	4,448	322	93.25%
Landscape Maintenance	105,955	85,084	20,871	80.30%
Irrigation Maintenance	15,000	10,026	4,974	66.84%
Total Other Physical Environment	127,550	100,508	27,042	78.80%
TOTAL EXPENDITURES	178,494	142,287	36,207	79.72%
Excess (deficiency) of revenues				
Over (under) expenditures		17,098	17,098	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		42,996		
FUND BALANCE, ENDING		\$ 60,094		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2021 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ 15,092	\$	15,092	0.00%
Special Assmnts- Tax Collector	478,793	432,134		(46,659)	90.25%
Special Assmnts- CDD Collected	1,188	101,646		100,458	8556.06%
TOTAL REVENUES	479,981	548,872		68,891	114.35%
EXPENDITURES Debt Service					
Principal Debt Retirement	175,000	_		175,000	0.00%
Interest Expense	304,981	152,491		152,490	50.00%
Total Debt Service	479,981	152,491		327,490	31.77%
TOTAL EXPENDITURES	479,981	152,491		327,490	31.77%
Excess (deficiency) of revenues					
Over (under) expenditures		 396,381		396,381	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		462,532			
FUND BALANCE, ENDING		\$ 858,913			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2022 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ADO	UAL PTED GET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	_	\$	26,566	\$	26,566	0.00%
Special Assmnts- Tax Collector		203,638		183,870		(19,768)	90.29%
Special Assmnts- CDD Collected		169,163		443,034		273,871	261.90%
TOTAL REVENUES	;	372,801		653,470		280,669	175.29%
EXPENDITURES Debt Service							
Principal Debt Retirement		85,000		-		85,000	0.00%
Principal Prepayments		-		1,285,000		(1,285,000)	0.00%
Interest Expense		287,800		136,734		151,066	47.51%
Total Debt Service	;	372,800		1,421,734		(1,048,934)	381.37%
TOTAL EXPENDITURES	;	372,800		1,421,734		(1,048,934)	381.37%
Excess (deficiency) of revenues							
Over (under) expenditures		1		(768,264)		(768,265)	-76826400.00%
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance		1		-		(1)	0.00%
TOTAL FINANCING SOURCES (USES)		1		-		(1)	0.00%
Net change in fund balance	\$	1	\$	(768,264)	\$	(768,267)	-76826400.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				1,217,143			
FUND BALANCE, ENDING			\$	448,879			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2021 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$	363	\$ 36	3 0.00%
TOTAL REVENUES		-		363	36	3 0.00%
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES		-		-		- 0.00%
Excess (deficiency) of revenues Over (under) expenditures				363	36	3 0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				101		
FUND BALANCE, ENDING			\$	464		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 Series 2022 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	-	\$	274	\$	274	0.00%	
TOTAL REVENUES		-		274		274	0.00%	
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES		-		-		-	0.00%	
Excess (deficiency) of revenues Over (under) expenditures		<u>-</u>		274		274	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)				44				
FUND BALANCE, ENDING			\$	318				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		- _		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		7,303,049		
FUND BALANCE, ENDING		\$ 7,303,049		

Tuesday, April 9, 2024 Page 1

Bank Account Statement

Parrish Plantation CDD

Bank Account Statement: Bank Account No.: 6064, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	881,816.88
Balance Last Statement	571,667.78	Outstanding Bank Transactions	0.00
Statement Ending Balance	881,816.88	Subtotal	881,816.88
		Outstanding Checks	-24,454.01
G/L Balance at 03/31/24	857,362.87	Bank Account Balance	857,362.87

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	03-24						
02/22/24	Bank Account Ledger Entry	1382	Check for Vendor V00023		1	-2,700.00	-2,700.00
02/22/24	Bank Account Ledger Entry	1383	Check for Vendor V00026		1	-2,171.00	-2,171.00
02/29/24	Bank Account Ledger Entry	1384	Check for Vendor V00052		1	-1,800.00	-1,800.00
02/29/24	Bank Account Ledger	1385	Check for Vendor V00045		1	-835.24	-835.24
02/29/24	Entry Bank Account Ledger	1386	Check for Vendor		1	-300.00	-300.00
02/29/24	Entry Bank Account Ledger	1387	V00038 Check for Vendor		1	-55.00	-55.00
02/29/24	Entry Bank Account Ledger	1388	V00034 Check for Vendor		1	-281.25	-281.25
02/29/24	Entry Bank Account Ledger	1389	V00026 Check for Vendor		1	-8,829.55	-8,829.55
03/04/24	Entry Bank Account Ledger	JE000715	V00051 ACH FPL 2567		1	-28.58	-28.58
03/04/24	Entry Bank Account Ledger	JE000716	ACH FPL 3008		1	-268.55	-268.55
03/04/24	Entry Bank Account Ledger	JE000717	ACH FPL 5047		1	-277.56	-277.56
03/05/24	Entry Bank Account Ledger	JE000718	ACH FPL 6129		1	-2,148.36	-2,148.36
03/05/24	Entry Bank Account Ledger	JE000719	ACH Spectrum 9940		1	-259.98	-259.98
03/06/24	Entry Bank Account Ledger	JE000682	CK#1094########		1	3,228.32	3,228.32
03/14/24	Entry Bank Account Ledger	1390	- O&M Check for Vendor		1	-949.38	-949.38
03/14/24	Entry	1390	V00040		ı	-949.30	-343.30
03/14/24	Bank Account Ledger Entry	1391	Check for Vendor V00008		1	-2,166.00	-2,166.00
03/14/24	Bank Account Ledger Entry	1392	Check for Vendor V00019		1	-5,025.78	-5,025.78
03/14/24	Bank Account Ledger Entry	1393	Check for Vendor V00024		1	-680.30	-680.30
03/14/24	Bank Account Ledger	1394	Check for Vendor		1	-852.50	-852.50
03/14/24	Entry Bank Account Ledger	1395	V00039 Check for Vendor		1	-3,778.95	-3,778.95
03/14/24	Entry Bank Account Ledger	1396	V00012 Check for Vendor		1	-9,356.90	-9,356.90
03/19/24	Entry Bank Account Ledger	JE000693	V00051 Tax Revenue / Debt		1	344,210.11	344,210.11
03/19/24	Entry Bank Account Ledger Entry	JE000720	Service ACH FPL 32561		1	-28.21	-28.21

Tuesday, April 9, 2024 Page 2

Bank Account Statement

Parrish Plantation CDD

Currency Code

Statement Date	03/31/24	Statement Balance	881,816.88
Balance Last Statement	571,667.78	Outstanding Bank Transactions	0.00
Statement Ending Balance	881,816.88	Subtotal	881,816.88
		Outstanding Checks	-24,454.01
G/L Balance at 03/31/24	857,362.87	Bank Account Balance	857,362.87

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
03/19/24	Bank Account Ledger Entry	JE000721	ACH FPL 8194		1	-29.56	-29.56
03/19/24	Bank Account Ledger Entry	JE000735	Tax Revenue / Debt Service		1	344,210.11	344,210.11
03/19/24	Bank Account Ledger Entry	JE000735	Tax Revenue / Debt Service		1	-344,210.11	-344,210.11
03/26/24	Bank Account Ledger Entry	1397	Check for Vendor V00045		1	-865.30	-865.30
03/26/24	Bank Account Ledger Entry	1401	Check for Vendor V00026		1	-3,039.61	-3,039.61
03/26/24	Bank Account Ledger Entry	JE000692	CK#1777859#### # - Refund FPL		1	11,148.80	11,148.80
03/26/24	Bank Account Ledger Entry	JE000722	ACH FPL 4549		1	-30.06	-30.06
03/26/24	Bank Account Ledger Entry	JE000723	ACH FPL 8642		1	-983.67	-983.67
03/27/24	Bank Account Ledger Entry	JE000724	ACH FPL 5472		1	-696.84	-696.84
					Total	310,149.10	310,149.10

PARRISH PLANTATION INSPECTION REPORT. 4/29/24, 10:27 AM

Parrish Plantation CDD. Crosswind Point.

Monday, April 29, 2024

Prepared For Board of supervisors.

41 Issue Identified





Pioneer.

Assigned To Sunrise.

The community entrance and exit is clean and look good.



Pioneer.

Assigned To Sunrise.

The West side entrance façade is clean and looks good.



Pioneer.

Assigned To Sunrise.

The turf conditions are dry due to the weather conditions and the water restrictions.



Pioneer.

Assigned To Sunrise.

Sunrise submitted estimate to replace the Ixora plants



Pioneer.

Assigned To Sunrise.

The East side entrance façade is clean and looks good.



Pioneer.

Assigned To Sunrise.

Treat the weeds.

Work order was created for crws to address weeds.



Oak Hill.

Assigned To District manager.

The amenity center is clean and looks good. All bathrooms are clean and fully functional.



Oak Hill.

Assigned To District manager.

The mailbox pavilion is clean and looks good.



Oak Hill pond.

Assigned To Cypress Creek Aquatics.

There is duckweed & planktonic algae in the pond.



Oak Hill pond.

Assigned To Cypress Creek Aquatics.

Duckweed & planktonic algae.



Amenity center.

Assigned To District manager.

The table and chairs are clean and look good.



Amenity center.

Assigned To Blue Life.

The pool is clear and blue.



Amenity center.

Assigned To Sunrise.

Trim the ornamental grass off & away from of the chaise lounges.

Work order was made for crew to trim grasses.



East Oak Hill pond.

Assigned To Cypress Creek Aquatics.

There is a filamentous algae bloom in the pond.



Oak Hill.

Assigned To Sunrise.

The turf conditions are dry due to weather conditions, and the water restrictions.



Oak Hill.

Assigned To Sunrise.

The turf is dry due to the weather conditions and the water restrictions.



Oak Hill.

Assigned To Sunrise.

Sunrise will submit an estimate to band the hardwood trees on Oak Hill & Crawford.

Estimate was submitted and approved, on schedule for 5/9/24 for staking.



Oak Hill.

Assigned To Sunrise.

Sunrise will upright & straighten the fallen tree.

Tree was stood up this week, tree will be staked next week along with others that were approved.



Crawford.

Assigned To Sunrise.

Sunrise has been approved to replace the two dead Elm trees.

Elm trees on scheduled to be replaced on the 14th of May.



Crawford.

Assigned To Cypress Creek Aquatics. Heavily receded retention area.



Crawford & Hysmith.

Assigned To Sunrise.

The pocket park turf is dry due to the weather conditions and the water restrictions.

We are monitoring the dry areas around property and not mowing them to prevent any further damage to the turf.



Hysmith pond.

Assigned To District manager..

There is contractor debris in the pond that needs to be removed.



Hysmith pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



Pond bank. Hysmith.

Assigned To Sunrise.

The overgrowth area adjacent to the pond needs to be maintained.

Work order was made for crews.



Oak Hill.

Assigned To Sunrise.

The pocket park looks good.



Twin Leaf.

Assigned To Sunrise.

The turf in this area has never recovered.

This area is dry, we fertilized after our walkthrough in early April and no signs of improvement.



Twin Leaf pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



Depot Loop pond.

Assigned To Cypress Creek Aquatics / District manager.

The pond looks good, except for the contractor debris that needs to be removed.



Depot Loop.

Assigned To Sunrise.

The Elm tree Is in shock because it fell down. Evaluate the tree on a weekly basis.



Settlement.

Assigned To Sunrise.

Straighten the leaning trees.

Part of proposed trees to be straightened, will be taken care of next week.



Homestead.

Assigned To Sunrise.

Maintain the overgrowth while the conditions are dry.

Work order was made for crew to address.



Homestead pond.

Assigned To Cypress Creek Aquatics.

The filamentous algae in the pond is beginning to die.



Pond bank. Homestead.

Assigned To Sunrise.

The pond bank needs to be maintained up to the resident property lines.

Work order was made for crew to take caer of, Silt fence was just removed to we can access pond.



Oak Hill.

Assigned To Sunrise.

The entrance façade is clean and looks good.



Oak Hill.

Assigned To Sunrise.

Trim the dead palm frond.

Crew has work order to address.



Oak Hill.

Assigned To Sunrise.

Treat the ant hill.

I treated the ant hill while on property.



Oak Hill pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



Spencer Parrish.

Assigned To Sunrise.

Heading East is on the fence-line looks good.



Spencer Parrish.

Assigned To Sunrise.

Heading North on the fence-line looks good.



SR Hwy 62.

Assigned To Sunrise.

Remove the traveler tree.

Crew has work order.



SR Hwy 62.

Assigned To Sunrise.

Straighten and band the leading tree.

Crew has work order to straighten,

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Printed: May 7, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Fax: 813-501-1432





Daily Logs List

May 2, 2024

Job: SE1383 Crosswind Point and Ranch

Title:

Added By: JS

Log Notes:

First time treating this place.

Ponds 10, 17, 16, 15, 12, 14, 13, 1, & 2 were treated for algae.

Ponds 11, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 17, 16, 15, 12, 14, & 13 were treated for grasses.

Trash picked up at most ponds.

Weather Conditions:

Partly Cloudy with Isolated Storms

7

90° FWind: 8 mph
Humidity: 91% **70° F**Total Precip: 0.08"

Thu, May 2, 2024, 1:26 PM

Attachments: 30

