# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**JUNE 20, 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, June 20, 2024, at 2:00 PM

The Regular Meeting of the Parrish Plantation Community Development District will be held on June 20, 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; Click here to join the 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. Discussion with Manatee County Sheriff Regarding Community Safety
- B. Consideration of Proposal from Flock Safety Technology
- C. Ratify Pool Security Monitor Schedule
- D. Ratify Off-duty Sheriff Patrol Schedule
- E. Update on Solar Streetlights at Entrances
- F. Consideration of Resolution 2024-09; Adopting Final Terms of the 2024 Bonds (Assessment Area 3)
- G. Consideration of Resolution 2024-10; Adopting Final Terms of the 2024 Bonds (Assessment Area 4)
- H. Acceptance of Board Member Resignation; Matt O'Brien
- I. Acceptance of Board Member Resignation; Marlena Nitschke
- J. Consideration of Resolution 2024-11; Redesignation of Officers

# 4. CONSENT AGENDA

- A. Consideration of Meeting Minutes for the Regular Meeting on May 16, 2024
- B. Consideration of Operations and Maintenance Expenditures April 2024
- C. Review of Financial Statements for Month Ending April 2024

# 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Field and Aquatic Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. PUBLIC COMMENTS
- 8. ADJOURNMENT

# **Third Order of Business**

# **3B.**

From: Christian Hillhouse

To: Allison Martin; Angie Grunwald

Subject: Flock Safety Detailed Overview + Quote - Parrish Plantation CDD

**Date:** Tuesday, June 4, 2024 8:23:00 AM

Attachments: Flock Safety LPR Camera Quote (2x) - Parrish Plantation CDD.pdf

# This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Report Suspicious

Hey Allison & Angie,

Good morning! Thank you again for both of your time on Friday. I enjoyed our conversation and look forward to being a resource for your community at Parrish Plantation. I've included the bulleted information + detailed quote below.

# Flock Safety Details:

### Investment:

- Sparrow Real-Time LPR Camera: \$2,500 per camera, per year
- One-time Installation Fee: \$650 per camera
- 24 month agreement

# Functionality:

- Captures license plate of vehicles with 98% capture accuracy day/night
- Captures full vehicle profile, including: Make, model, body, color, and identifiers (i.e. bumper stickers/roof racks)
- Possesses capability to distinguish between residents and nonresidents (optional)
- Integrates with the police: can easily share data with law enforcement

# Technology:

- LTE Data utilizes networks of T-Mobile, AT&T, and Verizon. Does not depend on ethernet cables or wifi signal.
- Solar Powered, no need for electrical source or wires powering the cameras (however, if solar isn't feasible, can be powered into an electrical source).
- Motion Activated will capture any motion triggering event (Vehicle & Pedestrian)
- Utilizes Infrared technology to maintain capture rate in the evening.
- Machine Learning cameras can recognize and automatically upload all details of a vehicle into our system without any human input.
- Cloud based entire system is accessible through a web browser. No need for DVR sets or infrastructure to be stored anywhere. Access easily through phone, laptop, tablet, or pc.

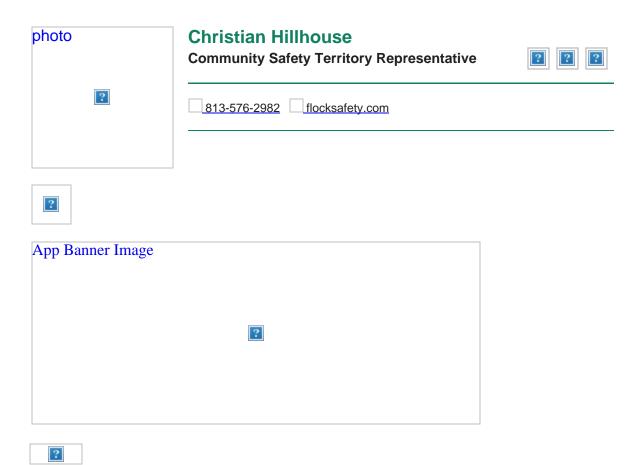
# Accessibility:

 You have sole access to the system and can choose to share access with whoever they would like.

- Flock cannot log into the community's cameras without permission.
- The Police cannot log into the community's cameras without the community's permission.
- Images are stored for 30 days on Flock's servers. After 30 days the images are permanently deleted.
- You can download the images and keep them prior to the 30 day mark.
- Each inquiry into the system requires a reason (i.e. suspicious activity, or trespassing). Each inquiry is stored in a fully auditable ledger to ensure that the system isn't being used to spy on resident's coming and going.

Have a great day, Christian

--



# Flock Safety + FL - Parrish Plantation CDD

Flock Group Inc. 1170 Howell Mill Rd, Suite 210 Atlanta, GA 30318

MAIN CONTACT: Christian Hillhouse christian.hillhouse@flocksafety.com 813-576-2982

Created Date: 06/04/2024 Expiration Date: 07/04/2024 Quote Number: Q-85119

PO Number:

Company Overview Agenda Page 8

At Flock Safety, technology unites law enforcement and the communities they serve to eliminate crime and shape a safer future, together. We created the first public safety operating system to enable neighborhoods, schools, businesses, and law enforcement to work together to collect visual, audio, and situational evidence across an entire city to solve and prevent crime.

Our connected platform, comprised of License Plate Recognition (LPR), live video, audio detection, and a suite of integrations (AVL, CAD & more), alerts law enforcement when an incident occurs and turns unbiased data into objective answers that increase case clearance, maximize resources, and reduce crime -- all without compromising transparency or human privacy.

# Join thousands of agencies reducing crime with Flock Safety's public safety operating system

2000+	120	1B+	<60%*
communities with private-	incident alerts / minute	1B+ vehicles detected /	<60% local crime reduction
public partnerships		month	in Flock cities

<sup>\*</sup>According to a 2019 study conducted by Cobb County Police Department

### Introduction

Layer Intelligence to Solve More Crime

The pathway to a safer future looks different for every community. As such, this proposal presents a combination of products that specifically addresses your public safety needs, geographical layout, sworn officer count, and budget. These components make up your custom public safety operating system, a connected device network and software platform designed to transform real-time data into a panoramic view of your jurisdiction and help you zero in on the leads that solve more cases, prevent future crimes, and foster trust in the communities you serve.

### Software Platform

Flock Safety's out-of-box software platform collects and makes sense of visual, audio, and situational evidence across your entire network of devices. With unlimited user licenses, your entire law enforcement agency can access the real-time investigative leads needed to increase case clearance, protect the community, and decrease crime rates.

	Out-of-Box Software Features Agenda Page 9
Simplified Search	Get a complete view of all activity tied to one vehicle in your network of privately and publicly owned cameras.  The user-friendly search experience allows officers to filter hours of footage in seconds based on time, location, and detailed vehicle criteria using patented Vehicle Fingerprint ™ technology. Search filters include:   • Vehicle make  • Body type  • Color  • License plates  • Partial tags  • Missing tags  • Temporary tags  • State recognition  • Decals  • Bumper stickers  • Back racks  • Top racks
National and Local Sharing	Access 1B+ additional plate reads each month without purchasing more cameras. Solve cross-jurisdiction crimes by opting into Flock Safety's sharing networks, including one-to-one, national, and statewide search networks. Users can also receive alerts from several external LPR databases:  California SVS FDLE FL Expired Licenses FL Expired Tags FL Sanctioned Drivers FL Sex Offenders Georgia DOR IL SOS Illinois Leads NCIC NCMEC Amber Alert REJIS CCIC FBI
Real-time Alerts	Receive SMS, email, and in-app notifications for custom Hot Lists, NCIC wanted lists, AMBER alerts, Silver alerts, Vehicle Fingerprint matches, and more.
Interactive ESRI Map	View your AVL, CAD, traffic, and LPR alerts alongside live on- scene video from a single interactive map for a birdseye view of activity in your jurisdiction.
Vehicle Location Analysis	Visualize sequential Hot List alerts and the direction of travel to guide officers to find suspect vehicles faster.

Out-of-Box Software	Features (Continued)
Transparency Portal	Establish community trust with a public-facing dashboard that shares policies, usage, and public safety outcomes related to your policing technology.
Insights Dashboard	Access at-a-glance reporting to easily prove ROI, discover crime and traffic patterns and prioritize changes to your public safety strategy by using data to determine the most significant impact.
Native MDT Application	Download FlockOS to your MDTs to ensure officers never miss a Hot List alert while out on patrol.
Hot List Attachments	Attach relevant information to Custom Hot List alerts. Give simple, digestible context to Dispatchers and Patrol Officers responding to Hot List alerts so they can act confidently and drive better outcomes. When you create a custom Hot List Alert, add case notes, photos, reports, and other relevant case information.
Single Sign On (SSO)	Increase your login speed and information security with Okta or Azure Single Sign On (SSO). Quickly access critical information you need to do your job by eliminating the need for password resets and steps in the log-in process.

# License Plate Recognition

The Flock Safety Falcon™ LPR camera uses Vehicle Fingerprint™ technology to transform hours of footage into actionable evidence, even when a license plate isn't visible, and sends Hot List alerts to law enforcement users when a suspect vehicle is detected. The Falcon has fixed and location-flexible deployment options with 30% more accurate reads than leading LPR.\*

\*Results from the 2019 side-by-side comparison test conducted by LA County Sheriff's Department

Flock Safety Falcon™ LPR Camera	Flock Safety Falcon™ Flex	Flock Safety Falcon™ XT
Fixed, infrastructure-free LPR camera designed for permanent placement.	Location-flexible LPR camera designed for fast, easy self-installation, which is ideal for your ever-changing investigative needs.	Long-range, high-speed LPR camera that captures license plates and Vehicle Fingerprint data for increasing investigative leads on high-volume
√ 1 Standard LPR Camera	√ 1 LPR Camera	roadways like highways and interstates.
v Unlimited LTE data service + Flock OS platform licenses	V Unlimited LTE data service + software	√1 Long-Rage LPR Camera
	licenses	√ Computing device in protective poly
V 1 DOT breakaway pole	√ 1 portable mount with varying-sized	case
√ Dual solar panels	band clamps	√ AC Power
√ Permitting, installation, and ongoing	√ 1 Charger for internal battery	√ Permitting, installation, and ongoing
maintenance	√ 1 hardshell carrying case	maintenance

### Agenda Page 1

# **Your Flock Safety Team**

Flock Safety is more than a technology vendor; we are a partner in your mission to build a safer future. We work with thousands of law enforcement agencies across the US to build stronger, safer communities that celebrate the hard work of those who serve and protect. We don't disappear after contracts are signed; we pride ourselves on becoming an extension of your hard-working team as part of our subscription service.

Implementation	Meet with a Solutions Consultant (former LEO) to build a deployment plan based on your needs. Our Permitting Team and Installation Technicians will work will get your device network approved, installed, and activated.
User Training + Support	Your designated Customer Success Manager will help train your power users and ensure you maximize the platform, while our customer support team will assist with needs as they arise.
Maintenance	We proactively monitor the health of your device network. If we detect that a device is offline, a full-time technician will service your device for no extra charge.  Note: Ongoing maintenance does not apply to Falcon Flex devices.
Public Relations	Government Affairs  Get support educating your stakeholders, including city councils and other governing bodies.  Media Relations  Share crimes solved in the local media with the help of our Public Relations team.



# **Budgetary Quote**

This document is for informational purposes only. Pricing is subject to change.

Bill To: Parrish, Florida 34219 Ship To: Parrish, Florida 34219

Billing Company Name: FL - Parrish Plantation CDD Subscription Term: 24 Months
Billing Contact Name: Payment Terms: Net 15
Billing Email Address: Retention Period: 30 Days

Billing Phone: Billing Frequency: Annual Plan - First Year Invoiced at

Signing.

# **Hardware and Software Products**

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$5,000.00
Flock Safety LPR Products			
Flock Safety Sparrow ®	Included	2	Included

# **Professional Services and One Time Purchases**

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Stand Implementation Fee	\$650.00	2	\$1,300.00
		Subtotal Year 1:	\$6,300.00
		Annual Recurring Subtotal:	\$5,000.00
		Estimated Tax:	\$0.00
		Contract Total:	\$11,300.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Agenda Page 14

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$6,300.00
Annual Recurring after Year 1	\$5,000.00
Contract Total	\$11,300.00

\*Tax not included

# **Product and Services Description**

Flock Safety Platform Items	Product Description
Flock Safety Sparrow®	an infrastructure-free license plate reader camera for residential roadways that utilizes Vehicle Fingerprint® technology to capture vehicular attributes.
One-Time Fees	Service Description
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

**3F.** 

# **RESOLUTION 2024 - 09**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024 (ASSESSMENT AREA THREE) SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 (ASSESSMENT AREA THREE) SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**WHEREAS**, the Parrish Plantation Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Master Report of the District Engineer Assessment Area 3 ("**AA3**") dated February 2024 (the "**Engineer's Report**");

**WHEREAS**, the Board of Supervisors of the District (the "Board") issued its \$13,720,000 Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three) (the "Assessment Area Three Bonds") to finance Assessment Area Three (the "Assessment Area Three Project");

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Assessment Area Three Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Assessment Area Three Bonds;

**WHEREAS**, the Assessment Area Three Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024, and adopted pursuant to Resolution No. 2024-04 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Assessment Area Three Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report (Assessment Area Three Project), dated April 18, 2024 (the "Supplemental Assessment Report"), attached hereto as Exhibit A; and the Master Report Phases I-B, II, & V (Assessment Area #3) dated April 2024 (the "Supplemental Engineer's Report") attached hereto as Exhibit B.

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

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

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

Approved and adopted this 20th day of June, 2024.

Attest:	Parrish Plantation Community	
	<b>Development District</b>	
Name:		
Secretary / Assistant Secretary	Chair of the Board of Supervisors	

Exhibit A – First Supplemental Assessment Methodology Report (Assessment Area Three Project), dated April 18, 2024

Exhibit B – Master Report Phases I-B, II, & V (Assessment Area #3) dated April 2024

# Exhibit A First Supplemental Assessment Methodology Report (Assessment Area Three Project), dated April 18, 2024

PARRISH
PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT

# FIRST SUPPLEMENTAL METHODOLOGY REPORT ASSESSMENT AREA THREE FINAL

Report Date:

April 18, 2024

# TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page ∦</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District & Assessment Area Project	3
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	5
VIII.	Assignment of Maximum Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	6
<u>TABLE</u>	ITEM	<u>Page </u> #
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Finance Information - Maximum Bonds	9
4	Assessment Allocation Detail - Maximum Assessments	10
<u>EXHIBIT</u>	ITEM	<u>Page ∦</u>
A	Assessment Plat/Roll	11
В	Legal Description	12

# I. INTRODUCTION

This First Supplemental Methodology Report – Assessment Area Three (the "First Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated February 2024 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District's Capital Infrastructure Program.

# II. DEFINED TERMS

- "Assessable Property:" All property within Assessment Area Three of the District that receives a special benefit from the CIP.
- "Assessment Area Three" (AA3) Phase 1-B, II, V. as defined in Exhibit A of this report.
- "AA3 Capital Improvement Program" (AA3 CIP) The public infrastructure development program as outlined by the Engineer Supplemental Report for AA3.
- "Developer" HBWB Development Services, LLC, a Florida limited liability company.
- "Development Plan" The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.
- "District" Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.
- "AA3 Engineer Report" Assessment Area Three Engineer's Report for Parrish Plantation Community Development District, dated February 2024.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.
- "Expansion Area" The District was expanded to include a parcel formerly known as Cone Ranch South on August 31st, 2021, adding 591.242 +/- Acres.
- "Master Report" The Master Assessment Methodology Report, dated February 15, 2024, as provided to support benefit and maximum assessments on private developable property within the District.
- "Maximum Assessments" The maximum amount of special assessments and liens to be levied against benefiting assessable properties.
- "Platted Units" Private property subdivided as a portion of gross acreage by virtue of the platting process.
- "Product Type" Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part due to differentiated sizes, setbacks, and other factors.



"Unplatted Parcels" - Gross acreage intended for subdivision and platting pursuant to the Development Plan.

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

"AA3 Series 2024" or "Report" – This AA3 *First Supplemental Methodology Report*, dated February 15, 2024 as provided to support benefits and Liens on private developable property within Assessment Area Three of the District.

# III. OBJECTIVE

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

- A. Allocate a portion of the costs of the CIP to Assessment Area Three;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Three that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Three within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Three within the District that benefit from the AA3 Capital Improvement Program, as outlined by the Engineer's Report.

The basis of benefit received by properties within Assessment Area Three of the District relates directly to the AA3 Capital Improvement Program allocable to Assessable Property within Assessment Area Three within the District. It is the District's AA3 Capital Improvement Program that will create the public infrastructure that enables the assessable properties within Assessment Area Three of the District to be developed and improved. Without these public improvements, which include off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Three within the District as a result of the benefit received from the AA3 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (Assessment Area Three) (the "Bonds") to finance the construction and/or acquisition of a portion of the AA3 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Three of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Three within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis



for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

# IV. DISTRICT OVERVIEW

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

# V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Three of the District. As designed, the AA3 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Three of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Three within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA3 Capital Improvement Program. The AA3 Capital Improvement Program includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the AA3 Capital Improvement Program is estimated to be \$19,874,635 approximately \$11,952,462 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

# VI. DETERMINATION OF SPECIAL ASSESSMENT

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



The AA3 Capital Improvement Program contains a "system of improvements" for the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

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

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA3 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Three because of the AA3 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

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



# VII. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Three. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Three of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the AA3 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA3 Capital Improvement Program are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

# VIII. ASSIGNMENT OF ASSESSMENTS

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

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

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within Assessment Area Three receives from the AA3 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit will be assigned a special assessment according to its Product Type classification as outlined in Table 4.



The third condition is the "completed development state." In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 509.88 EAUs. Assessment Area Three of the District has already been platted and as such falls within this category.

# IX. FINANCING INFORMATION

The District will finance a portion of the AA3 Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Three of the Development Plan (i.e., Assessment Area Three) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 5.

# X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of the assessment principal. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true up methodology".

The debt per acre remaining on the unplatted developable land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage



within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

# XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the AA3 Capital Improvement Program. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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



TABLE 1

PRODUCT	LOT SIZE	PHASE I-B	PHASE II	PHASE V	TOTAL	PER UNIT EAU (2)	TOTAL EAUs
Single Family	50	21			21	1.25	26.25
Single Family	60	17	12	118	147	1.50	220.50
Single Family	65	9			9	1.63	14.63
Single Family	70	10	97	35	142	1.75	248.50
TOTAL		57	109	153	319		509.88
EAU factors assigned footage of planned le		t Type as identi	fied by district	engineer and	do not refle	ct front	

TABLE 2

	DEVELOPMENT DISTE PMENT PROGRAM COS		
DESCRIPTION	PH 1-B, II, & V	TOTAL PROJECT COSTS	
Earthwork (excluding lots)	\$4,437,381	\$4,437,381	
Stormwater Management	\$4,308,427	\$4,308,427	
Roadways & Paving	\$3,052,103	\$3,052,103	
Potable Water	\$1,547,050	\$1,547,050	
Reclaimed Water	\$1,138,678	\$1,138,678	
Sanitary Sewer	\$1,761,281	\$1,761,281	
Dry Utility Trenching	\$454,530	\$454,530	
Landscape/Hardscape	\$1,054,000	\$1,054,000	
Permit & Impact Fees	\$77,709	\$77,709	
Professional Services	\$1,121,457	\$1,121,457	
Contingency	\$922,018	\$922,018	
TOTAL	\$19,874,635	\$19,874,635	
		\$11,952,462	



TABLE 3

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

FINANCING INFORMATION - FINANCING I	NFORMATION BOND SERIES
Coupon Rate (1)	5.93%
Term (Years)	30
Principal Amortization Installments	30
ISSUE SIZE	\$13,720,000
AA3 Construction Account	\$9,952,462
Escrow Subaccount - PH V	\$2,000,000
Capitalized Interest (Months) <sup>(2)</sup> 6	\$404,534
Debt Service Reserve Fund 100%	\$981,654
Cost of Issuance	\$381,350
ANNUAL ASSESSMENT	
Annual Debt Service (Principal plus Interest)	\$981,654
Collection Costs and Discounts @ 6.00%	\$62,659
TOTAL ANNUAL ASSESSMENT	\$1,044,313

<sup>(2)</sup> Based on capitalized interest 6 months.



Table 4

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT AA3

		Al	LLOCATIO	N METHO	DOLOGY - TOTAL	BONDS (1)		
				_	PRODUC		PER U	
PRODUCT	PER	TOTAL	% OF	UNITS	TOTAL	ANNUAL	TOTAL	ANNUAL
IKODUCI	UNIT	EAUs	EAUs	ONIIS	PRINCIPAL	ASSMT. (2)	PRINCIPAL	ASSMT. (2)
50	1.25	27.50	5.40%	22	\$741,075	\$53,023	\$33,685	\$2,410
60	1.50	222.00	43.60%	148	\$5,982,499	\$428,043	\$40,422	\$2,892
65	1.63	14.63	2.87%	9	\$394,117	\$28,199	\$43,791	\$3,133
70	1.75	245.00	48.12%	140	\$6,602,308	\$472,390	\$47,159	\$3,374
TOTAL		509.13	100%	319	\$13,720,000	\$981,654		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 6 month Capitalized Interest Period.



<sup>&</sup>lt;sup>(2)</sup> Includes principal, interest and is NET OF collection costs.

# EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$13,725,000.00 payable in 30 annual installments of principal of \$3,703.52 per gross acre. The maximum par debt is \$52,371.50 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA3 Capital Improvement Plan will initially be allocated on a per acre basis within AA3 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSM	ENT ROLL			
TOTAL ASSESSMENT:	\$13,725,000			
ANNUAL ASSESSMENT:	\$970,580		(30 Installments)	
TOTAL GROSS ASSESSABL	E ACRES +/-:_	262		
TOTAL ASSESSMENT PER ASSESSABLE O	GROSS ACRE:_	\$52,372		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE		\$3,704	(30 Installments)	
			PER PARCEL A	SSESSMENTS
undowner Name, Manatee County - Legal Description Attachec		Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
JEN Tampa 4, LLC SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B		262	\$13,725,000	\$970,580
Totals:		262	\$13,725,000	\$970,580



# **EXHIBIT B**

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

# **ASSESSMENT AREA III**





# **EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982 1023 MANATEE AVENUE WEST (7TH FLOOR) BRADENTON, FLORIDA 34205

(941) 748-8080 FAX (941) 748-3747

TO BE REVISED

# DESCRIPTION:

A parcel of Land Lying in Sections 21 and 22, Township 33 South, Range 19 East, Manates County, Florida and a partian of Crosswind Ranck, Phase IA, recorded in Plat Back 73, Page 96 of the public records of Manates County Florida; being more particularly described as follows:

BEGN at the Northwest corner of the aforementioned Section 22; thence 589'43'47"E, along the North line of the aforementioned Section 22, 1,354.09 feet to the Northeast corner of the West Half of the Northwest Quarter of said Section 22; thence S00'30'34'W, along the East line of said West Half, 2,667.54 feet to the South line of the Northwest Quarter of said Section 22; thence N89'36'28'W, along sold South line, 1,345.17 feet to the Southwest corner of the Northwest quarter of sold Section 22; thence S00"19"08"W, glorg the West line of the Southwest Quarter of said Section 22, also being the East line of the Southwest Quarter of the aforementioned Section 21, 1,252.43 feet to the Northeast corner of Tract 8–3 as shown on the aforementioned plat of Crosswind Ranch, Phase IA; thence giong the Northerly line of said Crosswind Ranch, Phase IA the following two (2) courses: (1) NB9'40'52'W, 20.00 feet to a point on a non-tangent curve to the left, whose radius point bears \$75'35'43'W, 430.00 feet, and having a central angle of 49"02"51"; (2) Northwesterly along the arc of said curve 368.10 feet; to a point on the East right-of-way of Eastwyck Drive of said Crosswind Ranch, Phase W; thence, S23'12'53'W, along said East right-of-way and its Southerly extension, 107.63 feet; thence N66'47'07"W, 50.00 feet to a point on the Southerly extension of the West right-of-way of said Eastwyck Drive; thence N23\*12\*53\*E, along said West right-of-way and Southerly extension, 107.63 feet to a point on the aforementioned Northerly line of Crosswind Ranch, Phase W, some being a point on a non-tangent curve to the left, whose radius point bears 519°52'54'W, 430.00 feet, and having a central angle of 38°01'25"; thence along said Northerly line the following eighteen (18) courses: (1) Westerly along the arc of said curve 285.36 feet; (2) N71'38'42'W, 116.87 feet; (3) N81'43'14'W, 54.93 feet; (4) S81'44'05'W, 78.26 feet; (5) S83'50'53'W, 94.91 feet; (6) S79'28'14'W, 87.29 feet; (7) S29'32'25'W, 28.10 feet; (8) S23'10'27'W, 235.37 feet; (9) S38'19'47'W, 145.23 feet to a point on a non-tangent curve to the right, whose radius point bears N10747'23"W, 705.00 feet, and having a central angle of 36'37'24"; (10) Westerly along the arc of said curve 450.64 feet; (11) N64'09'59"W, 186.38 feet; (12) S25'50'01"W, 120.00 feet; (13) N64'09'59"W, 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00°00°; (14) Northerly along the arc of said curve 39.27 feet; (15) N54°09°59°W, 50.00 feet to a point on a non-tangent curve to the right, whose radius point bears N64\*09\*59\*W, 25.00 feet, and having a central angle of 90\*00\*00\*; (16) Westerly along the arc of said curve 39.27 feet; (17) N64"09"59"W, 19.72 feet to the point of curvature of a curve to the right having a radius of 67.00 feet and a central angle of 27'44'55"; (18) Northwesterly along the arc of said curve 42.13 feet to a point of reverse curvature of a curve to the left having a radius of 113.00 feet, a central angle of 2744'54"; thence continue along said Northerly line and the Southerly line of Tracts U-12 and B-8 of said plat the following three (3) courses: (1) Northwesterly along the arc of said curve 54.73 feet; (2) N64'09'59'W, 82.00 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of 90'00'00"; (3) Northerly along the arc of said curve 39.27 feet to a point on the West line of the aforementioned Crosswind Ranch, Phase IA; thence along said West line the following three (3) courses: (1) N25'50'01'E, 358.01 feet to the point of curvature of a curve to the left, having a radius of 1,160.00 feet, and a central angle of 47'44'53"; (2) Northerly along the arc of said curve 986.70 feet to a point of reverse curvature of a curve to the right, having a radius of 2,340.00 feet, and a central angle of 21"04"50"; (3) Northerly along the arc of said curve 860.94 feet to the Northwest corner of the aforementioned Crosswind Ranch, Phase IA; thence continue along said are through a central angle of 15'47'41', 645.07 feet; thence N14'56'00"E, 1,002.39 feet to the point of curvature of a curve to the left having a radius of 1,250.00 feet and a central angle of 01'36'17"; thence Northerly along the arc of said curve 36,02 feet to the North line of the afore mentioned Section 21; thence \$89'00'53"E, along said North line, 1,859.00 feet to the PONT OF BEGINNING.

Containing 11,415,604 square feet or 262.07 ocres, more or less.

# SKETCH & DESCRIPTION

O

# A PARCEL OF LAND

LOCATED IN

SECTIONS 21 & 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, LC. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSCEVER IS STRICTLY PROHIBITED WITHOUT THE PRICE WRITTIEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

DRAWN: DML

EY: KAVIN C. WILMOTT, P.S.M.

FLORIDA CERTIFICATE No. PLS 6809

NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR

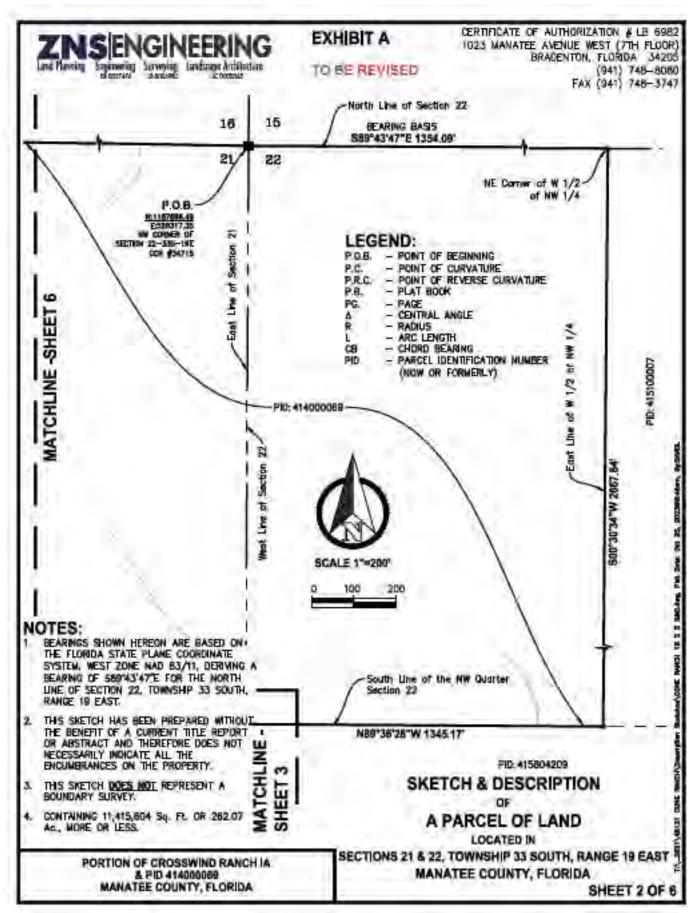
AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

PORTION OF CROSSWIND RANCH IA & PID 414000069 MANATEE COUNTY, FLORIDA

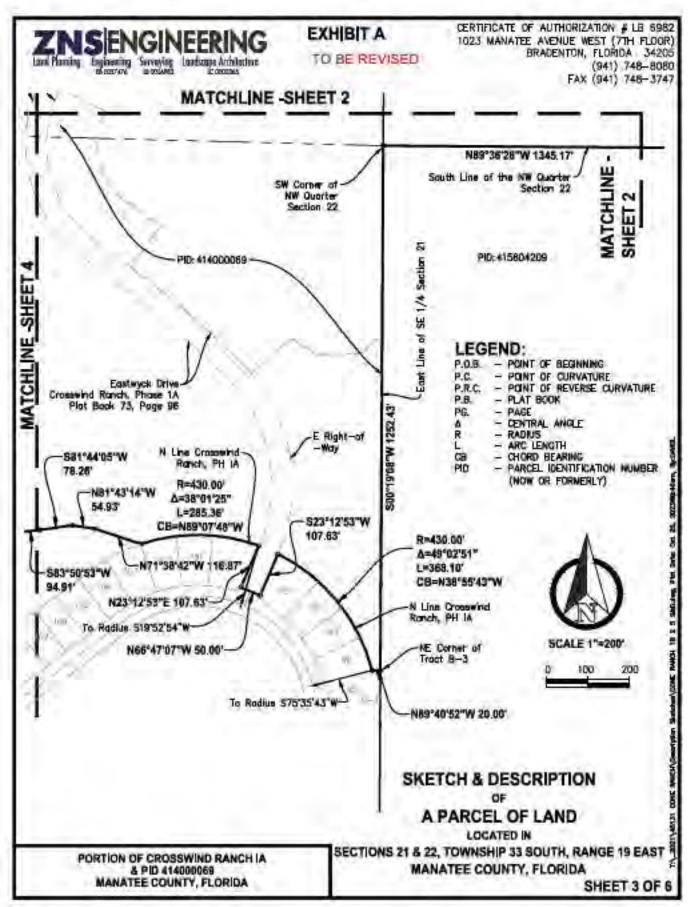
SHEET 1 OF 6



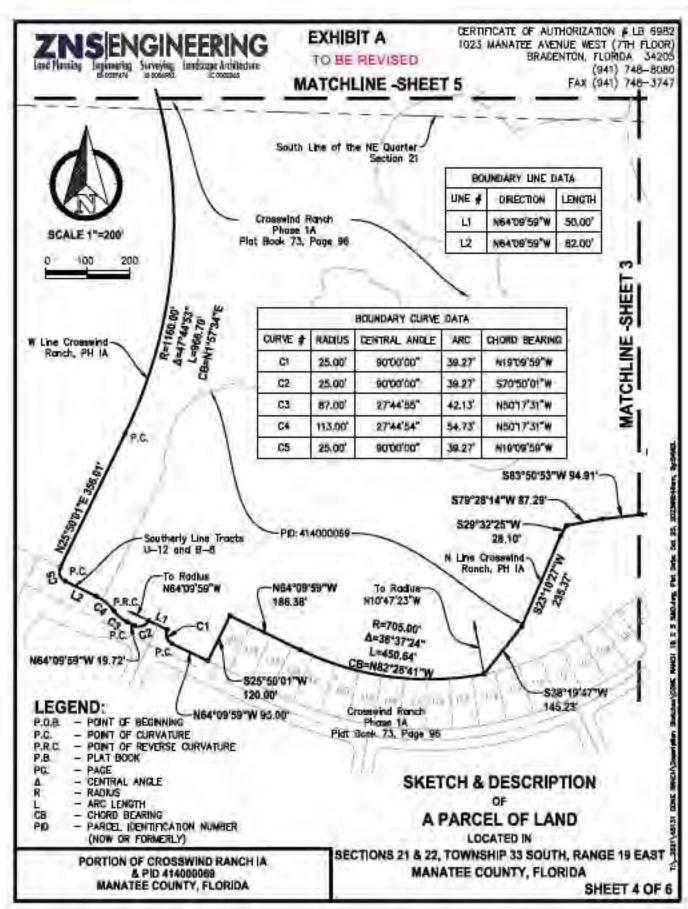
HE SHIEFA, Smeriplan Sudden/COME NAME 19 I S SAGAN, Plet. Date: D



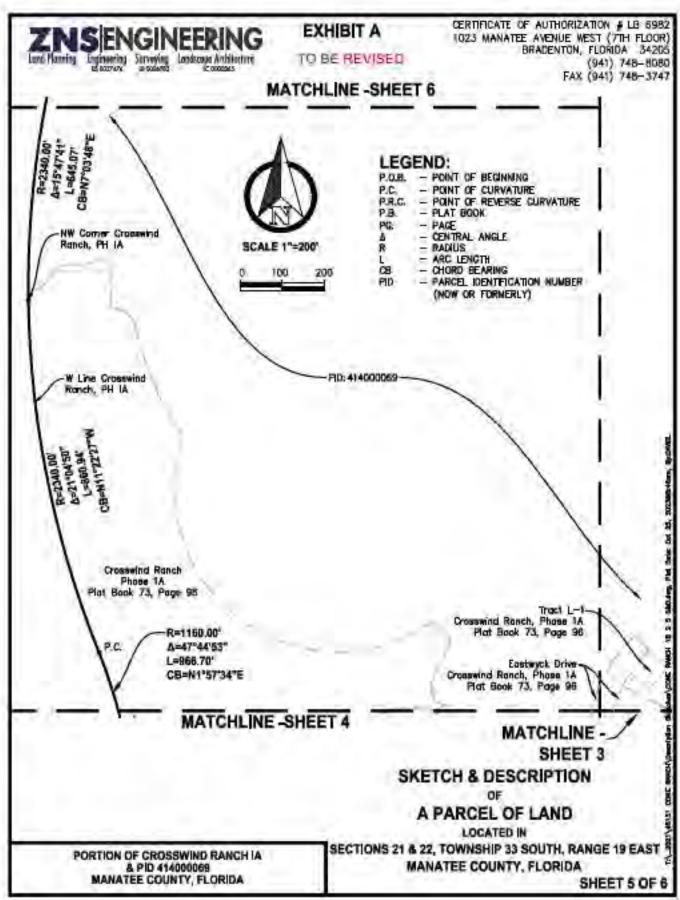


















### Exhibit B Master Report Phases I-B, II, & V (Assessment Area #3) dated April 2024

## Parrish Plantation Community Development District District Engineer MASTER REPORT PHASES I-B, II, & V Assessment Area #3

### APRIL 2024

Prepared for:

### Parrish Plantation Community Development District Manatee County, Florida

Prepared by:

Christopher Fisher, P.E. Clearview Land Design, P.L. Tampa, Florida



APRIL 2024

Board of Supervisors
Parrish Plantation Community Development District

RE: Parrish Plantation Community Development District
District Engineer Master Report for Phases I-B, II, & V

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the Parrish Plantation Community Development District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.

P Crosswind Runch Crosswind CDD/Engineer's Report/Drufts 2026 01 17 cmf CDD Phases 18 II & V Muster Report of District Engineer does

3010 W Azeele Street Suite 150 Tampa, FL 33609 Phone (813) 223-3919 Fax (813) 223-3975

### TABLE OF CONTENTS

	PAGE NO.
TRANSMITTAL LETTER	2
PURPOSE AND SCOPE	4
ASSESSMENT AREA#3	5
LAND USE	6
GOVERNMENTAL ACTIONS	6
CAPITAL IMPROVEMENT PLAN	7
OWNERSHIP AND MAINTENANCE	11
PROJECT COSTS	11
SUMMARY AND CONCLUSION	11

### **Exhibits**

- A. Vicinity Map of the District
- B. Parrish Plantation Boundary Metes & Bounds Description and Map of Assessment Area #3
- C. Summary of Estimated Project Costs for Assessment Area #3
- D. Permit and Construction Approval Status of Assessment Area #3
- E. Phases I-B, II & V Development Plan

### PURPOSE AND SCOPE

The Parrish Plantation Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, F.S.. The District was established by Manatee County Ordinance 19-33 effective October 17, 2019, with 199.446 acres. The District added a boundary amendment that adjusted the acreage to 201.053 acres (collectively "Crosswind Point" or "Southern CDD Boundary", see Exhibit A). The district expanded additional lands known as Parrish Plantation Expansion Area under ordinance 21-32 enacted by the Manatee County Board of County Commissioners (the "County") effective August 31, 2021, to add an additional 591.242 acres (collectively "Crosswind Ranch Phases I-A, I-B, II, III, IV, V" or "Northern CDD Boundary", See Exhibit A)

### For reference:

- Assessment Area #1: Phase I and II of Crosswind Point / Southern CDD Boundary

Assessment Area #2: Phase I-A of Crosswind Ranch / Northern CDD Boundary

Assessment Area #3: Phase I-B, II, and V of Crosswind Ranch / Northern CDD Boundary

Assessment Area #4: TBD future. Phase III and IV of Crosswind Ranch / Northern CDD Boundary.

subject to change.

The District, containing approximately 792.3± acres, is located within Manatee County on the north and south sides of SR 62 east of US 301.

The District is located within Section 21, Township 33 South, Range 19 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary public infrastructure so that the lands within the District can be developed as a residential community. The lands constituting the Northern CDD Boundary of the District are presently intended for development into a master planned community known as Crosswind Ranch. Phases I-B, II, and V of Crosswind Ranch combine to form Assessment Area #3, (the "Development"). Access to the Development will be located off Spencer Parrish Road. As a part of this Development, Manatee County will require the construction and dedication of an extension of Spencer Parrish Road north to the project's entrances. Exhibit B provides a Boundary Metes & Bounds Description and Map of Assessment Area #3, which is located within the Northern CDD Boundary. The majority of all public infrastructure is wholly contained within the limits of the District.

The District Engineer's Report dated February 2023 describes the capital improvement program for the District (the "CIP") which is estimated to cost approximately \$53.5 million and includes stormwater management facilities, potable water, reclaimed and irrigation distribution, wastewater collections and transmission facilities, clearing

earthwork, offsite roadway improvements, offsite utility improvements, and professional fees. The capital improvements described in the CIP will be constructed in multiple phases over time. The purpose of this Master Report is to assist with the financing and construction of the next phases of the Northern CDD Boundary, estimated to cost approximately \$24.9 million which includes certain master infrastructure improvements related to neighborhood infrastructure costs allocable to the extension of Spencer Parrish Road and Phases I-B, II and V (Assessment Area #3), planned for 319 residential units. Refer to Exhibit C for a cost summary of Assessment Area #3. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements.

This Master Engineer's Report for the Assessment Area #3 reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

### ASSESSMENT AREA #3

The District's Assessment Area #3 includes supporting infrastructure for Phases I-B, II & V of the Development, consisting of 262 acres, planned for 319 residential lots and the extension of Spencer Parrish Road totaling approximately \$24,909,034.65. These infrastructure improvements consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

JEN Tampa 4, LLC (the "Landowner") plans to sell finished lots to Homes by West Bay, LLC, the anticipated "Builder" for Assessment Area #3. HBWB Development Services, LLC (the "Developer"), plans to develop the land on behalf of the Landowner, and may construct infrastructure improvements for the Development, and these improvements will be funded or acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the Development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the CIP of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

### LAND USE

On August 17, 2023, the County approved Planned Development Mixed Use/North Central Overlay ("PDMU/NCO") Manatee County Rezoning Petition PDMU-22-19 which allows for a maximum of 2,048 dwelling units. The Assessment Area #3 lands are a portion of the PDMU and consist of 250 acres, planned for 319 residential units as detailed in Exhibit E. Land uses within Phases I-B, II & V of the Development are planned to include the following approximate areas:

Residential Development Area	77±
Open Space/Other	113±
Wetlands/Upland Preservation	60±
Total	250±

### GOVERNMENTAL ACTIONS

The Development will be under the jurisdiction and review of Manatee County, Southwest Florida Water Management District (SWFMD), US Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). The permit status for the public improvements is summarized in Exhibit D included with this report.

The following pe	ermits have	been obtained	for the	Development:
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Authorities break from	the property of the passage of the	Caronia balance	see as a management with the

Phase	# Units	Zoning	USACE	FDEP (Utilities)	Manatee County Construction Permits	SWFWMD	Anticipated Start of Construction	Anticipated Completion of Construction
1-B	56	Yes	Yes	TBD	Yes	Yes	4th Q2023	1st Q2025
11	110	Yes	Yes	TBD	Yes	Yes	4th Q2023	1st Q2025
V*	153	Yes	Yes	TBD	TBD	Yes	4th Q2025	1st Q2027

(\*) Phase V will have Mass grading approval only at this time. Phase V will be permitted in the future to include the development of 153 units (included in the lot count above). In order for a portion of Phase V (+-55 lots) to be developed, a related entity will need to own the adjacent property to the north and sign off on a flood stage increase to the property. Given that this property is currently controlled by an affiliate of the Developer, the plan is to issue bonds for this Phase V now and place them in escrow until the necessary permitting has been completed.

The plans under review at this time for Phases I-B, II include paired villa units. Once these plans are approved the Developer will submit modifications to these plans to convert the villa units to 70' wide lots. The lot count shown throughout this report is based on this modification. Development activities for Phases I-B, II & V consisting of 319 residential units is expected to commence in the fourth quarter of 2023.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. As stated above, the development of ±55 lots within Phase V will rely upon a related entity owning the property immediately north of this phase to sign off on a flood stage increase. The permit status for the public improvements is summarized in Exhibit D included with this report.

### CAPITAL IMPROVEMENT PLAN

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities/parks. landscaping, hardscape, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of Assessment Area #3 is \$24,909,034.65 which includes Phases I-B, II & V improvements as well as Spencer Parrish Roadway Extension. The estimated total overall cost of the CIP is \$53,455,375. Refer to Exhibit C for a summary of the costs by

infrastructure category for Assessment Area #3. The private lot grading, over excavating of the stormwater ponds and enhanced landscaping costs of the Development will be funded by the Developer ("Private Costs").

The current plan of development of the CIP for Assessment Area #3 is to be constructed in three (3) phases/subphases (see table below), and ultimately it is expected that once completed it will support the construction of up to ±319 residential dwelling units.

Construction Phasing	Total No. of Units	Estimated Completion Date
Phase I-B	56	2025
Phase II	110	2025
Phase V	153	2027
Total Number of Units	319	

### ROADWAYS

Primary vehicular access to the Assessment Area #3 is to be provided with entrance off Spencer Parrish Road Extension. The main entrance off of Spencer Parrish Road, will be a 2-lane road with sidewalks and landscaping. Streetlights may be required and if so the District will fund and construct the street lights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. Other than the extension of Spencer Parrish Road, no other offsite improvements are required at this time to based on the unit counts of Phases I-B, II & V. The internal roadway design will comply with Manatee County transportation design criteria. The District will fund the access improvements within the District or in the alternative acquire completed improvements from the Developer. Manatee County will own, operate, and maintain the improvements on Spencer Parrish Road. The District will construct the internal roadways. When the District does construct or acquires the roadways, they may be conveyed to Manatee County. All roadways within Phases I-B, II & V are planned to be conveyed to Manatee County for ownership and maintenance.

### STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within Assessment Area #3. Assessment Area #3 is located within the Gamble Creek Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for Assessment Area #3 focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for Assessment Area #3 are:

- 1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
- To adequately protect development within the District from regulatory-defined rainfall events.
- 3. To maintain wetland hydroperiods.
- To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the Assessment Area #3 rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system. There is not a need to construct any additional stormwater ponds or facilities outside the limits of these phases.

### WASTEWATER COLLECTION

Assessment Area #3 is within Manatee County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the Assessment Area #3 internal wastewater systems.

The County's onsite wastewater system will consist of gravity collection lines with appurtenant manholes. Phases I-B, II & V will connect to an existing gravity system that was constructed with Phase I-A. Offsite utility extensions are not needed to serve Phases I-B, II & V.

### WATER DISTRIBUTION SYSTEM

Assessment Area #3 is within Manatee County's Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain Assessment Area #3's internal potable water systems.

The County's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in Phase I-A and Spencer Parrish Road Right of Way.

### **LANDSCAPING**

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include entry monumentation at the entrances of the Assessment Area #3, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer may construct these improvements and convey the same to the District.

There will be significant buffer plantings that will be installed along Spencer Parrish Road with the construction of Phases I-B, II & V.

### RECREATIONAL FACILITIES

Recreational facilities may be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space, parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

There may be some small recreational facilities installed with Phases I-B, II & V. The larger recreational facilities to serve the entire District are planned to be constructed in the future phases.

### PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

### OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for Assessment Area #3 are set forth below.

Proposed Infrastructure Improvements	Ownership	Maintenance	
Internal Roadway Improvements	Manatee County	Manatee County	
Spencer Parrish Road Extension to Intersection	Manatee County	Manatee County	
Stormwater Management System	CDD	CDD	
Wastewater Collection System including the on-site Transmission System for Single Family Residences	Manatee County	Manatee County	
Water Distribution System including the Transmission System	Manatee County	Manatee County	
Landscaping and Irrigation Systems within public rights-of- way and district owned lands	CDD	CDD	
Recreational Lands (if any)	CDD	CDD	

### PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$53,455,375. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such District improvements not financed by the District will be constructed and conveyed to the District by the Developer pursuant to an Acquisition and Developer Funding Agreement.

Exhibit C outlines the anticipated costs associated with the construction of Assessment Area # 3.

### SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statues.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Christopher Fisher, P.E

District Engineer

FL Registration No. 85555

### **EXHIBITS**

Exhibit A	Vicinity Map o	f the District
-----------	----------------	----------------

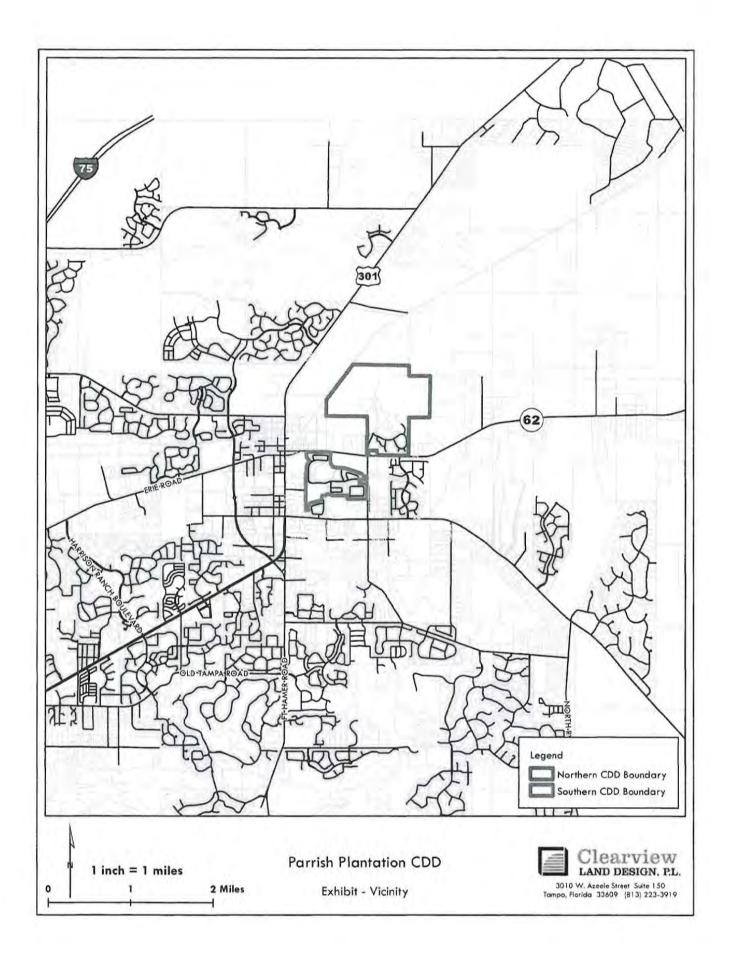
Exhibit B Boundary Metes & Bounds Description of Assessment Area #3

Exhibit C Summary of Estimated Costs for Assessment Area # 3

Exhibit D Permit and Construction Approval Status for Assessment Area #3

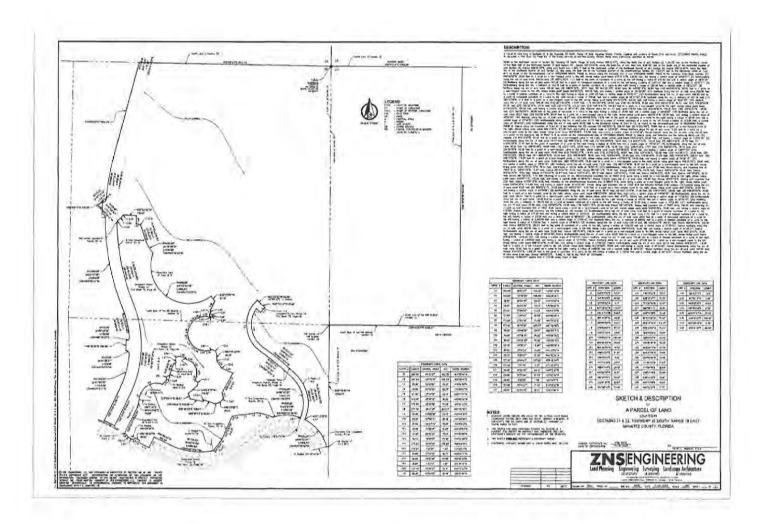
Exhibit E Development Plan for Assessment Area #3

### **EXHIBIT A**VICINITY MAP OF THE DISTRICT



### **EXHIBIT B**

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT BOUNDARY METES AND BOUNDS DESCRIPTION SKETCH OF ASSESSMENT AREA #3



### EXHIBIT C

### SUMMARY OF ESTIMATED PROJECT COST FOR ASSESSMENT AREA # 3

### Summary of Costs Parrish Plantation Assessment Area # 3 Community Development District

PARRISH PLANT	ATION COMMUNITY DE ESTIMATED PROJECT O	CONTROL TO THE PLANT OF THE PROPERTY OF THE PERSON OF THE	
	DISTRICT ELIGIBLE IMPROVEMENTS	PRIVATE PROJECT COSTS	
	Neighborhood Infrastructure (Phases I-B, II & V)	Spencer Parrish Road Extension	TOTAL
	(327 Lots)		
EARTHWORK (EXCLUDING LOTS)	\$4,437,380.85	\$750,000.00	\$5,187,380.85
STORMWATER	\$4,308,427.38	\$495,000.00	\$4,803,427.38
ROADWAYS & PAVING	\$3,052,103.30	\$1,750,000.00	\$4,802,103.30
POTABLE WATER	\$1,547,049.97	\$375,000.00	\$1,922,049.97
RECLAIMED WATER	\$1,138,678.00	\$250,000.00	\$1,388,678.00
SANITARY SEWER	\$1,761,281.44	\$200,000.00	\$1,961,281.44
DRY UTILITY TRENCHING	\$454,530.00	\$75,000.00	\$529,530.00
LANDSCAPE, HARDSCAPE	\$1,054,000.00	\$425,000.00	\$1,479,000.00
PERMIT FEES & IMPACT FEES	\$77,708.55	\$20,000.00	\$97,708.55
SUBTOTAL	\$17,831,159.49	\$4,340,000.00	\$22,171,159.49
PROFESSIONAL SERVICES:	\$1,121,457.02	\$260,400.00	\$1,381,857.02
CONTINGENCY:	\$922,018.14	\$434,000.00	\$1,356,018.14
TOTAL:	\$19,874,634.65	\$5,034,400.00	\$24,909,034.65

### **EXHIBIT D**

PERMIT AND CONSTRUCTION
APPROVAL STATUS OF
ASSESSMENT AREA #3

### EXHIBIT D Parrish Plantation Community Development District

### Phase I-B

Project Name	Permit 1D	Permit Number	Approval Date	Expiration Date	Remarks
Cone Ranch	PDMU/NCO	PDMU-22-19 (G)	8-18-2023	9	Zoning Approval from Manatee County
Cone Ranch South Phases I-B	ERP	842670/42030943.005	07-29-2022	07-29-2027	JD Wetland Survey
Cone Ranch Phase I-B	PSP/FSP	PLN2006-0049			This is for permitting construction plans through Manatee County, Expect Approval fourth quarter of 2023
Cone Ranch Phase I-B	ERP	43030943.004	02-14-2023	02-14-2028	
Cone Ranch I-B ACOE	404	0413633-001-SFf	10-03-2023	10-03-2028	
Cone Ranch South I-B Final Plat					Expect Recorded Plat Q2 of 2024
Cone Ranch South I-B Certification					Expect final certification Q4 of 2024

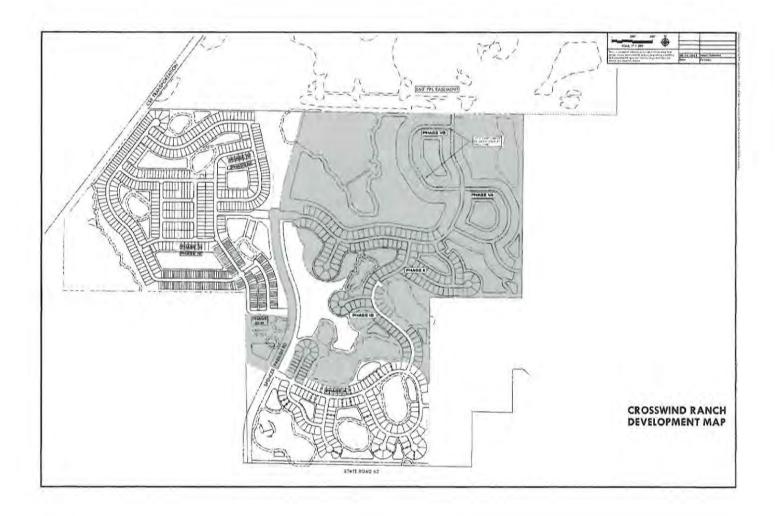
### Phase II

Project Name	Permit ID	Permit Number	Approval Date	Expiration Date	Remarks
Cone Ranch	PDMU/NCO	PDMU-22-19 (G)	8-18-2023	*	Zoning Approval from Manatee County
Cone Ranch South Phases II	ERP	842670/42030943,005	07-29-2022	07-29-2027	JD Wetland Survey
Cone Ranch Phase II	PSP/FSP	PLN2006-0049		7.5.	This is for permitting construction plans through Manatee County, Expect Approval fourth quarter of 2023.
Cone Ranch Phase II	ERP	43030943.004	02-14-2023	02-14-2028	
Cone Ranch II ACOE	404	0413633-001-SF1	10-03-2023	10-03-2028	
Cone Ranch South II Final Plat					Expect Recorded Plat Q2 of 2024
Cone Ranch South II Certification					Expect final certification Q4 of 2024

### Phase V

Project Name	Permit ID	Permit Number	Approval Date	Expiration Date	Remarks
Cone Ranch	PDMU/NCO	PDMU-22-19 (G)	8-18-2023		Zoning Approval from Manatec County
Cone Ranch South Phases V	ERP	842670/42030943.005	07-29-2022	07-29-2027	JD Wetland Survey
Cone Ranch Phase V	PSP/FSP	PLN2006-0049			Phase V is Mass Grade Only
Cone Ranch Phase V	ERP	43030943 004	02-14-2023	02-14-2028	
Cone Ranch V ACOE	404	0413633-001-SFI	10-03-2023	10-03-2028	
Cone Ranch South V Final Plat					Expect Recorded Plat Q2 of 2025
Cone Ranch South V Certification					Expect final certification Q4 of 2026

## **EXHIBIT E**DEVELOPMENT PLAN FOR ASSESSMENT AREA #3



### **3G.**

### **RESOLUTION 2024 - 10**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024 (ASSESSMENT AREA FOUR) SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 (ASSESSMENT AREA FOUR) SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**WHEREAS**, the Parrish Plantation Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Master Report of the district Engineer Assessment Areas 4 ("**AA4**") and 5 ("**AA5**") dated January 2024 (the "**Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "Board") issued its \$3,465,000 Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four) (the "Assessment Area Four Bonds") to finance Assessment Area Four (the "Assessment Area Four Project");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Assessment Area Four Bonds, which are on file with the District Manager, (the "Bond Documents") and to confirm the issuance of the Assessment Area Four Bonds;

**WHEREAS**, the Assessment Area Four Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024, and adopted pursuant to Resolution No. 2024-04 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Assessment Area Four Bonds have been established, it is necessary to approve the Second Supplemental Assessment Methodology Report – Assessment Area Four dated April 18, 2024 (the "Supplemental Assessment Report"), attached hereto as Exhibit A; and the Master Report Phases III & IV Assessment Areas #4 and #5 dated January 2024 (the "Supplemental Engineer's Report") attached hereto as Exhibit B.

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

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

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

Approved and adopted this 20th day of June, 2024.

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

Exhibit A – Second Supplemental Assessment Methodology Report (Assessment Area Four Project), dated April 18, 2024

Exhibit B – Master Report Phases III & IV Assessment Areas #4 and #5 dated January 2024

### Exhibit A Second Supplemental Assessment Methodology Report (Assessment Area Four Project), dated April 18, 2024

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

# SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT ASSESSMENT AREA FOUR

Report Date:

APRIL 18, 2024

### **TABLE OF CONTENTS**

<u>SECTION</u>	SUBJECT	<u>Page∦</u>
I.	Introduction	1
II.	Defined Terms	2
III.	District Overview	3
IV.	Capital Improvement Program	3
V.	Determination of Special Assessment	3
VI.	Allocation Methodology	4
VII.	Assignment of Maximum Assessments	5
VIII.	Financing Information	6
IX.	True-Up Modifications	6
X.	Additional Stipulations	7
<u>TABLE</u>	ITEM	Page #
1	Capital Improvement Program Cost Summary	8
2	Development Program & EAU Factor Assignment Detail	9
3	Capital Improvement Program Cost Summary	10
4	District Benefit Detail	10
5	Construction Cost Net Benefit Detail	11
6	Construction Cost Funding Sources	11
7	Finance Information - Maximum Bonds	12
8	Assessment Allocation Detail – Maximum Assessments	13
<u>EXHIBIT</u>	ITEM	Page #
A	Assessment Plat/Roll	14
В	Legal Description	15

### I. INTRODUCTION

This First Supplemental Methodology Report – Assessment Area Four (the "First Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated February 2024 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District's Capital Infrastructure Program.

### II. DEFINED TERMS

- "Assessable Property:" All property within Assessment Area Four of the District that receives a special benefit from the CIP.
- "Assessment Area Four" (AA4) Phase III of the Expansion Area of the District. Defined in Exhibit B of this report.
- "AA4 Capital Improvement Program" (AA4 CIP) The public infrastructure development program as outlined by the Engineer Report for AA4.
- "Developer" Mattamy Homes
- "Development Plan" The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.
- "District" Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.
- "AA4 Engineer Report" Master Report Phases III and IV Engineer's Report for Parrish Plantation Community Development District, dated January 2024.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.
- "Expansion Area" The District was expanded to include a parcel fka Cone Ranch South on August 31<sup>st,</sup> 2021, adding 591.242 +/- Acres.
- "Maximum Assessments" The maximum amount of special assessments and liens to be levied against benefiting assessable properties.
- "Platted Units" Private property subdivided as a portion of gross acreage by virtue of the platting process.
- "Product Type" Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. This was determined in part due to differentiated sizes, setbacks, and other factors.
- "Unplatted Parcels" Gross acreage intended for subdivision and platting pursuant to the Development Plan.
- "Unit(s)" A planned or developed residential lot assigned a Product Type classification by the District Engineer.



"AA4 Series 2024" or "Report" – This AA4 Second Supplemental Methodology Report, dated February 15, 2024 is provided to support benefits and liens on private developable property within Assessment Area Four of the District.

### III. OBJECTIVE

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

- A. Allocate a portion of the costs of the CIP to Assessment Area Four;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Four that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Four within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Four within the District that benefit from the AA4 Capital Improvement Program, as outlined by the Engineer's Report.

The basis of benefit received by properties within Assessment Area Four of the District relates directly to the AA4 Capital Improvement Program allocable to Assessable Property within Assessment Area Four within the District. It is the District's AA4 Capital Improvement Program that will create the public infrastructure that enables the assessable properties within Assessment Area Four of the District to be developed and improved. Without these public improvements, which include off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Four within the District as a result of the benefit received from the AA4 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (Assessment Area Four) (the "Bonds") to finance the construction and/or acquisition of a portion of the AA4 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Four of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Four within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

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



#### III. DISTRICT OVERVIEW

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

#### V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Four of the District. As designed, the AA4 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Four of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Four within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA4 Capital Improvement Program. The AA4 Capital Improvement Program includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the AA4 Capital Improvement Program is estimated to be \$10,740,842 with approximately \$3,056,731 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer's Report.

#### V. DETERMINATION OF SPECIAL ASSESSMENT

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

The AA4 Capital Improvement Program contains a "system of improvements" for the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making



those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

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

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA4 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Four because of the AA4 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

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



#### VI. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Four. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Four of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the AA4 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA4 Capital Improvement Program are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

#### VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

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

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

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within Assessment Area Four receives from the AA4 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit will be assigned a special assessment according to its Product Type classification as outlined in Table 4.



The third condition is the "completed development state." In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 204.15 EAUs. Assessment Area Four of the District has already been platted and as such falls within this category.

#### IX. FINANCING INFORMATION

The District will finance a portion of the AA4 Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Four of the Development Plan (i.e., Assessment Area Four) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 5.

#### IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within AA4 of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within AA4 of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of AA4 of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA4 the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the



densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on the AA4 property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### X. ADDITIONAL STIPULATIONS

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

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



#### TABLE 1

## PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA4 DEVELOPMENT PROGRAM COSTS

DESCRIPTION	TOTAL PROJECT COSTS
Earthwork (excluding lots)	\$1,945,801
Stormwater Management	\$1,407,806
Roadways & Paving	\$1,619,009
Potable Water	\$947,148
Reclaimed Water	\$666,079
Sanitary Sewer	\$2,113,313
Dry Utility Trenching	\$388,500
Landscape/Hardscape	\$777,000
Permit & Impact Fees	\$50,507
Professional Services	\$453,132
Contingency	\$372,547
TOTAL	\$10,740,842
Net Construction Proceeds From Series 2024 Bonds	\$3,056,731
Other sources to Complete Construction	\$7,684,110



3.00

204.15

TABLE 2

Single Family

TOTAL

	COMMUNITY		IENT DISTRIC	
PRODUCT	LOT SIZE	PHASE I-B	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Townhome	18	94	0.45	42.30
Townhome	22	42	0.55	23.10
Single Family	40	62	1.00	62.00
Single Family	50	59	1.25	73.75

259

1.50

60



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

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

TABLE 3

DEVELOPMENT PROGRAM COST/BENEFI	Γ ANALYSIS
PROJECT COSTS	\$10,740,842
TOTAL PROGRAM EAUS	204.150
TOTAL COST/BENEFIT	\$52,612

#### Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

**TABLE 4** 

D	EVELOPMENT	PROGRAM :	*NET* COST	BENEFIT ANALY	SIS
				NET B	ENEFIT
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PER PRODUCT TYPE	PER PRODUCT UNIT
18	0.45	94	42.30	\$2,225,509	\$23,675.62
22	0.55	42	23.10	\$1,215,349	\$28,936.87
40	1.00	62	62.00	\$3,261,975	\$52,612.50
50	1.25	59	73.75	\$3,880,172	\$65,765.62
60	1.50	2	3.00	\$157,837	\$78,918.75
		259	204.15	\$10,740,842	

#### Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

		CONSTRUCTION COST AND BENEFIT								
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT				
18	0.45	94	42	21%	\$2,225,509	\$23,675.62				
22	0.55	42	23	11%	\$1,215,349	\$28,936.87				
40	1.00	62	62	30%	\$3,261,975	\$52,612.50				
50	1.25	59	74	36%	\$3,880,172	\$65,765.62				
60	1.50	2	3	1%	\$157,837	\$78,918.75				
		259	204	100%	\$10,740,842					

TABLE 6

	CONSTRUCTION COST FUNDING SOURCES							
			PER PROD	UCT TYPE	PER U	JNIT		
]	PRODUCT	PRODUCT	DEVELOPER SERIES 2024		DEVELOPER	SERIES 2024		
	TYPE	COUNT	FUNDED	BONDS	FUNDED	BONDS		
	18	94	\$1,592,152	\$633,356	\$16,937.79	\$6,737.84		
	22	42	\$869,473	\$345,876	\$20,701.74	\$8,235.13		
	40	62	\$2,333,651	\$928,324	\$37,639.53	\$14,972.97		
	50	59	\$2,775,915	\$1,104,256	\$47,049.42	\$18,716.21		
	60	2	\$112,919	\$44,919	\$56,459.30	\$22,459.45		
		259	7,684,110	\$3,056,731				



TABLE 7

## PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

CDD ASSESSMENT ANAI	
FINANCING INFORMATION - FINANCING INFO	RMATION BOND SERIES 2024
Coupon Rate (1)	5.77%
Term (Years)	30
Principal Amortization Installments	30
ISSUE SIZE	\$3,465,000
Construction Fund	\$3,056,731
Capitalized Interest (Months) <sup>(2)</sup> 6	\$99,124
Debt Service Reserve Fund 50%	\$122,472
Original Issue Discount	\$6,423
Cost of Issuance	\$180,250
ANNUAL ASSESSMENT	
Annual Debt Service (Principal plus Interest)	\$244,944
Collection Costs and Discounts @ 6.00%	\$15,635
TOTAL ANNUAL ASSESSMENT	\$260,578
<sup>(1)</sup> Based on projected interest rate, subject to change based fin	nal conditions.
(2) Based on capitalized interest 6 months.	



Table 8

## PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT AA4

% OF EAUs	UNITS	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL	ANNUAL
			ASSIM1.	PRINCIPAL	ASSMT. (2)
20,72%	94	\$717,950	\$50,752	\$7,638	\$540
11.32%	42	\$392,072	\$27,716	\$9,335	\$660
30.37%	62	\$1,052,314	\$74,389	\$16,973	\$1,200
36.13%	59	\$1,251,745	\$88,487	\$21,216	\$1,500
1.47%	2	\$50,918	\$3,599	\$25,459	\$1,800
	11.32% 30.37% 36.13%	11.32% 42 30.37% 62 36.13% 59	11.32% 42 \$392,072 30.37% 62 \$1,052,314 36.13% 59 \$1,251,745	11.32%     42     \$392,072     \$27,716       30.37%     62     \$1,052,314     \$74,389       36.13%     59     \$1,251,745     \$88,487	11.32%     42     \$392,072     \$27,716     \$9,335       30.37%     62     \$1,052,314     \$74,389     \$16,973       36.13%     59     \$1,251,745     \$88,487     \$21,216

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 6 month Capitalized Interest Period.



<sup>(2)</sup> Includes principal, interest and is NET OF collection costs.

#### EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$3,465,000.00 payable in 30 annual installments of principal of \$4,732.30 per gross acre. The maximum par debt is \$66,943.59 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA4 Capital Improvement Plan will initially be allocated on a per acre basis within AA4 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLI			
TOTAL ASSESSMENT: \$3,465,000	0.00		
ANNUAL ASSESSMENT: \$244,943.	<u>76</u>	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-	51.76		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE	\$66,943.59		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE	:\$4,732.30	(30 Installments)	
		PER PARCEL A	SSESSMENTS
Landowner Name, Manatee County - Legal Description Attached	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
JEN Tampa 4, LLC SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B	51.76	\$3,465,000	\$244,944
Totals:	51.76	\$3,465,000	\$244,944



#### **EXHIBIT B**

## PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**ASSESSMENT AREA 4** 



#### CROSSWIND RANCH PHASE III

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

COMMENCE at the Center of said Section 21, for a POINT OF BEGINNING, run thence along the South boundary of the Northwest 1/4 of said Section 21, N.89°35'26"W., 75.81 feet; thence N.24°30'00"W., 183.73 feet to a point on a curve; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing N.60°30'00"E., 39.22 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence N.34°30'00"W., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 40.26 feet along the arc of said curve to the right having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing S.62°05'27"W., 40.17 feet); thence N.34°30'00"W., 526.49 feet; thence S.55°13'11"W., 60.99 feet; thence N.89°35'00"W., 460.00 feet; thence N.00°25'00"E., 170.00 feet; thence S.89°35'00"E., 14.00 feet; thence N.00°25'00"E., 700.00 feet; thence S.89°35'00"E., 225.00 feet; thence N.00°25'00"E., 95.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°35'00"W., 35.36 feet); thence N.00°25'00"E., 50.00 feet; thence S.89°35'00"E., 68.23 feet; thence N.00°25'00"E., 46.67 feet; thence N.59°25'01"E., 107.05 feet; thence N.44°41'05"E., 18.43 feet; thence S.89°35'00"E., 192.15 feet; thence S.00°25'00"W., 5.00 feet; thence S.89°35'00"E., 120.00 feet; thence N.00°25'00"E., 57.50 feet; thence N.14°07'33"E., 38.78 feet; thence N.77°45'00"E., 422.11 feet; thence N.12°15'00"W., 27.00 feet; thence N.77°45'00"E., 221.00 feet; thence S.12°15'00"E., 183.00 feet to a point of curvature; thence Southerly, 363.12 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 18°15'00" (chord bearing S.03°07'30"E., 361.58 feet) to a point of tangency; thence S.06°00'00"W., 200.00 feet to a point of curvature; thence Southerly, 55.77 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 01°17'56" (chord bearing S.05°21'02"W., 55.77 feet) to a point of reverse curvature; thence Southwesterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.48°36'36"W., 48.55 feet); thence S.02°31'08"W., 120.00 feet to a point on a curve; thence Southeasterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.43°34'20"E., 48.55 feet) to a point of reverse curvature; thence Southerly, 955.35 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 22°15'03" (chord bearing S.10°47'19"E., 949.35 feet) to a point of reverse curvature; thence Southerly, 486.13 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 26°46'54" (chord bearing S.08°31'24"E., 481.71 feet) to a point of cusp; thence Northwesterly, 57.94 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing N.42°33'30"W., 51.55 feet) to a point of tangency; thence N.89°59'03"W., 136.42 feet to a point of curvature; thence Westerly, 35.46 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing N.87°57'08"W., 35.45 feet) to a point of tangency; thence N.85°55'14"W., 171.49 feet to a point of curvature; thence Westerly, 34.79 feet along the arc of a curve to the right having a radius of 513.00 feet and a central angle of 03°53'06" (chord bearing N.83°58'41"W., 34.78 feet) to a point of reverse curvature; thence Westerly, 75.52 feet along the arc of a curve to the left having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing N.86°28'41"W., 75.45 feet) to a point of tangency; thence S.89°04'46"W., 35.55 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.45°55'14"W., 106.07 feet); thence S.89°04'46"W., 20.00 feet to a point on the West boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 243.08 feet to the POINT OF BEGINNING.

Containing 51.757 acres, more or less.

#### CROSSWIND RANCH PHASE III

DESCRIPTION SKETCH AMERRITT, INC. (Not a Survey) LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 PHONE (813) 221-5200 Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 Arthur W. Merritt Description Date Dwn Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg 4498 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. REVISIONS Fle Polic P:\Crosse Ronch-Harmy Monter Plan Description Phose NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL ISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPP SHEET NO. 1 OF 5 SHEETS SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

Prepared For:

HOMES BY WESTBAY



#### **CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	225.00	10°00'00"	39.27	39.22	N.60*30'00"E.
2	175.00	13*10'55"	40.26	40.17	S.62°05'27"W.
3	25.00	90°00'00"	39.27	35.36	N.44°35'00"W.
4	1140.00	18 <b>°</b> 15'00"	363.12	361.58	S.03°07'30"E.
5	2460.00	01°17'56"	55.77	55.77	S.05°21'02"W.
6	35.00	87*49'04"	53.64	48.55	S.48*36'36"W.
7	35.00	87°49'04"	53.64	48.55	S.43°34'20"E.
8	2460.00	22*15'03"	955.35	949.35	S.10°47'19"E.
9	1040.00	26°46'54"	486.13	481.71	S.08°31'24"E.
10	35.00	94*51'06"	57.94	51.55	N.42°33'30"W.
11	500.00	04*03'49"	35.46	35.45	N.87*57'08"W.
12	513.00	03°53'06"	34.79	34.78	N.83°58'41"W.
13	487.00	08*53'06"	75.52	75.45	N.86°28'41"W.
14	75.00	90°00'00"	117.81	106.07	N. <b>4</b> 5°55'14"W.

#### **BASIS OF BEARINGS**

The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

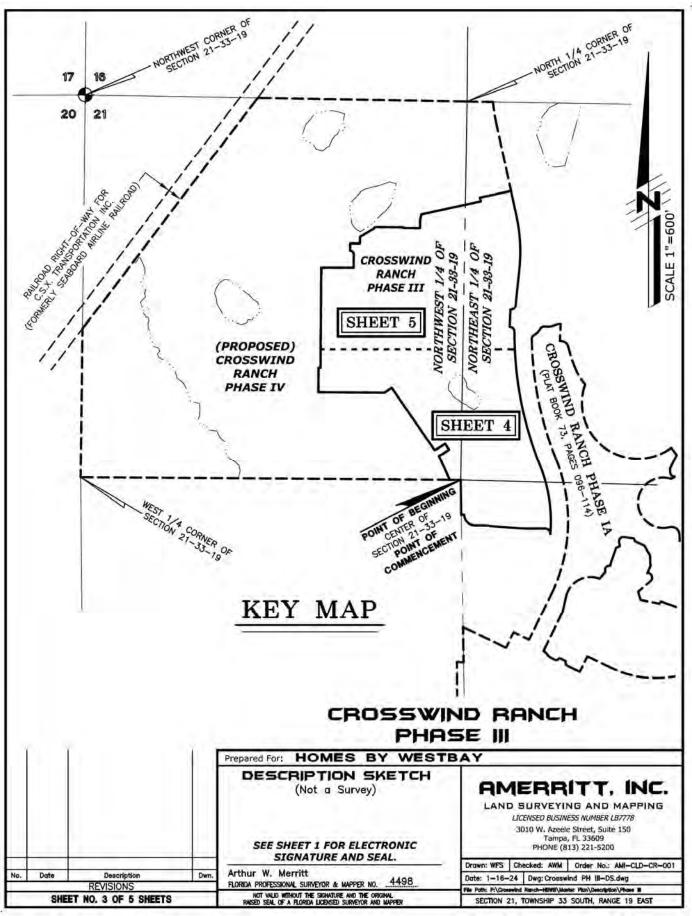
#### **LEGEND:**

- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. O.R. Official Records Book

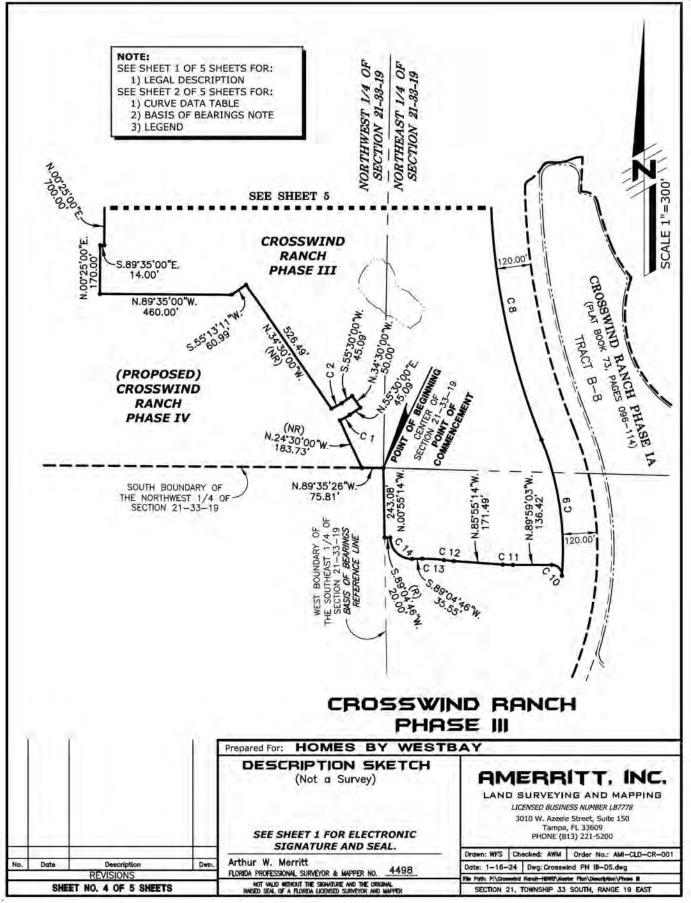
#### CROSSWIND RANCH PHASE III

ı				Prepared For: HOMES BY WESTB	AY
l				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.
ı					LAND SURVEYING AND MAPPING
	l .				LICENSED BUSINESS NUMBER LB7778
ı	l .				3010 W. Azeele Street, Suite 150
	1		1		Tampa, FL 33609
	l		1	SEE SHEET 1 FOR ELECTRONIC	PHONE (813) 221-5200
_			$\perp$	SIGNATURE AND SEAL.	, , , , , , , , , , , , , , , , , , , ,
					Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001
No.	Date	Description	Dwn.	Arthur W. Merritt	Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg
		REVISIONS		FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO4498	File Path: P:\Crosswind Ranch—HBWB\Master Plan\Description\Phase II
				not valid without the signature and the original raised seal of a florida Licensed Surveyor and Mapper	SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

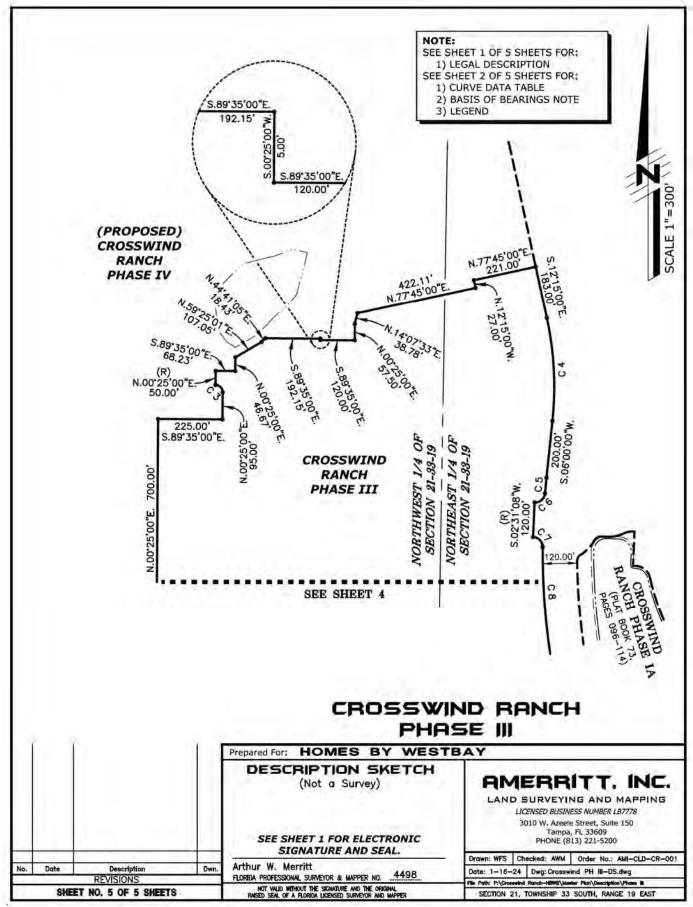














#### Exhibit B Master Report Phases III & IV Assessment Areas #4 and #5 dated January 2024

# Parrish Plantation Community Development District District Engineer MASTER REPORT PHASES III & IV Assessment Areas #4 and #5

January 2024

Prepared for:

# Parrish Plantation Community Development District Manatee County, Florida

Prepared by:

Christopher Fisher, P.E. Clearview Land Design, P.L. Tampa, Florida



January 2024

Board of Supervisors Parrish Plantation Community Development District

RE: Parrish Plantation Community Development District
District Engineer Master Report for Phases III & IV Assessment Areas #4 & #5

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the Parrish Plantation Community Development District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.

P:\Crosswind Ranch\Crosswind CDD\Engineer's Report\Drafts\2024.01.11 Phases III & IV Parrish Plantation Report of District Engineer.docx

3010 W Azeele Street Suite 150 Tampa, FL 33609 Phone (813) 223-3919 Fax (813) 223-3975

#### **TABLE OF CONTENTS**

	PAGE NO.
TRANSMITTAL LETTER	2
PURPOSE AND SCOPE	4
ASSESSMENT AREAS # 4 AND #5	5
LAND USE	6
GOVERNMENTAL ACTIONS	6
CAPITAL IMPROVEMENT PLAN	7
OWNERSHIP AND MAINTENANCE	11
PROJECT COSTS	11
SUMMARY AND CONCLUSION	11
ts	
Visinity Man of the District	

#### **Exhibits**

- A. Vicinity Map of the District
- B. Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #4
- C. Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #5
- D. Summary of Estimated Costs for Assessment Area #4
- E. Summary of Estimated Costs for Assessment Area #5
- F. Permit and Construction Approval Status for Assessment Areas #4 and #5
- G. Development Plan for Assessment Areas #4 and #5

#### PURPOSE AND SCOPE

The Parrish Plantation Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, F.S.. The District was established by Manatee County Ordinance 19-33 effective October 8, 2019, with 199.446 acres. The District added a boundary amendment that adjusted the acreage to 201.053 acres (collectively "Crosswind Point" or "Southern CDD Boundary", see Exhibit A). The district expanded additional lands known as Parrish Plantation Expansion Area under ordinance 21-32 enacted by the Manatee County Board of County Commissioners (the "County") effective August 24, 2021, to add an additional 591.242 acres (collectively "Crosswind Ranch Phases I-A, I-B, II, III, IV, V" or "Northern CDD Boundary", See Exhibit A)

#### For reference:

Assessment Area #1: Phase I and II of Crosswind Point / Southern CDD Boundary

- Assessment Area #2: Phase I-A of Crosswind Ranch / Northern CDD Boundary

- Assessment Area #3: Phase I-B, II, and V of Crosswind Ranch / Northern CDD Boundary

- Assessment Area #4: Phase III of Crosswind Ranch / Northern CDD Boundary,

subject to change.

- Assessment Area #5: Phase IV of Crosswind Ranch / Northern CDD Boundary,

subject to change.

The District, containing approximately 792.3± acres, is located within Manatee County on the north and south sides of SR 62 east of US 301.

The District is located within Section 21, Township 33 South, Range 19 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary public infrastructure so that the lands within the District can be developed as a residential community. The lands constituting the Northern CDD Boundary of the District are presently intended for development into a master planned community known as Crosswind Ranch. Phase III, of Crosswind Ranch is Assessment Area #4 and Phase IV is Assessment Area #5, (the "Development"). Access to the Development will be located off Spencer Parrish Road. As a part of this Development, Manatee County will require the construction and dedication of an extension of Spencer Parrish Road north to the project's entrances. Exhibit B provides a Boundary Metes & Bounds Description and Map of Assessment Area #4, Exhibit C provides a Boundary Metes & Bounds Description and Map of Assessment Area #5. Both are located within the Northern CDD Boundary. The majority of all public infrastructure is wholly contained within the limits of the District.

The District Engineer's Report dated February 2023 describes the capital improvement program for the District (the

"CIP") which is estimated to cost approximately \$53.5 million and includes stormwater management facilities, potable water, reclaimed and irrigation distribution, wastewater collections and transmission facilities, clearing earthwork, offsite roadway improvements, offsite utility improvements, and professional fees. The capital improvements described in the CIP will be constructed in multiple phases over time. The purpose of this Master Report is to assist with the financing and construction of the next phases of the Northern CDD Boundary, estimated to cost approximately \$23.1 million which includes certain master infrastructure improvements related to neighborhood infrastructure costs allocable to Phases III & IV (Assessment Area #4 and #5), planned for 629 residential units. Refer to Exhibit C for a cost summary of Assessment Area #4 and refer to Exhibit D for a cost summary of Assessment Area #5. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements.

This Master Engineer's Report for the Assessment Areas #4 and #5 reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

#### ASSESSMENT AREAS #4 & #5

The District's Assessment Area #4 includes supporting infrastructure for Phase III and Assessment Area # 5 includes supporting infrastructure for Phases IV of the Development. Phase III consists of 51.76± acres, is planned for 259 residential lots and the improvements are expected to cost approximately \$10.7 million. Phases IV consists of 113.73± acres, is planned for 370 residential lots and the improvements are expected to cost approximately \$12.4 million. These infrastructure improvements for both Assessment Areas will consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

Currently CWR LAC Cone, LLC (the "Landowner") plans to sell the land encompassing Phases III & IV to Mattamy Homes, the anticipated "Builder & Developer" for Assessment Areas #4 and #5. Mattamy Homes plans to develop the land on behalf of the Landowner, and may construct infrastructure improvements for the Development, and these improvements will be funded or acquired by the District with proceeds of bonds issued by

the District. The Developer will construct the balance of the infrastructure improvements needed for the Development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the CIP of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

#### LAND USE

On August 17, 2023, the County approved Planned Development Mixed Use/North Central Overlay ("PDMU/NCO") Manatee County Rezoning Petition PDMU-22-19 which allows for a maximum of 2,048 dwelling units. The Assessment Areas #4 and #5 lands are a portion of the PDMU and consist of 165.5 acres, planned for 629 residential units as detailed in Exhibit E. Land uses within Phases III & IV of the Development are planned to include the following approximate areas:

Residential Development Area	87±
Open Space/Other	42±
Wetlands/Upland Preservation	36±
Total	165±

#### **GOVERNMENTAL ACTIONS**

The Development will be under the jurisdiction and review of Manatee County, Southwest Florida Water Management District (SWFMD), US Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). The permit status for the public improvements is summarized in Exhibit D included with this report.

The following	permits have	been	obtained:	for the	Development:
THE TOHOWING	permis mave	OCCII	obtained.	ioi uic	Developinent.

								Anticipated
					Manatee County		Anticipated	Completion
				FDEP	Construction		Start of	of
Phase	# Units	Zoning	USACE	(Utilities)	Permits	SWFWMD	Construction	Construction
Phases III &	-	Yes	TBD	TBD	TBD	TBD	1st Q2024	1st Q2025
IV Mass								
Grade								
III	259	Yes	TBD	TBD	TBD	TBD	1st Q2024	1st Q2025
IV-A-IV-C	370	Yes	TBD	TBD	TBD	TBD	1st Q2026	1st Q2027

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the public improvements is summarized in Exhibit D included with this report.

#### **CAPITAL IMPROVEMENT PLAN**

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities/parks, landscaping, hardscape, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of Assessment Area #4 is \$10,7401841.63 which includes Phase III improvements. The estimated total cost of Assessment Area #5 is \$12,376,839.78 which includes Phase IV improvements. The estimated total overall cost of the CIP is \$53,455,375. Refer to Exhibit C for a summary of the costs by infrastructure category for Assessment Area #4. The private lot grading, over excavating of the stormwater ponds and enhanced landscaping costs of the Development will be funded by the Developer ("Private Costs").

The current plan of development of the CIP for Assessment Area #4 is to be constructed as a single phase and Assessment Area #5 to be constructed as a separate phase of construction (see table below). Between the two projects, it is expected that once completed they will support the construction of  $\pm 641$  residential dwelling units.

Construction Phasing	Total No. of Units	Estimated Completion  Date
Phase III	259	2025
Phase IV-A	44	2027
Phase IV-B	98	2027
Phase IV-C	228	2027
Total Number of Units	629	

#### ROADWAYS

Primary vehicular access to the Assessment Area #4 is to be provided with entrance off Spencer Parrish Road. Spencer Parrish Road will need to be extended to serve this Assessment Area. These plans are under review with Manatee County at this time and are expected to be approved in Q2 of 2024. The main entrance off of Spencer Parrish Road, will be a 2-lane road with sidewalks and landscaping. Streetlights may be required and if so the District will fund and construct the street lights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. Assessment Area #5 will be provided access through local roads that will be constructed through Assessment Area #4. The internal roadway design will comply with Manatee County transportation design criteria. A signal warrant study will need to be conducted for the intersection of SR 62 and Spencer Parrish Road at some time during the construction of these two phases. The timing of the study will be finalized in Local Developer's Agreement (LDA) that the landowner is working on with Manatee County at this time. The District will fund the access improvements within the District or in the alternative acquire completed improvements from the Developer. Manatee County will own, operate, and maintain the improvements on Spencer Parrish Road. The District will construct or acquire the internal roadways. When the District does construct or acquires the roadways, they may be conveyed to Manatee County. All roadways within Phases III & IV are planned to be conveyed to Manatee County for ownership and maintenance.

#### STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within Assessment Areas #4 and #5. Assessment Areas #4 and #5 is located within the Gamble Creek Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for Assessment Areas #4 and #5 focuses on utilizing newly constructed ponds in

the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for Assessment Areas #4 and #5 are:

- 1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
- 2. To adequately protect development within the District from regulatory-defined rainfall events.
- 3. To maintain wetland hydroperiods.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the Assessment Area #4 rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system. There is not a need to construct any additional stormwater ponds or facilities outside the limits of these phases.

#### WASTEWATER COLLECTION

Assessment Areas #4 and #5 are within Manatee County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the Assessment Area #4 internal wastewater systems.

The County's onsite wastewater system will consist of gravity collection lines with appurtenant manholes. Phases III & IV will construct a lift station that will serve all of Phases III & IV and connect to a force main system that will be constructed with Phases I-B, II & V. Additional Offsite utility extensions are not needed to serve Phases III & IV.

#### WATER DISTRIBUTION SYSTEM

Assessment Areas #4 and #5 are within Manatee County's Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system

from the Developer. When completed, the County will own, operate and maintain Assessment Area #4's internal potable water systems.

The County's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in Spencer Parrish Road Right of Way.

#### LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include entry monumentation at the entrances of the Assessment Area #4, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer may construct these improvements and convey the same to the District.

There will be significant buffer plantings that will be installed along Spencer Parrish Road once constructed.

#### RECREATIONAL FACILITIES

Recreational facilities may be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space, parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

There may be some small recreational facilities installed with Phases III & IV. The larger recreational facilities to serve the entire District are planned to be constructed in a future phase and not within the Assessment Areas #4 & #5.

#### PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation

planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

#### **OWNERSHIP AND MAINTENANCE**

The ownership and maintenance responsibilities of the proposed infrastructure improvements for Assessment Areas #4 and #5 are set forth below.

Proposed Infrastructure Improvements	<u>Ownership</u>	<u>Maintenance</u>
Internal Roadway Improvements	Manatee County	Manatee County
Spencer Parrish Road	Manatee County	Manatee County
Stormwater Management System	CDD	CDD
Wastewater Collection System including the on-site Transmission System for Single Family Residences	Manatee County	Manatee County
Water Distribution System including the Transmission System	Manatee County	Manatee County
Landscaping and Irrigation Systems within public rights-of- way and district owned lands	CDD	CDD
Recreational Lands (if any)	CDD	CDD

#### **PROJECT COSTS**

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$53,455,375. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such District improvements not financed by the District will be constructed and conveyed to the District by the Developer pursuant to an Acquisition and Developer Funding Agreement.

Exhibit C outlines the anticipated costs associated with the construction of Assessment Area # 4. Exhibit D outlines the anticipated costs associated with the construction of Assessment Area #5.

#### **SUMMARY AND CONCLUSION**

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the

Agenda Page 103

construction is in substantial compliance with the design and permits. The platting, design and permitting for the

public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as

shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional

opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP

are reasonable to complete the construction of the infrastructure described herein and that these infrastructure

improvements will provide a special benefit to the assembled land in the District, which special benefit will at least

equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities

as set forth in Section 190.012(1) and (2) of the Florida Statues.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum

price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work

in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of

equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted.

Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree

and care and skill exercised by members of the same profession under similar circumstances.

Christopher Fisher, P.E

District Engineer

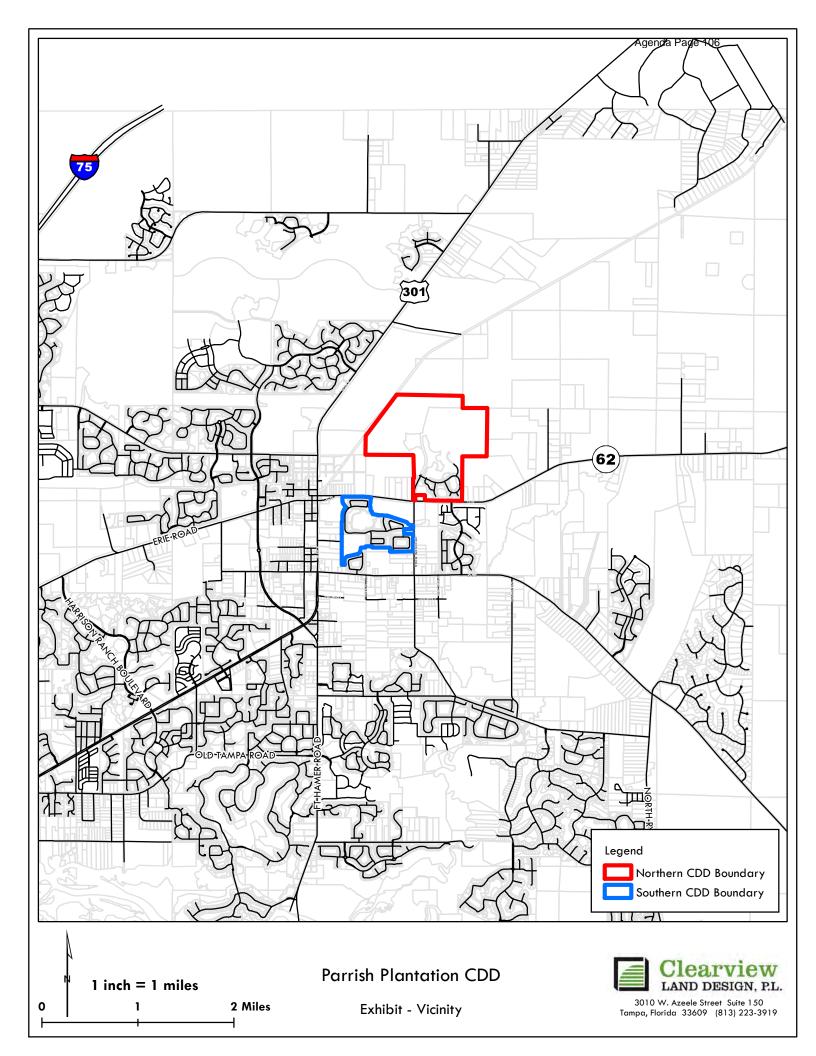
FL Registration No. 85555

12

### **EXHIBITS**

Exhibit A	Vicinity Map of the District
Exhibit B	Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #4
Exhibit C	Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #5
Exhibit D	Summary of Estimated Costs for Assessment Area #4
Exhibit E	Summary of Estimated Costs for Assessment Area #5
Exhibit F	Permit and Construction Approval Status for Assessment Areas #4 and #5
Exhibit G	Development Plan for Assessment Areas #4 and # 5

# **EXHIBIT A**VICINITY MAP OF THE DISTRICT



#### **EXHIBIT B**

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT BOUNDARY METES AND BOUNDS DESCRIPTION SKETCH OF ASSESSMENT AREA #4

#### CROSSWIND RANCH PHASE III

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

COMMENCE at the Center of said Section 21, for a POINT OF BEGINNING, run thence along the South boundary of the Northwest 1/4 of said Section 21, N.89°35'26"W., 75.81 feet; thence N.24°30'00"W., 183.73 feet to a point on a curve; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing N.60°30'00"E., 39.22 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence N.34°30'00"W., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 40.26 feet along the arc of said curve to the right having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing S.62°05'27"W., 40.17 feet); thence N.34°30'00"W., 526.49 feet; thence S.55°13'11"W., 60.99 feet; thence N.89°35'00"W., 460.00 feet; thence N.00°25'00"E., 170.00 feet; thence S.89°35'00"E., 14.00 feet; thence N.00°25'00"E., 700.00 feet; thence S.89°35'00"E., 225.00 feet; thence N.00°25'00"E., 95.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°35'00"W., 35.36 feet); thence N.00°25'00"E., 50.00 feet; thence S.89°35'00"E., 68.23 feet; thence N.00°25'00"E., 46.67 feet; thence N.59°25'01"E., 107.05 feet; thence N.44°41'05"E., 18.43 feet; thence S.89°35'00"E., 192.15 feet; thence S.00°25'00"W., 5.00 feet; thence S.89°35'00"E., 120.00 feet; thence N.00°25'00"E., 57.50 feet; thence N.14°07'33"E., 38.78 feet; thence N.77°45'00"E., 422.11 feet; thence N.12°15'00"W., 27.00 feet; thence N.77°45'00"E., 221.00 feet; thence S.12°15'00"E., 183.00 feet to a point of curvature; thence Southerly, 363.12 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 18°15'00" (chord bearing S.03°07'30"E., 361.58 feet) to a point of tangency; thence S.06°00'00"W., 200.00 feet to a point of curvature; thence Southerly, 55.77 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 01°17'56" (chord bearing S.05°21'02"W., 55.77 feet) to a point of reverse curvature; thence Southwesterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.48°36'36"W., 48.55 feet); thence S.02°31'08"W., 120.00 feet to a point on a curve; thence Southeasterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.43°34'20"E., 48.55 feet) to a point of reverse curvature; thence Southerly, 955.35 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 22°15'03" (chord bearing S.10°47'19"E., 949.35 feet) to a point of reverse curvature; thence Southerly, 486.13 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 26°46'54" (chord bearing S.08°31'24"E., 481.71 feet) to a point of cusp; thence Northwesterly, 57.94 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing N.42°33'30"W., 51.55 feet) to a point of tangency; thence N.89°59'03"W., 136.42 feet to a point of curvature; thence Westerly, 35.46 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing N.87°57'08"W., 35.45 feet) to a point of tangency; thence N.85°55'14"W., 171.49 feet to a point of curvature; thence Westerly, 34,79 feet along the arc of a curve to the right having a radius of 513,00 feet and a central angle of 03°53'06" (chord bearing N.83°58'41"W., 34.78 feet) to a point of reverse curvature; thence Westerly, 75.52 feet along the arc of a curve to the left having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing N.86°28'41"W., 75.45 feet) to a point of tangency; thence S.89°04'46"W., 35.55 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.45°55'14"W., 106.07 feet); thence S.89°04'46"W., 20.00 feet to a point on the West boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 243.08 feet to the POINT OF BEGINNING.

Containing 51.757 acres, more or less.

#### CROSSWIND RANCH PHASE III

				Prepared For: HOMES BY WESTBAY		
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.	
					LAND SURVEYING AND MAPPING	
					LICENSED BUSINESS NUMBER LB7778	
					3010 W. Azeele Street, Suite 150	
					Tampa, FL 33609 PHONE (813) 221-5200	
					PHONE (813) 221-3200	
				<del></del>	Drawn: WFS   Checked: AWM   Order No.: AMI-CLD-CR-001	
No.	Date	Description	Dwn.	Arthur W. Merritt  FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO4498	Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg	
REVISIONS					File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III	
SHEET NO. 1 OF 5 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST	

# **CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	225.00	10°00'00"	39.27	39.22	N.60°30'00"E.
2	175.00	13°10'55"	40.26	40.17	S.62°05'27"W.
3	25.00	90°00'00"	39.27	35.36	N.44°35'00"W.
4	1140.00	18°15'00"	363.12	361.58	S.03°07'30"E.
5	2460.00	01°17'56"	55.77	55.77	S.05°21'02"W.
6	35.00	87°49'04"	53.64	48.55	S.48°36'36"W.
7	35.00	87°49'04"	53.64	48.55	S.43°34'20"E.
8	2460.00	22°15'03"	955.35	949.35	S.10°47'19"E.
9	1040.00	26°46'54"	486.13	481.71	S.08°31'24"E.
10	35.00	94°51'06"	57.94	51.55	N.42°33'30"W.
11	500.00	04°03'49"	35.46	35.45	N.87°57'08"W.
12	513.00	03°53'06"	34.79	34.78	N.83°58'41"W.
13	487.00	08°53'06"	75.52	75.45	N.86°28'41"W.
14	75.00	90°00'00"	117.81	106.07	N.45°55'14"W.

# **BASIS OF BEARINGS**

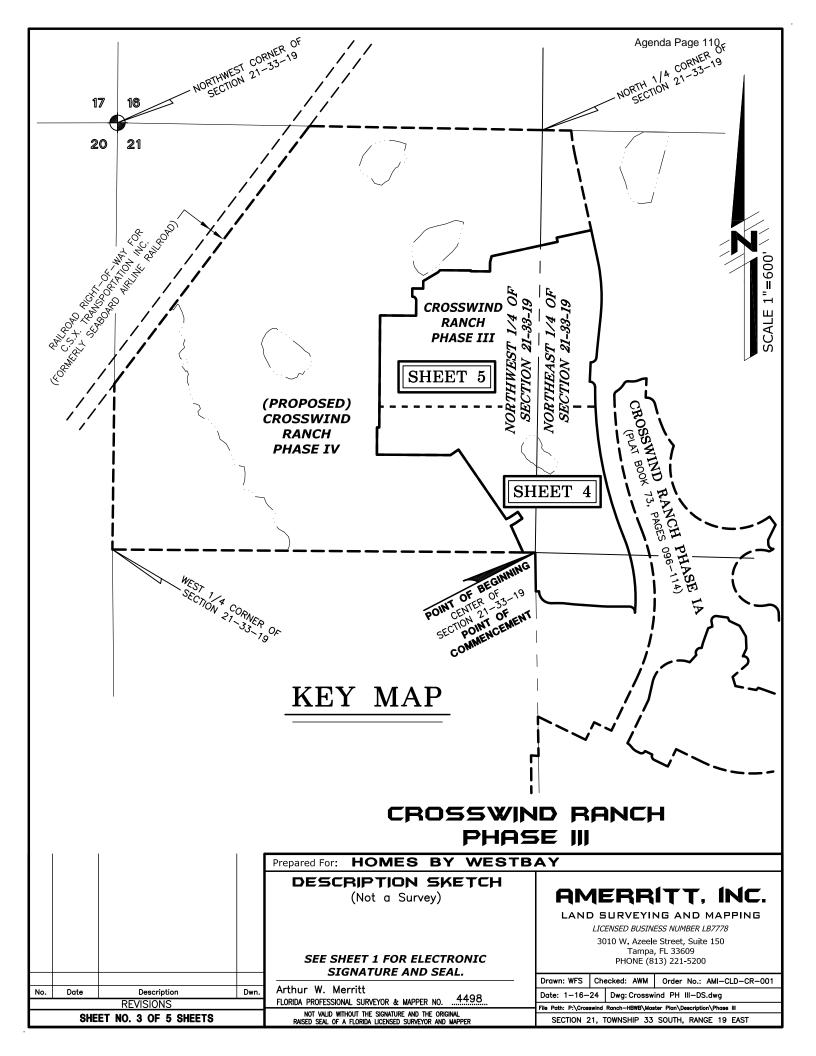
The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

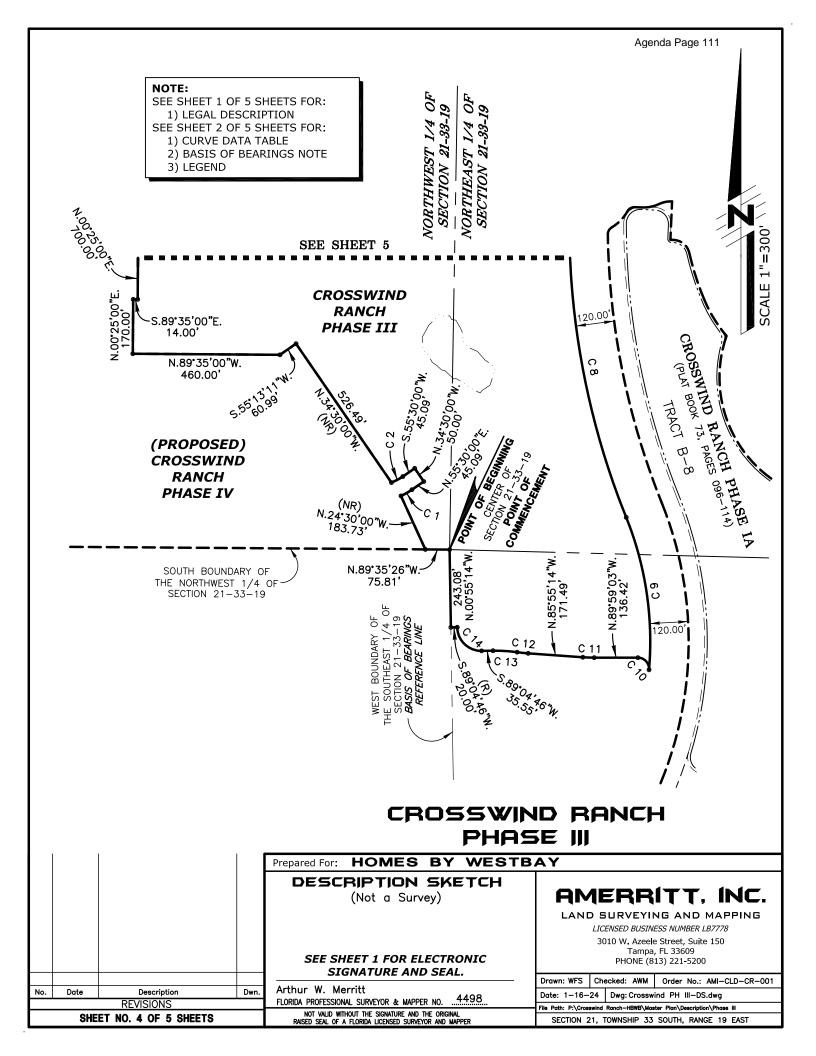
## **LEGEND:**

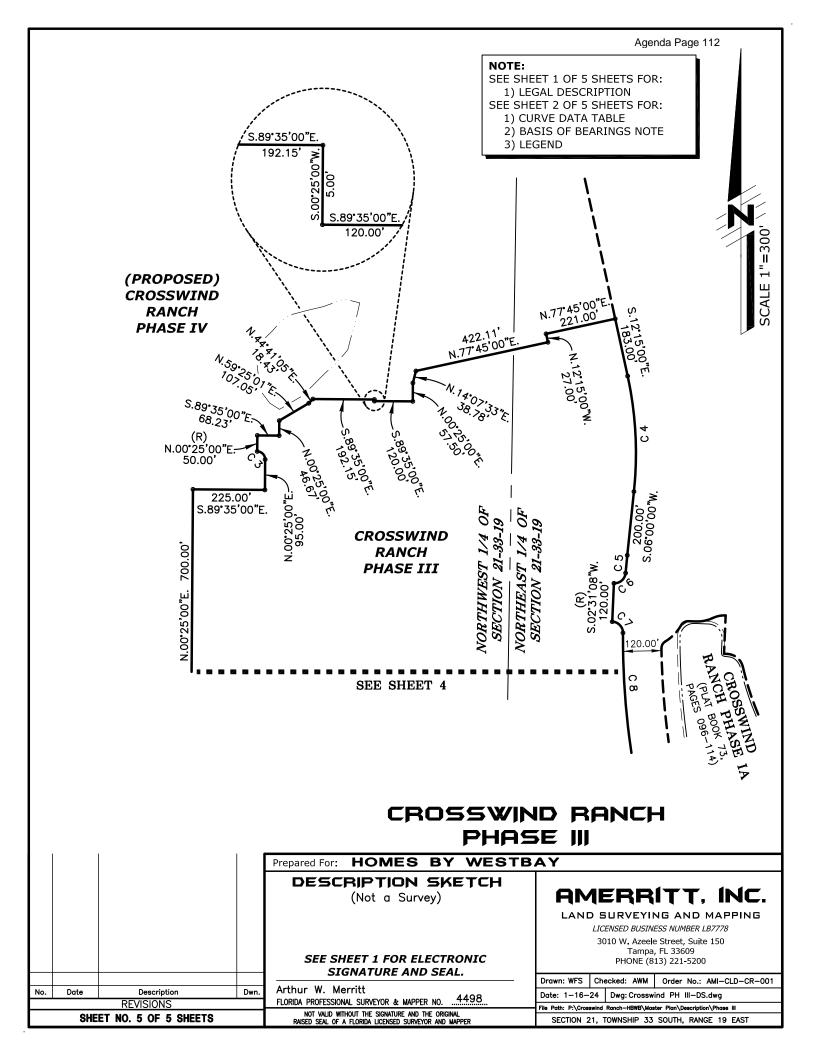
- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. O.R. Official Records Book

# CROSSWIND RANCH PHASE III

LAND SURVI	RITT, INC.
LICENSED E 3010 W. A	YING AND MAPPING
3010 W. /	
	JSINESS NUMBER LB7778
	zeele Street, Suite 150
CEF QUEET 4 FOR ELECTRONIC	mpa, FL 33609 E (813) 221-5200
Drawn: WFS   Checked: /	WM Order No.: AMI-CLD-CR-001
	osswind PH III-DS.dwg
File Path: P:\Crosswind Ranch-HB	B\Master Plan\Description\Phase III
SHEET NO. 2 OF 5 SHEETS  NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  SECTION 21, TOWNSHI	33 SOUTH, RANGE 19 EAST







# **EXHIBIT C**

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT BOUNDARY METES AND BOUNDS DESCRIPTION SKETCH OF ASSESSMENT AREA #5

## CROSSWIND RANCH PHASE IV

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

**COMMENCE** at the Center of said Section 21, run thence along the South boundary of the Northwest 1/4 of said Section 21, the following two (2) courses: 1) N.89°35'26"W., 75.81 feet to the **POINT OF** BEGINNING; 2) continue N.89°35'26"W., 2567.04 feet to the West 1/4 corner of said Section 21; thence along the West boundary of the aforesaid Northwest 1/4 of Section 21, N.00°41'23"E., 1036.42 feet to a point on the Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad); thence along said Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad), N.37°07'45"E., 2019.28 feet to a point on the North boundary of the aforesaid Northwest 1/4 of Section 21; thence along said North boundary of the Northwest 1/4 of Section 21, S.89°00'47"E., 1456.33 feet to the North 1/4 corner of said Section 21; thence along the North boundary of the Northeast 1/4 of said Section 21, S.89°01'07"E., 180.25 feet to a point on a curve; thence Southerly, 157.09 feet along the arc of a curve to the left having a radius of 1260.00 feet and a central angle of 07°08'36" (chord bearing S.08°40'42"E., 156.99 feet) to a point of tangency; thence S.12°15'00"E., 477.95 feet; thence S.77°45'00"W., 221.00 feet; thence S.12°15'00"E., 27.00 feet; thence S.77°45'00"W., 422.11 feet; thence S.14°07'33"W., 38.78 feet; thence S.00°25'00"W., 57.50 feet; thence N.89°35'00"W., 120.00 feet; thence N.00°25'00"E., 5.00 feet; thence N.89°35'00"W., 192.15 feet; thence S.44°41'05"W., 18.43 feet; thence S.59°25'01"W., 107.05 feet; thence S.00°25'00"W., 46.67 feet; thence N.89°35'00"W., 68.23 feet; thence S.00°25'00"W., 50.00 feet to a point on a curve; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°35'00"E., 35.36 feet) to a point of tangency; thence S.00°25'00"W., 95.00 feet; thence N.89°35'00"W., 225.00 feet; thence S.00°25'00"W., 700.00 feet; thence N.89°35'00"W., 14.00 feet; thence S.00°25'00"W., 170.00 feet; thence S.89°35'00"E., 460.00 feet; thence N.55°13'11"E., 60.99 feet; thence S.34°30'00"E., 526.49 feet to a point on a curve; thence Northeasterly, 40.26 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing N.62°05'27"E., 40.17 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence S.34°30'00"E., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of said curve to the right having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing S.60°30'00"W., 39.22 feet); thence S.24°30'00"E., 183.73 feet to the **POINT OF BEGINNING.** 

Containing 113.737 acres, more or less.

# CROSSWIND RANCH PHASE IV

				Prepared For: HOMES BY WESTB	AY	
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.	
					LAND SURVEYING AND MAPPING  LICENSED BUSINESS NUMBER LB7778  3010 W. Azeele Street, Suite 150  Tampa, FL 33609  PHONE (813) 221-5200	
					Drawn: WFS   Checked: AWM   Order No.: AMI-CLD-CR-001	
No.	Date	Description	Dwn.	Arthur W. Merritt  FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO4498	Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg	
REVISIONS				File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV		
	SHE	ET NO. 1 OF 6 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST	
				·	·	

# **CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	225.00	10°00'00"	39.27	39.22	S.60°30'00"W.
2	175.00	13°10'55"	40.26	40.17	N.62°05'27"E.
3	25.00	90°00'00"	39.27	35.36	S.44°35'00"E.
4	1260.00	07°08'36"	157.09	156.99	S.08°40'42"E.

# **BASIS OF BEARINGS**

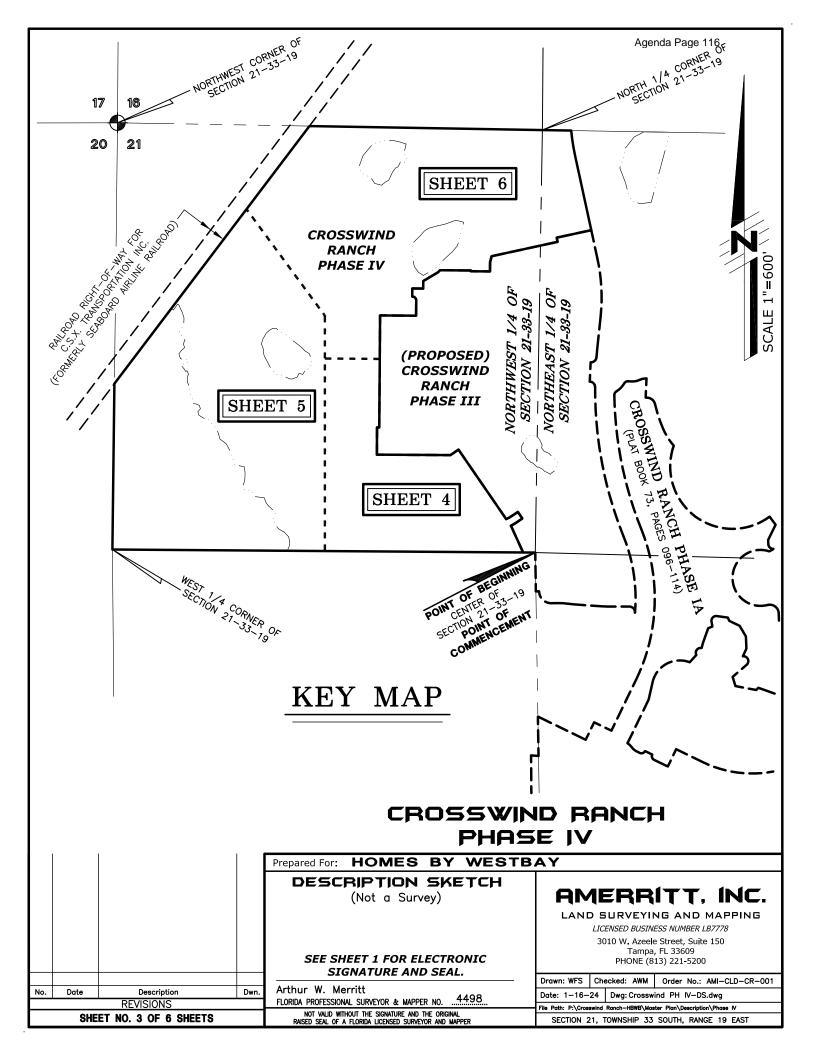
The South boundary of the Northwest 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.89°35'26"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

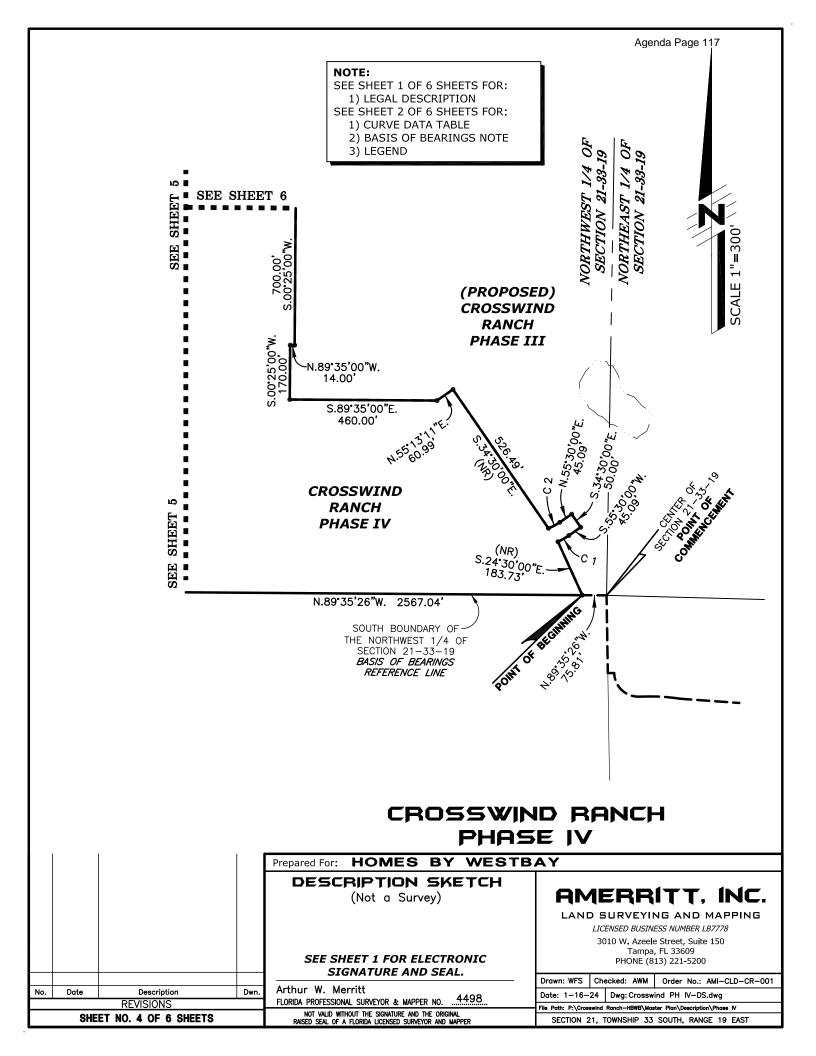
## **LEGEND:**

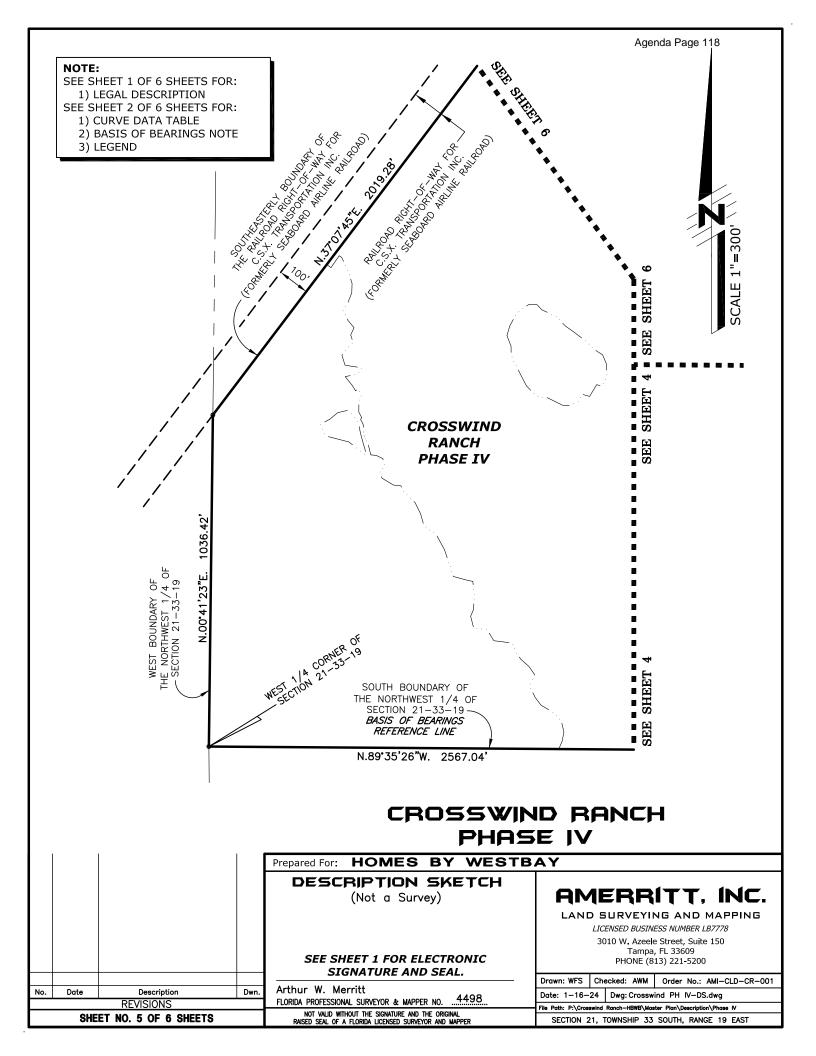
- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. O.R. Official Records Book

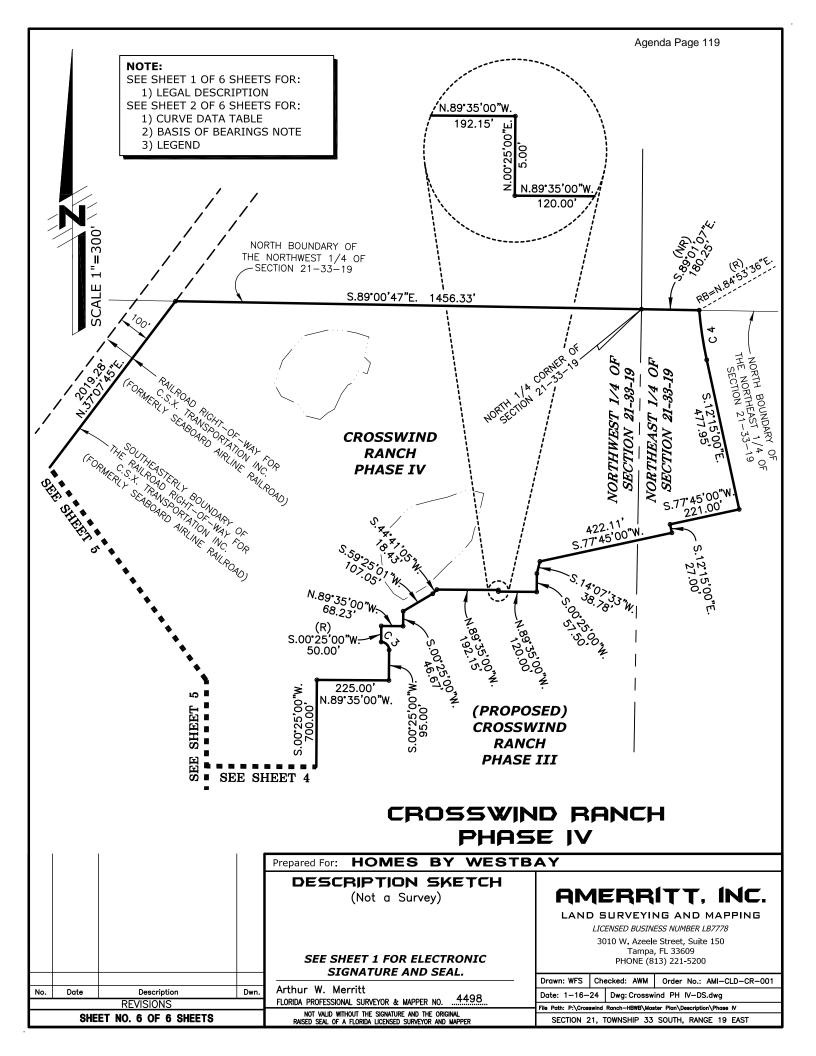
# CROSSWIND RANCH PHASE IV

				Prepared For: HOMES BY WESTB	AY		
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.		
					LAND SURVEYING AND MAPPING		
					LICENSED BUSINESS NUMBER LB7778		
					3010 W. Azeele Street, Suite 150		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Tampa, FL 33609 PHONE (813) 221-5200		
					Drawn: WFS   Checked: AWM   Order No.: AMI-CLD-CR-001		
No.	Date	Description	Dwn.	Arthur W. Merritt  FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO4498	Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg		
	REVISIONS			File Path: P:\Crosswind Ranch-HBWB\Master Plan\Descr			
	SHEET NO. 2 OF 6 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST		









# **EXHIBIT D**

# SUMMARY OF ESTIMATED PROJECT COST FOR ASSESSMENT AREA #4

# Summary of Costs Parrish Plantation Assessment Area #4 Community Development District

ESTIMATED PROJECT COSTS							
DISTRICT ELIGIBLE IMPROVEMENTS							
	Neighborhood Infrastructure (Phase III)						
	(259 Lots)						
EARTHWORK (EXCLUDING LOTS)	\$1,945,801.18						
STORMWATER	\$1,407,806.42						
ROADWAYS & PAVING	\$1,619,008.60						
POTABLE WATER	\$947,148.05						
RECLAIMED WATER	\$666,078.50						
SANITARY SEWER	\$2,113,313.13						
DRY UTILITY TRENCHING	\$388,500.00						
LANDSCAPE, HARDSCAPE	\$777,000.00						
PERMIT FEES & IMPACT FEES	\$50,507.02						
SUBTOTAL	\$9,915,162.90						
PROFESSIONAL SERVICES:	\$453,131.62						
CONTINGENCY:	\$372,547.11						
TOTAL:	\$10,740,841.63						

# **EXHIBIT E**

# SUMMARY OF ESTIMATED PROJECT COST FOR ASSESSMENT AREA #5

# Summary of Costs Parrish Plantation Assessment Area #5 Community Development District

ESTIMATED PROJECT COSTS								
DISTRICT ELIGIBLE IMPROVEMENTS								
	Neighborhood Infrastructure (Phase IV) (382 Lots)							
EARTHWORK (EXCLUDING LOTS)	\$1,013,691.32							
STORMWATER	\$2,076,378.58							
ROADWAYS & PAVING	\$2,387,881.40							
POTABLE WATER	\$1,396,951.95							
RECLAIMED WATER	\$982,401.50							
SANITARY SEWER	\$1,508,245.62							
DRY UTILITY TRENCHING	\$573,000.00							
LANDSCAPE, HARDSCAPE	\$1,146,000.00							
PERMIT FEES & IMPACT FEES	\$74,492.98							
PROFESSIONAL SERVICES:	\$11,159,043.35 \$668,325.40							
CONTINGENCY: TOTAL:	\$549,471.03 <b>\$12,376,839.78</b>							

# **EXHIBIT F**

# PERMIT AND CONSTRUCTION APPROVAL STATUS OF ASSESSMENT AREAS #4 AND #5

# **EXHIBIT F**

# **Parrish Plantation Community Development District**

# **Phase III**

Project Name	Permit ID	Permit Number	Approval	Expiration	Remarks
			Date	Date	
Cone Ranch	PDMU/NCO	PDMU-22-19 (G)	8-18-2023	-	Zoning Approval from Manatee County
Cone Ranch South Phases III & IV	ERP	842672/42030943.007	01-06-2023	01-06-2028	JD Wetland Survey
Crosswind Ranch Phase III	PSP/FSP	PLN2310-0036	-	-	This is for permitting construction plans through Manatee County. Expect Approval second quarter of 2024.
Crosswind Ranch Phases III & IV ACOE	404	0437851-002-SFG	-	-	Expect Approval April 2024
Crosswind Ranch Phases III & IV Mass Grade	ERP	876198	01-18-2024	01-18-2029	
Crosswind Ranch III Final Plat					Expect Recorded Plat Q4 of 2024
Crosswind Ranch III Certification					Expect final certification Q1 of 2025

# **Phase IV**

Project Name	Permit ID	Permit Number	Approval	Expiration	Remarks
			Date	Date	
Cone Ranch	PDMU/NCO	PDMU-22-19 (G)	8-18-2023	-	Zoning Approval from Manatee County
Cone Ranch South Phases III & IV	ERP	842672/42030943.007	01-06-2023	01-06-2028	JD Wetland Survey
Cone Ranch Phase IV	PSP/FSP				This is for permitting construction plans through Manatee County. Expect Approval fourth quarter of 2023.
Crosswind Ranch Phases III & IV Mass Grade	ERP	876198	01-18-2024	01-18-2029	
Crosswind Ranch Phases III & IV ACOE	404	0437851-002-SFG	-	-	Expect Approval February 2024
Crosswind Ranch Phase IV-A Final Plat					Expect Recorded Plat Q3 of 2025
Crosswind Ranch Phase IV-A Certification					Expect final certification Q4 of 2025
Crosswind Ranch Phase IV-B Final Plat					Expect Recorded Plat Q3 of 2026
Crosswind Ranch Phase IV-B Certification					Expect final certification Q4 of 2026
Crosswind Ranch Phase IV-C Final Plat					Expect Recorded Plat Q2 of 2027
Crosswind Ranch Phase IV-C Certification					Expect final certification Q4 of 2027

# **EXHIBIT G**

# DEVELOPMENT PLAN FOR ASSESSMENT AREAS #4 AND #5

**3**J

### **RESOLUTION 2024-11**

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

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

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

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

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

1.	The following persons are e	lected to the offices shown, to wit:
	Brent Dunham	Chairman
	Allison Martin	Vice-Chairman
	Jayna Cooper	Secretary
	Eric Davidson	Treasurer
	Blake Murphy	Assistant Secretary
	John Suskauer	Assistant Secretary
	Austin Cooper	Assistant Secretary
2.	This Resolution shall become	ne effective immediately upon its adoption.
PAS	SED AND ADOPTED THIS	20TH DAY OF JUNE 2024.
ATTEST:		PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
Print Name: Secretary/ As	sistant Secretary	Print Name: Chair/ Vice Chair of the Board of Supervisors

# **Fourth Order of Business**

**4A** 

# 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, May 16, 2024, at 2:00p.m. at The Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219

Present and constituting a quorum were:

Brent Dunham Vice Chairman
Allison Martin Assistant Secretary
Blake Murphy Assistant Secretary

Also, present were:

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

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

### FIRST ORDER OF BUSINESS

### Call to Order/Roll Call

Ms. Grunwald called the meeting to order and called the roll. A quorum was established.

# SECOND ORDER OF BUSINESS

**Public Comment on Agenda Items** 

There being none, the order of business followed.

# THIRD ORDER OF BUSINESS

# **Business Items**

A. Consideration of Resolution 2024-06; Approving Proposed Budget and Setting Public Hearing

On MOTION by Mr. Dunham seconded by Ms. Martin with all in favor, Resolution 2024-06 Approving Proposed Budget, and Setting Public Hearing for August 18, 2024, at 2:00 p.m. was approved. 3-0

B. Consideration of Resolution 2024-07; Setting Landowners Election and Regular Meeting

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Resolution 2024-07 Setting Landowners Election and Regular Meetings for November 21, 2024, at 2:00 p.m. was approved. 3-0

# C. Consideration of Resolution 2024-08; Natural Buffer Area

On MOTION by Ms. Martin seconded by Mr. Murphy with all in favor, Resolution 2024-08 Natural Buffer Area was approved. 3-0

# D. Consideration of Land Development Construction Contract Assignment

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Land Development Construction Contract Assignment was approved. 3-0

# **E.** Announcement of Qualified Electors

Mrs. Grunwald announced that there are 520 qualified electors as of April 15th.

# F. Consideration of Amenity Pool Monitor Proposals

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Amenity Pool Monitor Proposals was approved. 3-0

# G. Ratification of Aquatics Management Agreement

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Aquatics Management Agreement was approved. 3-0

### FOURTH ORDER OF BUSINESS

**Consent Agenda Items** 

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

On MOTION by Ms. Martin seconded by Mr. Murphy with all in favor, Consent Agenda Items A-C was approved. 3-0

## FIFTH ORDER OF BUSINESS

**Staff Reports** 

- A. District Counsel
- **B.** District Engineer
- C. District Manager
  - i. Community Inspections Report
  - ii. Aquatics Report

There being none, the next order of business follows.

# SIXTH ORDER OF BUSINESS

# **Board of Supervisors' Requests and Comments**

There being none, the next order of business follows.

Adjournment

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

Angie Grunwald Matt O'Brian
Assistant Secretary Chairperson

**4B** 

# PARRISH PLANTATION CDD

# **Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CYPRESS CREEK AQUATICS INC	1325	\$2,166.00		AQUATIC MAINT APRIL 2024 - SPLIT
ENVERA SYSTEMS	740046	\$737.81		VIDEO MONITORING - MAY 2024 - POINT
INFRAMARK LLC	122110	\$5,016.66		DISTRICT INVOICE APRIL 2024
NEPTUNE MULTI SERVICES LLC	0053554	\$856.00		JANITORIAL SERVICES - JANUARY 2024
NEPTUNE MULTI SERVICES LLC	0053555	\$856.00		JANITORIAL SERVICES - FEBRUARY 2024
NEPTUNE MULTI SERVICES LLC	0053556	\$856.00		JANITORIAL SERVICES - MARCH 2024
NEPTUNE MULTI SERVICES LLC	0053558	\$856.00	\$3,424.00	JANITORIAL SERVICES - APRIL 2024
RON LITTS	2403001	\$2,700.00		INSPECTION - POINT
SPRINKLER SOLUTIONS of FLORIDA, INC	1223	\$2,921.01		IRRIGATION INSPECTION - FEBRUARY 2024 - POINT
SPRINKLER SOLUTIONS of FLORIDA, INC	1235	\$1,350.70		IRRIGATION INSPECTION - FEBRUARY 2024 - RANCH
SPRINKLER SOLUTIONS of FLORIDA, INC	1258	\$1,715.86	\$5,987.57	IRRIGATION INSPECTION - MARCH 2024 - RANCH
SUNRISE LANDSCAPE	17514	\$8,829.55		LAWN MAINT APRIL 2024 - RANCH
WESTCOAST LANDSCAPE & LAWN, LLC	17534	\$9,356.90		LANDSCAPE MAINT APRIL 2024
Monthly Contract Subtotal		\$38,218.49		
Variable Contract				
STRALEY ROBIN VERICKER	24397	\$4,837.50		PROFESSIONAL SERVICES - THRU 03/31/24
Variable Contract Subtotal		\$4,837.50		
Utilities				
FPL	2561 040824 ACH	\$28.55		ELECTRIC - 03/07/24-04/08/24
FPL	4549 041524 ACH	\$30.05		ELECTRIC - 03/14/24-04/15/24
FPL	6129 032124 ACH	\$2,148.36		ELECTRIC - 02/21/24-03/21/24
FPL	8194 040824 ACH	\$29.29		ELECTRIC - 03/07/24-04/08/24
FPL	8642 041524 ACH	\$1,047.06	\$3,283.31	ELECTRIC - 03/14/24-04/15/24
MANATEE COUNTY UTILITIES DEPT	100014779 032624	\$61.09		SERVICE - 02/21/24-03/19/24
MANATEE COUNTY UTILITIES DEPT	100014874 032624	\$139.65		RECLAIM - 02/21/24-03/19/24
MANATEE COUNTY UTILITIES DEPT	100014923 032624	\$453.07		SERVICE - 02/19/24-03/19/24
MANATEE COUNTY UTILITIES DEPT	100014982 032624	\$23.29	\$677.10	RECLAIM - 02/21/24-03/19/24
Utilities Subtotal		\$3,960.41		

# PARRISH PLANTATION CDD

# **Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
CLEARVIEW LAND DESIGN, P.L.	24-10818	\$1,380.00		ENGINEER - RANCH
ENVERA SYSTEMS	inv000007206	\$915.00		EQUIPMENT
GATE PROS INC	10819	\$150.00		SERVICE CALL 02/29/24
PARRISH PLANTATION CDD	03192024-01	\$122,693.26		SERIES 2021 FY24 TAX DIST ID 02/24-02/29
PARRISH PLANTATION CDD	03192024-02	\$52,183.21		SERIES 2022 FY24 TAX DIST ID 02/24-02/29
PARRISH PLANTATION CDD	04242024-01	\$16,382.07		SERIES 2021 - FY 24 TAX DIST. ID 03/01-03/31
PARRISH PLANTATION CDD	04242024-02	\$6,967.53	\$198,226.07	SERIES 2022 - FY 24 TAX DIST ID 03/01-03/31
SEBEES PEST SOLUTIONS	000511	\$55.00		PEST SERVICE
US BANK	7266884	\$4,040.63		TRUSTEE FEE
Regular Services Subtotal		\$204,766.70		
Additional Services				
NEPTUNE MULTI SERVICES LLC	0053557	\$240.00		POOL CHAIRS PRESSURE WASHED
Additional Services Subtotal		\$240.00		
TOTAL		\$252,023.10		

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

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





Date	Invoice #
4/1/2024	1325

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

THE WAY

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

Invo	ico
Invoice Number 740046	Date 04/01/2024
Customer Number	Due Date
400498	05/01/2024

Page 1

Parrish Plantati	omer Name ion CDD (Crosswind Point)	Customer Number 400498	P.O. Number	Invoice Number 740046	<b>Due Date</b> 05/01/2024
Quantity	D	escription		Rate	Amount
Parrish Plantati	on CDD (Crosswind P	oint), Amenity, 12954 Oak H	ill Way, Parrish, FL		
1.00	Data Management 05/01/2024 - 05/31/			210.00	210.00
1.00	Active Video Monito 05/01/2024 - 05/31/	3		210.00	210.00
1.00	Passive Standard C 05/01/2024 - 05/31/			78.75	78.75
1.00	Service & Maintena 05/01/2024 - 05/31/	2.7.2.4		239.06	239.06
	Sales Tax				0.00
	Payments/Credits A	pplied			0.00
				Invoice 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
04/01/2024	740046	Monitoring Services	\$737.81	\$737.81

**Envera** 8281 Blaikie Court Sarasota, FL 34240 (941) 556-0731 Received APR 0 8

Return Service Requested

Invo	oice
Invoice Number	Date
740046	<b>04/01/2024</b>
Customer Number	Due Date
400498	05/01/2024

Net Due: \$737.81
Amount Enclosed:

EMIT TO:

Envera PO 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: April 2024

INVOICE# #122110 CUSTOMER ID C2304 PO# DATE
4/3/2024
NET TERMS
Net 30
DUE DATE

5/3/2024

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
Tax	\$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.



# Neptune Multi services LLC

Invoice No: 0053554

Date: 04/12/2024

11423 Crestlake Village Dr Riverview, FL, 33569 Neptunemts@gmail.com https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo 813-778-9857

Terms: NET 0

Due Date: 04/12/2024

Invoice

\$856.00

Bill To: Parrish Plantation CDD inframark@avidbill.com

Description	Quantity	Rate	Amount
Janitorial Services January 2024	1	\$856.00	\$856.00
		Subtotal	\$856.00
Payment Instructions		TAX 0%	\$0.00
Cashapp \$neptunejku		Total	\$856.00
		Paid	\$0.00

**Balance Due** 

# Neptune Multi services LLC - Invoice 0053554 - 04/12/2024

Please detach and send with remittance	tach and send with remittance to:  Remittance Advice for Inf 989 40 5995 143 04/12/202	
Neptune Multi services LLC	Balance Due \$856.00	
11423 Crestlake Village Dr	Paid	
Riverview, FL, 33569		Received From: Parrish Plantation CDD
Card Type Cardholder's Name Card Number		cvv
Expiry Date		
Signature		





# Neptune Multi services LLC

Invoice No: 0053555

Date: 04/12/2024

Neptunemts@gmail.com https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo 813-778-9857

Terms: NET 0

Due Date: 04/12/2024

Invoice

Bill To:

11423 Crestlake Village Dr

Riverview, FL, 33569

Parrish Plantation CDD inframark@avidbill.com

D	Description	Quantity	Rate	Amount
Já	anitorial Services February 2024	1	\$856.00	\$856.00
			Subtotal	\$856.00
Р	Payment Instructions		TAX 0%	\$0.00
С	Cashapp \$neptunejku		Total	\$856.00
			Paid	\$0.00
		В	alance Due	\$856.00

# Neptune Multi services LLC - Invoice 0053555 - 04/12/2024

Please detach and send with remittance	co: Remittance	Advice for In <b>∜9ee∯30899955</b> 545h 04/12/2024
Neptune Multi services LLC	Balance Due	\$856.00
11423 Crestlake Village Dr	Paid	
Riverview, FL, 33569		Received From: Parrish Plantation CDD
Card Type Cardholder's Name Card Number		_ cvv
Expiry Date		_
Signature		





# Neptune Multi services LLC

0053556 Invoice No: Date: 04/12/2024

11423 Crestlake Village Dr Riverview, FL, 33569 Neptunemts@gmail.com https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo 813-778-9857

Terms: NET 0 Due Date: 04/12/2024

Invoice

Bill To: Parrish Plantation CDD inframark@avidbill.com

Description	Quantity	Rate	Amount
Janitorial Services March 2024	1	\$856.00	\$856.00
		Subtotal	\$856.00
Payment Instructions		TAX 0%	\$0.00
Cook and the askers that		Total	\$856.00
Cashapp \$neptunejku		5.1	40.00



# Neptune Multi services LLC - Invoice 0053556 - 04/12/2024

Please detach and send with remittanc	e to: Remittano	ce Advice for In 496940 85955147n 04/12/2024
Neptune Multi services LLC	Balance Du	e \$856.00
11423 Crestlake Village Dr	Pai	d
Riverview, FL, 33569		Received From: Parrish Plantation CDD
Card Type Cardholder's Name Card Number		CVV
Expiry Date Signature		





# Neptune Multi services LLC

Invoice No: 0053558

Date: 04/12/2024

Terms:

11423 Crestlake Village Dr Riverview, FL, 33569 Neptunemts@gmail.com https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo 813-778-9857

04/12/2024 NET 0

Invoice

**Due Date:** 04/12/2024

Bill To: Parrish Plantation CDD inframark@avidbill.com

Description	Quantity	Rate	Amount
Janitorial services April 2024	1	\$856.00	\$856.00
		Subtotal	\$856.00
Payment Instructions		TAX 0%	\$0.00
Code and Construction (Inc.		Total	\$856.00
Cashapp \$neptunejku		D.: J	¢0.00



# Neptune Multi services LLC - Invoice 0053558 - 04/12/2024

Please detach and send with remittance	to: Remittance	Advice for In 496640 85955849 04/12/2024
Neptune Multi services LLC	Balance Due	\$856.00
11423 Crestlake Village Dr	Paid	
Riverview, FL, 33569		Received From: Parrish Plantation CDD
Card Type Cardholder's Name Card Number		cvv
Expiry Date		
Signature		



# Invoice 2403001

# Ron Litts

4996 Kensington Rd. Chickamauga, Ga. 30707 Ph 727-207-1002

PARRISH PLANTATION CDD Brian Lamb, DM

DATE: APRIL 8, 2024

JOB		
Parrish Plantation	July. 2023	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly onsite inspection of relocated trees to find and address needs	2700.00	2,700.00
	•	'	2,700.00

# 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 1223 03/19/2024 TERMS
Due on receipt

DUE DATE 03/19/2024

PO# JOB SITE

Monthly Contract Crosswind Point Ph 1 & 2

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	February 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			
	Disassemble - clean- reassemble filter	85.00	2	170.00
	Flex pipe	1.00	1	1.00
	Clear clogged Sprays		53	0.00
	Clean Valve		1	0.00
	1 GPM - Bubbler	8.06	13	104.78
	Clean Rotors & Reposition		2	0.00
	Slip Fix 1"	14.00	1	14.00
	Drip Fittings	1.00	4	4.00
	Sch 40 PVC Reducer Bushing Flush Style 1 in. x 3/4 in. Spigot x FIPT	2.25	2	4.50
	Hunter nozzle, assorted size	4.00	32	128.00
	Hunter I-20 Adjustable Rotor 4 in. Riser with Check Valve	30.98	1	30.98
	Hunter MP Rotator Nozzle	8.75	3	26.25

Agenda Page 152

Tech Labor - Labor for above repairs

125.00 9.50

1,187.50

Subtotal: 1,671.01

High number of clogged nozzles and clogged filters

**BALANCE DUE** 

\$2,921.01

# 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 1235 03/13/2024 TERMS

Due on receipt

DUE DATE 03/13/2024

PO#

JOB SITE

Monthly Contract Crosswind Ranch Ph 1A

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	February 2024 Crosswind Ranch Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Ranch Phase 1A	975.00	1	975.00
	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: 975.00
	Parts & Labor Used			
	Flex Pipe		1	0.00
	1 ft. Dripline	0.95	1	0.95
	Drip Fittings	1.00	2	2.00
	1" sch 40 Purple Pipe	1.75	1	1.75
	3/4" PVC fittings	1.00	2	2.00
	3/4" Slip Fix	12.00	2	24.00
	1" Slip Fix	14.00	2	28.00
	1" PVC Fittings	4.50	1	4.50
	Tech Labor	125.00	2.50	312.50
				Subtotal: 375.70

Monthly Inspection Crosswind Ranch Phase 1A February 2024

**BALANCE DUE** 

\$1,350.70

# 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 1258 03/28/2024 TERMS
Due on receipt

DUE DATE 03/28/2024

PO# JOB SITE

Monthly Contract Crosswind Ranch Ph 1A

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	March 2024 Crosswind Ranch Monthly Inspection and repair.			
	Monthly Irrigation Inspection. This will include Crosswind Ranch Phase 1A.	975.00	1	975.00
	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: 975.00
	Parts & Labor Used			
	Hunter nozzle, assorted size	4.00	26	104.00
	1 GPM - Bubbler	8.06	6	48.36
	Drip Fittings	1.00	4	4.00
	Drip Stake	5.50	4	22.00
	Tech Labor - Labor for above repairs	125.00	4.50	562.50
				Subtotal: 740.86

Monthly Inspection Crosswind Ranch Phase 1A March 2024

**BALANCE DUE** 

\$1,715.86



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

### Bill To

2005 Pan Am Circle #300 Tampa, FL 33607 Invoice 17514

Date	PO#
04/01/24	
Onlan Dan	_
Sales Rep	Terms

Property Address
Crosswind Ranch
13180 Wauchula Rd
Parrish, FL 34219

Item	Qty / UOM	Rate	Ext. Price	Amount
#8727 - Landscape Maintenace Agreemer	nt Crosswind Ranch Anril	2024		\$8 829 55

Total \$8,829.55

Credits/Payments

**Balance Due** \$8,829.55

(\$0.00)

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

### Invoice 17534



P O Box 5648 Clearwater, FL 33758

- H	١
-11	

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

Date	PO#
04/01/24	
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 April 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

24397

1

April 10, 2024

Client:

Matter:

Page:

Invoice #:

RE: General

For Professional Services Rendered Through March 31, 2024

### SERVICES

Date	Person	Description of Services	Hours	Amount
3/6/2024	JMV	TELEPHONE CALL WITH M. SUGGS; TELEPHONE CALL WITH A. GRUNWALD.	0.6	\$225.00
3/7/2024	JMV	TELEPHONE CALL WITH M. SUGGS.	0.3	\$112.50
3/14/2024	JMV	PREPARE ASSESSMENT RESOLUTION FOR CDD BOARD MEETING.	1.3	\$487.50
3/18/2024	WAS	REVIEW ASSIGNMENT OF CONTRACTOR AGREEMENT FROM MATTAMY HOMES TO THE DISTRICT.	0.6	\$195.00
3/19/2024	WAS	REVIEW DEVELOPMENT AGREEMENT BETWEEN RIPA AND MATTAMY FOR CROSSWIND RANCH PHASE III & IV IMPROVEMENTS; REVIEW DRAFT ASSIGNMENT OF DEVELOPMENT AGREEMENT TO DISTRICT.	3.0	\$975.00
3/21/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.6	\$600.00
3/22/2024	WAS	COMMUNICATIONS WITH J. KILINSKI REGARDING ASSIGNMENT OF DEVELOPMENT AGREEMENT TO DISTRICT; REVIEW PROPOSED FORM OF ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT WITH RIPA.	1.5	\$487.50
3/25/2024	WAS	COMMUNICATIONS WITH J. KILINSKI COUNSEL FOR MATTAMY REGARDING ASSIGNMENT OF CONSTRUCTION AGREEMENT.	0.4	\$130.00
3/26/2024	WAS	DRAFT ASSIGNMENT OF SITE DEVELOPMENT AGREEMENT WITH RIPA AND ASSOCIATES TO DISTRICT FROM MATTAMY, ASSEMBLE AFFIDAVITS AND EXHIBITS, COMMUNICATIONS WITH J. KILINSKI COUNSEL FOR MATTAMY OUTLINING CHANGES MADE TO AGREEMENT IN FAVOR OF THE DISTRICT.	5.0	\$1,625.00

April At Pan 2024 ge 158
Client: 001538
Matter: 000001
Invoice #: 24397

Page: 2

### **SERVICES**

Date	Person	<b>Description of Services</b>		Hours	Amount
			Total Professional Services	14.3	\$4,837.50
			Total Services	\$4,837.50	
			Total Disbursements	\$0.00	
			Total Current Charges		\$4,837.50
			Previous Balance		\$3,778.95
			Less Payments		(\$3,778.95)
			PAY THIS AMOUNT		\$4,837.50

Please Include Invoice Number on all Correspondence





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



**\$2**8.55

TOTAL AMOUNT YOU OWE

Apr 29, 2024 NEW CHARGES DUE BY



FPL automatic bill pay - DO NOT PAY				
Total amount you owe \$28.55				
Total new charges	28.55			
Balance before new charges	0.00			
Payments received	-28.21			
Amount of your last bill	28.21			

(See page 2 for bill details.)

An approved rate decrease is in effect. Rates will decrease again in May. Learn more at FPL.com/Rates.



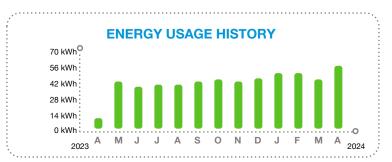
For: Mar 7, 2024 to Apr 8, 2024 (32 days)

Statement Date: Apr 8, 2024 Account Number: 57159-32561

Service Address:

13305 HEARTWOOD WAY #IRR

PARRISH, FL 34219



### **KEEP IN MIND**

- Payment received after June 28, 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 April 19, 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:

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

Visit FPL.com/PayBill for ways to pay.

57159-32561

\$28.55

Apr 29, 2024

\$ Auto pay - DO NOT PAY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY





**Customer Name:** PARRISH PLANTATION

**Account Number:** 57159-32561

### **BILL DETAILS**

Amount of your last bill	28.21
Payment received - Thank you	-28.21
Balance before new charges	\$0.00

Total amount you owe

_		
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND	D / BUSINESS	
Base charge:	\$12.78	
Minimum base bill charge:	\$7.88	
Non-fuel: (\$0.082130 per kWh)	\$4.92	
Fuel: (\$0.037280 per kWh)	\$2.24	
Electric service amount	27.82	
Gross receipts tax (State tax)	0.71	
Taxes and charges	0.71	
Regulatory fee (State fee)	0.02	
Total new charges		\$28.55

FPL automatic bill pay - DO NOT PAY

### **METER SUMMARY**

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00577		00517		60

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 8, 2024	Mar 7, 2024	Apr 7, 2023
kWh Used	60	47	10
Service days	32	29	13
kWh/day	2	2	1
Amount	\$28.55	\$28.21	\$10.90

### **KEEP IN MIND**

\$28.55

- 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.

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

### **Programs for your business**

Discover rebates, tips and tools to save on your bill - plus, business solutions.

Find resources >

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





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

### **CURRENT BILL**

**\$30.05** 

TOTAL AMOUNT YOU OWE

May 7, 2024 NEW CHARGES DUE BY



FPL automatic bill pay - DO NO	T PAY
Total amount you owe	\$30.05
Total new charges	30.05
Balance before new charges	0.00
Amount of your last bill Payments received	30.06 -30.06
Amount of your lost bill	20.06

(See page 2 for bill details.)

An approved rate decrease is in effect. Rates will decrease again in May. Learn more at FPL.com/Rates.



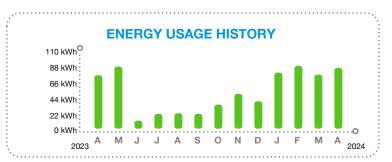
For: Mar 14, 2024 to Apr 15, 2024 (32 days)

Statement Date: Apr 15, 2024 **Account Number: 66602-44549** 

Service Address:

13224 OAK HILL WAY # STATUE

PARRISH, FL 34219



### **KEEP IN MIND**

- Payment received after July 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 April 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)



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:

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



E001



# **Customer Name:** PARRISH PLANTATION

BILL DETA	AILS	
Amount of your last bill		30.06
Balance before new charges		\$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND		
Base charge:	\$12.78	
Minimum base bill charge:	\$5.64	
Non-fuel: (\$0.082130 per kWh)	\$7.46	
Fuel: (\$0.037280 per kWh)	\$3.39	
Electric service amount	29.27	
Gross receipts tax (State tax)	0.75	
Taxes and charges	0.75	
Regulatory fee (State fee)	0.03	
Total new charges		\$30.05
Total amount you owe		\$30.05
FPL automatic bill pay -	DO NOT PAY	

### **METER SUMMARY**

Account Number:

66602-44549

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

Usage Type	Current	<ul> <li>Previous</li> </ul>	=	Usage
kWh used	00826	00735		91

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 15, 2024	Mar 14, 2024	Apr 14, 2023
kWh Used	91	81	80
Service days	32	29	30
kWh/day	3	3	3
Amount	\$30.05	\$30.06	\$30.81

### **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.

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

### **Programs for your business**

Discover rebates, tips and tools to save on your bill - plus, business solutions.

Find resources >

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



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

### **CURRENT BILL**

\$2,148.36 TOTAL AMOUNT YOU OWE

Apr 11, 2024 NEW CHARGES DUE BY

### **BILL SUMMARY**

2,148.36 Amount of your last bill -2,148.36 Payments received 0.00 Balance before new charges

Total new charges 2,148.36

\$2,148.36 Total amount you owe 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.



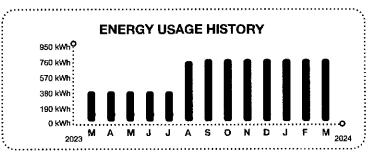
**Electric Bill Statement** 

For: Feb 21, 2024 to Mar 21, 2024 (29 days)

Statement Date: Mar 21, 2024 Account Number: 67180-36129

Service Address:

STREET LIGHTS # PARRISH PARRISH, FL 34219



### **KEEP IN MIND**

- Payment received after June 12, 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 April 01, 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:

(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 \*

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

2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

PARRISH PLANTATION CDD

Visit FPL.com/PayBill for ways to pay.

67180-36129

\$2,148.36

Apr 11, 2024

\$ Auto pay - OO NOT PAY

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY AMOUNT ENGLOSED



BILL DETAILS						
Amount of your last bill Payment received - Thank you Balance before new charges		2,148.36 -2,148.36 \$0.00				
New Charges Rate: SL-1 STREET LIGHTING SERVICE						
Electric service amount **	2,145.22					
Gross receipts tax (State tax)	1.59					
Taxes and charges	1.59					
Regulatory fee (State fee)	1.55					
Total new charges		\$2,148.36				
Total amount you owe		\$2,148.36				
FPL automatic bill pay	- DO NOT PAY					

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

Non-fuel energy charge:

\$0.041630 per kWh

Fuel charge:

\$0.036500 per kWh

### **METER SUMMARY**

Next bill date Apr 22, 2024.

Usage TypeUsageTotal kWh used832

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Mar 21, 2024	Feb 21, 2024	Mar 22, 2023
kWh Used	832	832	403
Service days	29	30	30
kWh/day	29	28	13
Amount	\$2,148.36	\$2,148.36	\$1,034.51

### **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.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

### Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call<sup>®</sup> to cycle off your A/C when necessary.

See if you qualify >

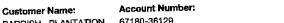
### **Outstanding reliability**

For the seventh time in eight years, FPL earned top national honors for service reliability.

Learn more >

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





PARRISH PLANTATION 67180-36129

For: 02-21-2024 to 03-21-2024 (29 days) kWh/Day: 29

Service Address: STREET LIGHTS # PARRISH PARRISH, FL 34219

FPL.com Page 1

# **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	46	0.400000 13.500000 1,460000	598	18.40 621.00 67.16
F863251 Energy Non-energy Fixtures Maintenance	39	4888	F	18	0.400000 13.500000 1.460000	234	7,20 243.00 26.28
PWSH18B Non-energy Fixtures				64	17.590000		1,125.76

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



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

Account Number:

For: 02-21-2024 to 03-21-2024 (29 days) kWh/Day: 29 Service Address: STREET LIGHTS # PARRISH PARRISH, FL 34219

Amount	kWh Used	Rate/Unit	Quantity	Owner/ Maint *	Lumens	Watts	Component Code
25.60 2,083.20		Energy sub total n-energy sub total	No				
2,108.80	832	Sub total	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,			
0,32 0.11 0.38 4.55 -2.59 3.28 30.37 <b>2,145.22</b> 1.59		tion cost recovery ht recovery charge st recovery charge in recovery charge insition rider credit in recovery charge Fuel charge c service amount hipts tax (State tax) tory fee (State fee)	Capacity paymer invironmental cor Storm restoration Tra Storm protection Electri Gross rece				
2,148.3	832	Total					

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



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

### **CURRENT BILL**

\$29.29

TOTAL AMOUNT YOU OWE

Apr 29, 2024 **NEW CHARGES DUE BY** 

Switch to eBill today and get your bill wherever you are.

FPL.com/eBill

DOME IN DE	-	OI	-	40	-	 8 0
BII		200	11 178	20 10	FI 1	

Amount of your last bill 29.56 Payments received -29.560.00 Balance before new charges

29.29 Total new charges

\$29.29 Total amount you owe

......

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

An approved rate decrease is in effect. Rates will decrease again in May. Learn more at FPL.com/Rates.

### KEEP IN MIND

- Payment received after June 28, 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 April 19, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**Electric Bill Statement** 

Service Address:

Statement Date: Apr 8, 2024 Account Number: 86390-18194

PARRISH, FL 34219

For: Mar 7, 2024 to Apr 8, 2024 (32 days)

13828 HEARTWOOD WAY #MAIL KIOSK

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)



PAY TON OG - YAY BILL PAY - DO NOT PAY

0001 0002 056758 7

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:

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



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

են[Ուլին հետև հետրիլին գետերային վերին համագիտանակիլիայինի



Visit FPL.com/PayBill for ways to pay.

86390-18194

\$29.29

Apr 29, 2024

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

	BILL DET	AILS		
Amount of	your last bill		29.56	
Payment re	eceived - Thank you		-29.56	
Balance be	Balance before new charges			
New Char	ges			
Rate: GS-1	GENERAL SVC NON-DEMAN	D / BUSINESS		
Base charg	je:	\$12.78		
Minimum b	ase bill charge:	\$6.79		
Non-fuel:	(\$0.082130 per kWh)	\$6.17		
Fuel:	(\$0.037280 per kWh)	\$2.80		
Electric ser	vice amount	28.54		
Gross rece	ipts tax (State tax)	0.73		
Taxes and	charges	0.73		
Regulatory	fee (State fee)	0.02		
Total new o	charges		\$29.29	
Total amo	unt you owe		\$29.29	
	FPL automatic bill pay	- DO NOT PAY		

### **METER SUMMARY**

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00274		00199		75

### **ENERGY USAGE COMPARISON**

	This Month	Last Month
Service to	Apr 8, 2024	Mar 7, 2024
kWh Used	75	72
Service days	32	29
kWh/day	2	2
Amount	\$29.29	\$29.56

### **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.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

### Programs for your business

Discover rebates, tips and tools to save on your bill - plus, business solutions.

FPL.com/BizPrograms

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





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

### **CURRENT BILL**

\$1,047.06

TOTAL AMOUNT YOU OWE

May 7, 2024 NEW CHARGES DUE BY



Amount of your last bill 983.67 Payments received -983.67 0.00 Balance before new charges 1,047.06 Total new charges Total amount you owe \$1,047.06 FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

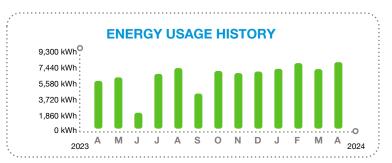
An approved rate decrease is in effect. Rates will decrease again in May. Learn more at FPL.com/Rates.



For: Mar 14, 2024 to Apr 15, 2024 (32 days)

Statement Date: Apr 15, 2024 Account Number: 86422-34549

Service Address: 12618 OAK HILL WAY PARRISH, FL 34219



### **KEEP IN MIND**

- Payment received after July 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 April 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)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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

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

> Visit FPL.com/PayBill for ways to pay.

86422-34549

\$1,047.06

May 7, 2024

\$ Auto pay - DO NOT PAY

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER

NEW CHARGES DUE BY





**Customer Name:** PARRISH PLANTATION

Account Number: 86422-34549

### **BILL DETAILS**

Amount of your last bill	983.67
Payment received - Thank you	-983.67
Balance before new charges	\$0.00

### **New Charges**

Total amount you owe

Rate: GS-1 GENERAL SVC NON-DEMAND / Base charge: Non-fuel: (\$0.082130 per kWh) Fuel: (\$0.037280 per kWh)	\$12.78 \$692.76	
Electric service amount	1,020.00	
Gross receipts tax (State tax)	26.17	
Taxes and charges	26.17	
Regulatory fee (State fee)	0.89	
Total new charges		\$1,047.06

FPL automatic bill pay - DO NOT PAY

### **METER SUMMARY**

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

Usage Type	Current	- Pr	evious	=	Usage
kWh used	48577	4	10142		8435

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 15, 2024	Mar 14, 2024	Apr 14, 2023
kWh Used	8435	7546	6055
Service days	32	29	30
kWh/day	264	260	202
Amount	\$1,047.06	\$983.67	\$848.91

### **KEEP IN MIND**

\$1,047.06

- 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.

### **Download the app**

Get instant, secure access to outage and billing info from your mobile device.

Download now >

### **Programs for your business**

Discover rebates, tips and tools to save on your bill - plus, business solutions.

Find resources >

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.

# MCUD

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



12663 OAK HILL WAY



**Amount Due** \$118.19 Please Pay By 16-Apr-2024 Account Number 100014779



Account Summary	
Previous Amount Due	\$120.32
Payments Received	-\$63.22
Balance Forward	\$57.10

Usage	Profile	(Consun	nption x 1	000 = GAL)
	Met	er Numbe	er 534105	51
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
02/21	18638	03/19	20128	149 kgal

Current Charge Detail	S	02/21 - 03/19	(28 Days)
Common Area Reclaim	(Meter # 53410551)		Manual Carlos III
Reclaim Usage	149 kgal x \$0.41		\$61.09
Total New Charges			\$61.09
Balance Forward			\$57.10
Total Amount Due			\$118.19

### Important Information

As the Utilities department transitions to a new billing system, we are experiencing a high volume of customer inquiries, resulting in long hold times. Please consider emailing us at CSS@mymanatee.org or visit www.mymanatee.org/css to access additional resources. Thank you for your patience and we apologize for any inconvenience.

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



MT80327A 2000000194 15/2

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

# 

### MCUD

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



PARRISH PLANTATION COMMUNITY 12597 OAK HILL WAY



**Amount Due** \$139.65 Please Pay By 16-Apr-2024 **Account Number** 100014874



Account Summary	
<b>Previous Amount Due</b>	\$98.97
Payments Received	-\$98.97
Balance Forward	\$0.00

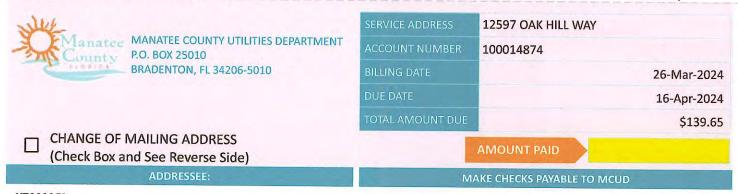
Usage	Profile	(Consun	nption x 1	000 = GAL)
	Met	er Numbe	er 703932	90
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
02/21	43261	03/19	46667	340.6 kgal

Current Charge Details	02/21 - (	03/19 (28 Days)
Master Meter Resident 70393290)	ial Commercial Reclaim Service (	(Meter#
Reclaim Usage	340.6 kgal x \$0.41	\$139.65
Total New Charges		\$139.65
Total Amount Due		\$139.65

### **Important Information**

 As the Utilities department transitions to a new billing system, we are experiencing a high volume of customer inquiries, resulting in long hold times. Please consider emailing us at CSS@mymanatee.org or visit www.mymanatee.org/css to access additional resources. Thank you for your patience and we apologize for any inconvenience.

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



MT80327A 2000000196 15/4

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

# երարձնելիր կես վիանակին իրարարատեսիններին ընդակիր վերակիրի

# MCUD

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



12610 OAK HILL WAY



Amount Due	\$453.07
Please Pay By	> 16-Apr-2024
Account Number	100014923



Account Summary	
Previous Amount Due Payments Received	\$439.79 -\$439.79
Balance Forward	\$0.00

Usage	Profile	(Consur	nption x 1	1000 = GAL)
	Met	er Numb	er 127646	556
Begin Date: 02/21	Begin Read: 707	End Date: 03/19	End Read: 775	Period Consumption: 6.8 kgal
	Met	er Numbe	er 128536	504
Begin Date: 02/21	Begin Read: 67	End Date: 03/19	End Read: 73	Period Consumption: 0.6 kgal

Important I	nformation
-------------	------------

 As the Utilities department transitions to a new billing system, we are experiencing a high volume of customer inquiries, resulting in long hold times. Please consider emailing us at CSS@mymanatee.org or visit www.mymanatee.org/css to access additional resources. Thank you for your patience and we apologize for any inconvenience.

Current Charge Details	02	/19 - 03/19 (30 Days)
Commercial Water Service	(Meter # 12764656)	
Water Base Rate	1 month(s) x \$22.09	\$22.09
Commercial Water Usage	6.8 kgal x \$2.58	\$17.54
Commercial Water Service	(Meter # 12853604)	<b>717.3</b> -
Water Base Rate	1 month(s) x \$14.51	\$14.51
Commercial Water Usage	0.6 kgal x \$2.58	\$1.55
Sewer Commercial Service		<b>71.55</b>
Sewer Base Rate	1 month(s) x \$36.68	\$36.68
Sewer Service	0.6 kgal x \$5.71	\$3.43
Commercial Rented Bins Se		<b>95.43</b>
4 Yard Rented Bin	1 month(s) x \$325.69	\$325.69
Gate Service	(4) 11 9025.05	<b>4323.03</b>
Gate Service	1 month(s) x \$31.58	\$31.58
Total New Charges		\$453.07
Total Amount Due		\$453.07

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code 250RFQMZ (do not share this code)



12610 OAK HILL WAY 100014923 **BILLING DATE** 26-Mar-2024 16-Apr-2024 \$453.07

(Check Box and See Reverse Side)

MAKE CHECKS PAYABLE TO MCUD

MT80327A 2000000197 15/5

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

# գույլիկի իրգիկիներ գույլունի անկաներ և բանական ար

\*[6/6]

# MCUD

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



12986 OAK HILL WAY

PARRISH PLANTATION COMMUNITY

Amount Due	\$23.29
Please Pay By	) 16-Apr-2024
Account Number	100014982



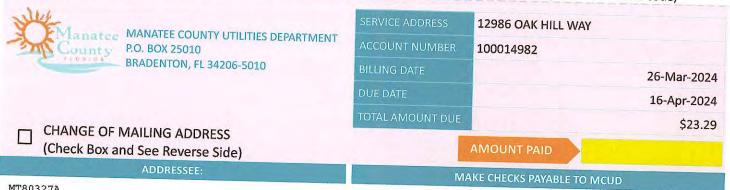
Account Summary	
Previous Amount Due Payments Received	\$61.71 -\$61.71
Balance Forward	\$0.00

Usage	Profile	(Consur	nption x 1	1000 = GAL)
	Met	er Numbe	er 539180	024
Begin Date: 02/21	Begin Read: 2863	End Date: 03/19	End Read: 3431	Period Consumption: 56.8 kgal

Current Charge Detai	ls	02/21 - 03/19	(28 Days)
Common Area Reclain	(Meter # 53918024)		Aller all
Reclaim Usage	56.8 kgal x \$0.41		\$23.29
Total New Charges			\$23.29
Total Amount Due			\$23.29

 As the Utilities department transitions to a new billing system, we are experiencing a high volume of customer inquiries, resulting in long hold times. Please consider emailing us at CSS@mymanatee.org or visit www.mymanatee.org/css to access additional resources. Thank you for your patience and we apologize for any inconvenience.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code 3EH4MY3D (do not share this code)



MT80327A 2000000198 15/6

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

# երդանիրինակին հիրդին դուրա և ինկների ին այնին



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

24-10818

Date

04/05/2024

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				
	03/21/2024	1.00	230.00	230.00
CDD Call				
	03/26/2024	2.00	230.00	460.00
Site Visit to review ditch				
	04/04/2024	1.00	230.00	230.00
Revise Assessment Area #3 report				
	04/04/2024	1.50	230.00	345.00
Review Drainage ditch photos				
	04/05/2024	0.50	230.00	115.00
Finalize Engineer's Report				
	Phase subtotal		_	1,380.00
	Crosswind CDD Engineer subtotal			1,380.00

Invoice total

1,380.00

### **Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
24-10818	04/05/2024	1,380.00	1,380.00				
	Total	1 380 00	1 380 00	0.00	0.00	0.00	0.00



	Agenda Page 176
Page	1/1
Date	3/19/2024
Reference	
Invoice Number	INV000007206

Hidden Eyes LLC d/b/a Envera Systems

P.O. Box 2086 Hicksville, NY 11802 (941) 556-0743

### Bill To

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

### Site

Parrish Plantation CDD - Amenity 12954 Oak Hill Way Parrish, FL, 34219

Tampa, 1-2, 00007						
Bill To Number Document Number	Туре	Site Numb	er Entered By	Customer Reference		Weight
002924 ORD000000619	SER	002924AM	CALERITE			0.0000
Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-SIC-0002 13.5 MHz Mifare Fob (1000pk) CRED-SHIP Shipping Charge - Credentials	100.00	EA	10.00 15.00	1.00 0.00		963.00 15.00

If terms permit, where paying by check Please make payable to Envera Systems Remit to: P.O. Box 2086 Hicksville, NY 11802 **Tax Summary** MAN 63.00 
 Services
 15.00

 Items
 1,000.00

 Subtotal
 1,015.00

 Less Discount
 100.00

 Less Cover
 0.00

 Plus Excl. Tax
 63.00

 Less Payment
 63.00

978.00

Total Due (USD)

**Due Date:** 4/18/2024 **Terms:** Net 30 Days

# **GATE PROS, INC.**

2550 US HIGHWAY 17 S WAUCHULA, FL 33873

Voice: 863-474-3090 Fax: 863-474-3084 INVOICE

Invoice Number: 10819
Invoice Date: Apr 8, 2024

Page: 1

Duplicate

### Bill To:

PARRISH PLANTATION CDD C/O INFRAMARK 12586 OAK HILL WAY PARRISH, FL 34219

$\sim$ 1.		4
o i i	ı	to:

PARRISH PLANTATION POOL GATE

	Customer ID	Customer PO	Payment Terms  Net 30 Days				
$-\lceil$	PARRISH PLANTATION						
	Sales Rep ID	Shipping Method	Ship Date	Due Date			
		N/A		5/8/24			

Quantity Item	Description	Unit Price	Amount
	SERVICE CALL ON 2/29/2024		125.00
	POOL GATE LOCK IS LOOSE.		
	PANIC BAR AND ELECTRIC STRIKE ARE		
	LOOSE; TIGHTENED.		
	FUEL SURCHARGE		25.0
	Subtotal		150.00
	Sales Tax		
	Total Invoice Amount		150.00
heck/Credit Memo No:	Payment/Credit Applied		
	TOTAL		150.00

# CHECK REQUEST FORM Parrish Plantation

Date:	3/26/2024
Invoice#:	03192024-01
Vendor#:	V00115
Vendor Name:	Parrish Plantation
Pay From:	Truist Acccount #6064
Description:	Series 2021 - FY 24 Tax Dist. ID 02/24-02/29
Code to:	200.103200.1000
Amount:	\$122,693.26
Requested By:	3/26/2024 Teresa Farlow

# PARRISH PLANTATION CDD

# DISTRICT CHECK REQUEST

Today's Date	<u>3/19/2024</u>
Payable To	Parrish Plantation CDD
Check Amount	<u>\$122,693.26</u>
Check Description	Series 2021 - FY 24 Tax Dist. ID 02/24-02/29
Check Amount	\$52,183.21 Sories 2022 FX 24 Toy Digt ID 02/24 02/20
Check Description	Series 2022 - FX 24 Tax Dist. ID 02/24-02/29
Saccial Instructions	Do not mail. Please give to Eric Davidson
Special Instructions  (Please attach all supporting	documentation: invoices, recei Eric
(Please attach all supporting	documentation: invoices, recei Eric
(Please attach all supporting	documentation: invoices, recei Eric
(Please attach all supporting	documentation: invoices, recei Eric

# PARRISH PLANTATION CDD

	×
	( RE
FISCAL YEAR 2024, T	ENUE RECEIPTS /
, T	ND
TAX.	TR
K YEAR 20	ANSFER
023	AND TRANSFER SCHEDULE

Nage 180 Nag

Dollar Amounts 660,800.19 478,792.84 203,637.50 1,343,230.53

Fiscal Year 2024 Percentages
49.195%
0.
35.645%
0.
15.160%
0.

0.491900 0.356400 0.151600 1.00

90%

Collection Surplus / (Deficit)	Net Total on Roll	TOTAL			5				3/19/2024	2/13/2024	1/29/2024	1/29/2024	12/14/2023	12/7/2023	11/22/2023	11/9/2023	Date Received
	1,343,230.53	1,212,483.01							344,210.11	102,443.31	2,031.73	132,922.79	473,438.37	154,498.82	1,120.87	1,817.01	ed Amount Received
		596,479.15	r	•	ī				169,333.63	50,396.83	999.51	65,391.16	232,907.28	76,005.46	551.41	893.88	Raw Numbers Operations Revenue, Occupied Units
(64,321.04)	660,800.19	596,479.15	-	•		i		-	169,333.63	50,396.83	999.50	65,391.16	232,907.28	76,005.46	551.41	893.88	Rounded Operations Revenue, Occupied Units
		432,188.05		,		,		ı	122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	Raw Numbers 2021 Debt Service Revenue
(46,604.80)	478,792.84	432,188.04			ı	ı			122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	Rounded 2021 Debt Service Revenue
		183,815.81		î		ı	-		52,183.21	15,530.69	308.02	20,151.47	71,774.58	23,422.45	169.93	275.46	Raw Numbers Rounded 2022 Debt Service 2022 Debt Service Revenue Revenue
(19,821.69)	203,637.50	183,815.81	*	1	ž.	ı	1		52,183.21	15,530.69	308.02	20,151.47	71,774.58	23,422.45	169.93	275.46	Rounded 2022 Debt Service Revenue
			ı				ı		0.01	ı	(0.00)	r		•	·		Proof
									02/24-02/29	01/01-01/31	Int 1/29/24	12/1-12/31	11/20-11/30	10/31-11/19	5/30-10/31	10/1-10-31	Distribution Number & Date Transferred
										1381		1366	1337	1337	1337	1337	Payments (CDD check#)

# Manatee County Tax Collector RECEIPT OF DEPOSIT OF COUNTY FUNDS

# **PARRISH PLANTATION**

For taxes collected from 02/01/2024 through 02/29/2024

The following funds were deposited to your account on: 03/19/2024

# **Current Real Estate and Personal Property**

Fund Description	Fund	Payments Collected	Commission	Net Deposit	
PARRISH PLANTATION CDD	LR53	354,855.78	10,645.67	344,210.11	
Current Real Estate and Persor	al Property Totals:	354,855.78	10,645.67	344,210.11	

# Totals for PARRISH PLANTATION

Fund		Collected Total	Commission Total	Net Deposit
LR53	PARRISH PLANTATION CDD	354,855.78	10,645.67	344,210.11

**TOTAL Acknowledged by this Receipt:** 

344,210.11

# CHECK REQUEST FORM Parrish Plantation

Date:	3/26/2024
Invoice#:	03192024-02
Vendor#:	V00115
Vendor Name:	Parrish Plantation
Pay From:	Truist Acccount #6064
Description:	Series 2022 - FY 24 Tax Dist ID 02/24-02/29
Code to:	200.103200.1000
Amount:	\$52,183.21
Requested By:	3/26/2024 Teresa Farlow

# PARRISH PLANTATION CDD

# DISTRICT CHECK REQUEST

Today's Date	<u>3/19/2024</u>
Payable To	Parrish Plantation CDD
Check Amount Check Description	\$123.693.26 Series 2021 - FY 24 Tax Dist. ID 02/24-02/29
Check Amount	<u>\$52,183.21</u>
<b>Check Description</b>	Series 2022 - FY 24 Tax Dist. ID 02/24-02/29
Special Instructions  (Please attach all supporting	Do not mail. Please give to Eric Davidson g documentation: invoices, recei Eric
	Authorization
DM Fund <u>001</u>	
Object Code	7
Chk #	Date
L	The second secon

# PARRISH PLANTATION CDD

	X
	CEV
FISCAL YEAR 2024, TAX YEAR 2023	AX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Age de Page 184 Page 184 DS 21 Total

Dollar Amounts 660,800.19 478,792.84 203,637.50 1,343,230.53

Fiscal Year 2024 Percentages
49.195%
0
35.645%
0
15.160%
0
0

0.491900 0.356400 0.151600 1.00

90%

Collection Surplus / (Deficit)	Net Total on Roll	TOTAL					The state of the s	The second secon	3/19/2024	2/13/2024	1/29/2024	1/29/2024	12/14/2023	12/7/2023	11/22/2023	11/9/2023	Date Received
(130,747.52)	1,343,230.53	1,212,483.01							344,210.11	102,443.31	2,031.73	132,922.79	473,438.37	154,498.82	1,120.87	1,817.01	Amount Received
		596,479.15	•			-	•	,	169,333.63	50,396.83	999.51	65,391.16	232,907.28	76,005.46	551.41	893.88	49.19%  Raw Numbers  Operations Revenue,  Occupied Units
(64,321.04)	660,800.19	596,479.15			1	,	1	i	169,333.63	50,396.83	999.50	65,391.16	232,907.28	76,005.46	551.41	893.88	49,19% Rounded Operations Revenue, Occupied Units
		432,188.05		1	*		F		122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	35.64%  Raw Numbers 2021 Debt Service Revenue
(46,604.80)	478,792.84	432,188.04	•		•			,	122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	35.64% Rounded 2021 Debt Service Revenue
		183,815.81	•		,				52,183.21	15,530.69	308,02	20,151.47	71,774.58	23,422,45	169.93	275.46	15.16% 15.16%  Raw Numbers Rounded 2022 Debt Service 2022 Debt Service Revenue Revenue
(19,821.69)	203,637.50	183,815.81	t	ī	\$	r	1	1	52,183.21	15,530.69	308.02	20,151.47	71,774.58	23,422.45	169.93	275.46	Rounded Rounded 2022 Debt Service Revenue
			•		,			c	0.01		(0.00)				,	,	Proof
									02/24-02/29	01/01-01/31	Int 1/29/24	12/1-12/31	11/20-11/30	10/31-11/19	5/30-10/31	10/1-10-31	Distribution Number & Date Transferred
										1381		1366	1337	1337	1337	1337	Payments (CDD check#)

# Manatee County Tax Collector RECEIPT OF DEPOSIT OF COUNTY FUNDS

#### **PARRISH PLANTATION**

For taxes collected from 02/01/2024 through 02/29/2024

The following funds were deposited to your account on: 03/19/2024

#### Current Real Estate and Personal Property

Fund Description	Fund	Payments Collected	Commission	Net Deposit
PARRISH PLANTATION CDD	LR53	354,855.78	10,645.67	344,210.11
Current Real Estate and Person	al Property Totals:	354,855.78	10,645.67	344,210.11

# Totals for PARRISH PLANTATION

Fund		Collected Total	Commission Total	Net Deposit
LR53	PARRISH PLANTATION CDD	354,855.78	10,645.67	344,210.11

**TOTAL Acknowledged by this Receipt:** 

344,210.11

# CHECK REQUEST FORM Parrish Plantation

Date: 4/26/2024

Invoice#: 04242024-01

Vendor#: V00115

Vendor Name: Parrish Plantation

Pay From: Truist Acccount #6064

**Description:** Series 2021 - FY 24 Tax Dist. ID 03/01-03/31

Code to: 200.103200.1000

Amount: \$16,382.07

4/26/2024

Requested By: Teresa Farlow

# PARRISH PLANTATION CDD

# DISTRICT CHECK REQUEST

Today's Date	4/24/2024
Payable To	Parrish Plantation CDD
Check Amount	<u>\$16,382.07</u>
Check Description	Series 2021 - FY 24 Tax Dist. ID 03/01-03/31
Check Amount	<u>\$6,967.53</u>
Check Description	Series 2022 - FY 24 Tax Dist. ID 03/01-03/31
Special Instructions	Do not mail. Please give to Eric Davidson
Special Instructions (Please attach all supporting	documentation: invoices, recei Eric
	documentation: invoices, recei Eric
	documentation: invoices, recei Eric
(Please attach all supporting	documentation: invoices, recei Eric
(Please attach all supporting	documentation: invoices, recei Eric
(Please attach all supporting	documentation: invoices, recei Eric

# PARRISH PLANTATION CDD

# TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

Nagen DS 21 Nagen DS 22 Nagen DS 22

**Dollar Amounts** 

660,800.19 478,792.84 203,637.50 1,343,230.53

Fiscal Year 2024 Percentages
49.195%
0.
35.645%
0.
15.160%
0.

0.491900 0.356400 0.151600 1.00

94%

Collection Surplus / (Deficit)	Net Total on Roll	TOTAL		Annual district Annual				4/24/2024	3/19/2024	2/13/2024	1/29/2024	1/29/2024	12/14/2023	12/7/2023	11/22/2023	11/9/2023	Date Received
(84.788.39)	1,343,230.53	1,258,442.14						45,959.13	344,210.11	102,443.31	2,031.73	132,922.79	473,438.37	154,498.82	1,120.87	1,817.01	Amount Received
		619,088.67						22,609.52	169,333.63	50,396.83	999.51	65,391.16	232,907.28	76,005.46	551.41	893.88	49.19%  Raw Numbers Operations Revenue, Occupied Units
(41,711.51)	660,800.19	619,088.68		ŧ	T.	1		22,609.52	169,333.64	50,396.83	999.50	65,391.16	232,907.28	76,005.46	551.41	893.88	Rounded Operations Revenue, Occupied Units
		448,570.12			,		•	16,382.07	122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	Raw Numbers 2021 Debt Service Revenue
(30,222.73)	478,792.84	448,570.11				1	í	16,382.07	122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	35.64% Rounded 2021 Debt Service Revenue
		190,783.34	1			,	ı	6,967.53	52,183.21	15,530.69	308.02	20,151.47	71,774.58	23,422.45	169.93	275.46	Raw Numbers Rounded 2022 Debt Service 2022 Debt Service Revenue Revenue
(12,854.16)	203,637.50	190,783.34			1	1	ı	6,967.53	52,183.21	15,530.69	308.02	20,151.47	71,774.58	23,422.45	169.93	275.46	Rounded 2022 Debt Service Revenue
							,	0.01		1.	(0.00)	,			,		Proof
								03/01-03/31	02/24-02/29	01/01-01/31	Int 1/29/24	12/1-12/31	11/20-11/30	10/31-11/19	5/30-10/31	10/1-10-31	Distribution Number & Date Transferred
									1405	1381		1366	1337	1337	1337	1337	Payments (CDD check#)

# Manatee County Tax Collector RECEIPT OF DEPOSIT OF COUNTY FUNDS

# PARRISH PLANTATION CDD

For taxes collected from 03/01/2024 through 03/31/2024

The following funds were deposited to your account on: 04/24/2024

# **Current Real Estate and Personal Property**

Fund Description	Fund	Payments Collected	Commission	Net Deposit
PARRISH PLANTATION CDD	LR53	47,380.55	1,421.42	45,959.13
Current Real Estate and Persor	nal Property Totals:	47,380.55	1,421.42	45,959.13

# Totals for PARRISH PLANTATION CDD

Fund		Collected Total	Commission Total	Net Deposit
LR53	PARRISH PLANTATION CDD	47,380.55	1,421.42	45,959.13

**TOTAL Acknowledged by this Receipt:** 

45,959.13

# CHECK REQUEST FORM Parrish Plantation

Date:

4/26/2024

Invoice#:

04242024-02

Vendor#:

V00115

**Vendor Name:** 

Parrish Plantation

Pay From:

Truist Acccount #6064

**Description:** 

Series 2022 - FY 24 Tax Dist ID 03/01-03/31

Code to:

200.103200.1000

Amount:

\$6,967.53

4/26/2024

Requested By:

Teresa Farlow

# PARRISH PLANTATION CDD

# DISTRICT CHECK REQUEST

Today's Date	4/24/2024
Payable To	Parrish Plantation CDD
Check Amount	<u>\$16,382.07</u>
<b>Check Description</b>	Series 2021 - FY 24 Tax Dist. ID 03/01-03/31
Check Amount	<u>\$6,967.53</u>
<b>Check Description</b>	Series 2022 - FY 24 Tax Dist. ID 03/01-03/31
Special Instructions  (Please attach all supporting do	Do not mail. Please give to Eric Davidson cumentation: invoices, recei Eric
(Please attach all supporting do	Authorization
DM Fund Object Code	

# PARRISH PLANTATION CDD

# TAX REVENUE RECEIFTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

NAGEDS 21 NAGEDS 21 NAGEDS 22 NAGEDS 22

Dollar Amounts 660,800.19 478,792.84 203,637.50 1,343,230.53

Fiscal Year 2024 Percentages
49.195% 0.491900
35.645% 0.356400
15.160% 0.151600
1.00 1.00

94%

Collection Surplus / (Deficit)	Net Total on Roll	TOTAL						4/24/2024	3/19/2024	2/13/2024	1/29/2024	1/29/2024	12/14/2023	12/7/2023	11/22/2023	11/9/2023	Date Received
(84.788.39)	1,343,230.53	1,258,442.14						45,959.13	344,210.11	102,443.31	2,031.73	132,922.79	473,438.37	154,498.82	1,120.87	1,817.01	Amount Received
		619,088.67	1	,	ŧ	-	1	22,609.52	169,333.63	50,396.83	999.51	65,391.16	232,907.28	76,005.46	551.41	893.88	49.19%  Raw Numbers  Operations Revenue,  Occupied Units
(41,711.51)	660,800.19	619,088.68	r	-	1	1		22,609.52	169,333.64	50,396.83	999.50	65,391.16	232,907.28	76,005.46	551.41	893.88	49.19% Rounded Operations Revenue, Occupied Units
		448,570.12	•		ŧ			16,382.07	122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	35.64%  Raw Numbers  2021 Debt Service  Revenue
(30,222.73	478,792.84	448,570.11		1				16,382.07	122,693.26	36,515.79	724.21	47,380.16	168,756.51	55,070.91	399.53	647.67	35.64% Rounded 2021 Debt Service Revenue
٥		190,783.34	-					6,967.53	52,183.21	15,530.69	308.02	20,151.47	71,774.58	23,422.45	169.93	275.46	Raw Numbers 2022 Debt Service Revenue
(12,854.16)	203,637.50		ľ		,	1	1	6,967.53	52,183.21	15,530.69	308.02	20,151.47	71,774.58	23,422.45	169.93	275.46	15.16% 15.16%  Raw Numbers Rounded  2022 Debt Service 2022 Debt Service  Revenue Revenue
			×	1				0.01	ı		(0.00)	,	1	ı			Proof
								03/01-03/31	02/24-02/29	01/01-01/31	) Int 1/29/24	12/1-12/31	11/20-11/30	10/31-11/19	5/30-10/31	10/1-10-31	Distribution Number & Date Transferred
									1405	1381		1366	1337	1337	1337	1337	Payments (CDD check#)

# Manatee County Tax Collector RECEIPT OF DEPOSIT OF COUNTY FUNDS

# PARRISH PLANTATION CDD

For taxes collected from 03/01/2024 through 03/31/2024

The following funds were deposited to your account on: 04/24/2024

# Current Real Estate and Personal Property

Fund Description	Fund	Payments Collected	Commission	Net Deposit
PARRISH PLANTATION CDD	LR53	47,380.55	1,421.42	45,959.13
Current Real Estate and Persor	nal Property Totals:	47,380.55	1,421.42	45,959.13

# Totals for PARRISH PLANTATION CDD

Fund		Collected Total	Commission Total	Net Deposit
LR53	PARRISH PLANTATION CDD	47,380.55	1,421.42	45,959.13

**TOTAL Acknowledged by this Receipt:** 

45,959.13

Issue date Mar 26, 2024

# Invoice #000511

Customer

PARRISH PLANTATION CDD CROSSWIND POINT . Angie.Grunwald@inframark.com 813-509-1127 2005 Pan Am Circle Ste 300 Tampa , FL 33607 **Invoice Details** 

PDF created April 8, 2024 \$55.00 Service date March 25, 2024 **Payment** 

Due April 8, 2024 \$55.00

Items	Quantity	Price	Amount
Monthly pest control service  Hello!  We completed the regular pest control service for your facility.  During this service, we inspected the exterior perimeter for ants, fire ants, and other crawling insects. We treated the bathroom areas around the pool perimeter, as well as the exterior perimeter of the facility. We also cleaned up the cobwebs as needed. Everything was in good condition at the	1	\$55.00	\$55.00
time of this service. Thank you for allowing us to service your property. Geovanni, your Sebees Pest Solutions technician.  Subtotal			\$55.00

Total Due \$55.00



3001888-00



MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7266884

վորիկրդիկինններիկորհիկիննների գորիկիններ

000001399 02 SP 106481999299234 P

Parrish Plantation Cmnty Devel Dist ATTN Brian Lamb 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number:

Invoice Date:
Direct Inquiries To:
Phone:

7266884 236271000 03/25/2024 Duffy, Leanne M (407)-835-3807

Agenda Page 196

Parrish Plantation Cmnty Devel Dist ATTN Brian Lamb 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND, SERIES 2021 (ASSESSMENT AREA ONE)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

#### PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND, SERIES 2021 (ASSESSMENT AREA ONE)

 Invoice Number:
 7266884

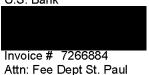
 Account Number:
 236271000

 Current Due:
 \$4,040.63

Direct Inquiries To: Duffy, Leanne M Phone: (407)-835-3807

Wire Instructions:

U.S. Bank



Please mail payments to: U.S. Bank CM-9690 PO BOX 70870

St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number:
Invoice Date:
Account Number:
Direct Inquiries To:
Phone:

Agenda Page 197 7266884 03/25/2024 236271000 Duffy, Leanne M (407)-835-3807

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND, SERIES 2021 (ASSESSMENT AREA ONE)

Accounts Included 236271000 236271001 236271002 236271003 236271004 236271005

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP										
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees						
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00						
Subtotal Administration Fees - In Advan	ce 03/01/2024 - 02/28/2025	5		\$3,750.00						
Incidental Expenses 03/01/2024 to 02/28/2025	3,750.00	0.0775		\$290. <b>6</b> 3						
Subtotal Incidental Expenses				\$290.63						
TOTAL AMOUNT DUE				\$4,040.63						





# Neptune Multi services LLC

 Invoice No:
 0053557

 Date:
 04/12/2024

 Terms:
 NET 0

Due Date:

Invoice

04/12/2024

Riverview, FL, 33569 Neptunemts@gmail.com

11423 Crestlake Village Dr

https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mox/2484243155794/?sfnsn=mox/2484243155794/?sfnsn=mox/2484243155794/?sfnsn=mox/2484243155794/?sfnsn=mox/2484243155794/?sfnsn=mox/2484243155794/?sfnsn=mox/2484243155794/?sfnsn=mox/2484243155794/?sfnsn=mox/24842431574/?sfnsn=mox/24842424315/?sfnsn=mox/248424241/.sfnsn=mox/248424241/.sfnsn=mox/2484241/.s

813-778-9857

**Bill To:** Parrish Plantation CDD

inframark@avidbill.com

Description	Quantity	Rate	Amount
Pool chairs pressure wash	1	\$240.00	\$240.00
Payment Instructions		Subtotal TAX 0%	\$240.00 \$0.00
Cashapp \$neptunejku		Total Paid	\$240.00 \$0.00
		Balance Due	\$240.00

# Neptune Multi services LLC - Invoice 0053557 - 04/12/2024

Please detach and send with remittance	to: Remittance	ce Advice for In \$960 \$965 \$965 \$199 04/12/2024				
Neptune Multi services LLC	Balance Due	\$240.00				
11423 Crestlake Village Dr	Paid					
Riverview, FL, 33569		Received From: Parrish Plantation CDD				
Card Type Cardholder's Name Card Number		cvv				
Expiry Date						
Signature						



# 4C.

# Parrish Plantation Community Development District

Financial Statements (Unaudited)

Period Ending April 30, 2024

Prepared by:



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

# **Balance Sheet**

As of April 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND ROSSWIND POINT	GENERAL FUND ROSSWIND RANCH	_	RIES 2021 BT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	C. PR	RIES 2022 APITAL OJECTS FUND	GENERAL KED ASSETS FUND	LC	GENERAL DNG-TERM EBT FUND	TOTAL
ASSETS												
Cash - Operating Account	\$ 654,878	\$ -	\$	-	\$ -	\$ -	\$	-	\$ -	\$	-	\$ 654,878
Cash in Transit	-	-		16,382	19,359	-		-	-		-	35,741
Accounts Receivable - Other	3,378	-		-	-	-		-	-		-	3,378
Due From Other Funds	309,287	72,364		-	-	-		-	-		-	381,651
Investments:												
Acquisition & Construction Account	-	-		-	-	23,383		16,604	-		-	39,987
Cost of Issuance Fund	-	-		-	62,317	-		-	-		-	62,317
Prepayment Account	-	-		-	184,235	-		-	-		-	184,235
Reserve Fund	-	=		478,794	249,875	-		-	=		=	728,669
Revenue Fund	-	=		449,011	319,081	-		-	=		=	768,092
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	\$ 968,527	\$ 72,364	\$	944,187	\$ 834,867	\$ 23,383	\$	16,604	\$ 7,303,049	\$	8,540,000	\$ 18,702,981
<u>LIABILITIES</u>												
Accounts Payable	\$ 4,927	\$ 350	\$	-	\$ -	\$ -	\$	-	\$ -	\$	-	\$ 5,277
Bonds Payable	-	-		-	-	-		-	=		8,540,000	8,540,000
Due To Other Funds	-	-		65,102	277,506	22,825		16,218	-		_	381,651
TOTAL LIABILITIES	4,927	350		65,102	277,506	22,825		16,218	-		8,540,000	8,926,928

# **Balance Sheet**

As of April 30, 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	-	-	879,085	557,361	-	-	-	-	1,436,446
Capital Projects	-	-	-	-	558	386	-	-	944
Unassigned:	963,600	72,014	-	-	-	-	7,303,049	-	8,338,663
TOTAL FUND BALANCES	963,600	72,014	879,085	557,361	558	386	7,303,049	-	9,776,053
TOTAL LIABILITIES & FUND BALANCES	\$ 968,527	\$ 72,364	\$ 944,187	\$ 834,867	\$ 23,383	\$ 16,604	\$ 7,303,049	\$ 8,540,000 \$	18,702,981

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 General Fund Crosswind Point (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>						
Special Assmnts- Tax Collector	\$ 484,16	9	\$ 453,879	\$ (30,290)	93.74%	
Special Assmnts- CDD Collected	5,02	27	66,828	61,801	1329.38%	
TOTAL REVENUES	489,19	6	520,707	31,511	106.44%	
EXPENDITURES						
Administration						
ProfServ-Trustee Fees	4,00	00	7,190	(3,190)	179.75%	
Assessment Roll	3,66	3	· -	3,663	0.00%	
Disclosure Report	3,50	00	1,795	1,705	51.29%	
District Counsel	8,79	)2	21,696	(12,904)	246.77%	
District Engineer	4,76	32	-	4,762	0.00%	
District Manager	26,37	<b>'</b> 6	16,683	9,693	63.25%	
Accounting Services	12,82	22	7,480	5,342	58.34%	
Auditing Services	3,15	51	-	3,151	0.00%	
Website Compliance	1,31	9	1,050	269	79.61%	
Postage, Phone, Faxes, Copies	11	0	66	44	60.00%	
Public Officials Insurance	8,79	)2	1,814	6,978	20.63%	
Legal Advertising	1,09	9	730	369	66.42%	
Special Events	2,50	00	-	2,500	0.00%	
Bank Fees	14	17	-	147	0.00%	
Financial & Revenue Collections	2,56	64	723	1,841	28.20%	
Misc. Administrative Fees	18	33	-	183	0.00%	
Website Administration	1,09	9	676	423	61.51%	
Office Supplies	7	<b>'</b> 4	-	74	0.00%	
Dues, Licenses, Subscriptions	12	28	130	 (2)	101.56%	
Total Administration	85,08	31	60,033	 25,048	70.56%	
Electric Utility Services						
Electricity - Streetlights	72,93	32	16,026	56,906	21.97%	
Utility - Electric	12,00	00	12,446	(446)	103.72%	
Total Electric Utility Services	84,93	32	28,472	 56,460	33.52%	

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	4,199	301	93.31%
<b>Total Water Utility Services</b>	4,500	4,199	301	93.31%
Stormwater Control				
Aquatic Maintenance	17,500	11,068	6,432	63.25%
<b>Total Stormwater Control</b>	17,500	11,068	6,432	63.25%
Other Physical Environment				
Contracts-Tree Health	32,400	16,200	16,200	50.00%
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	87,623	24,660	78.04%
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	21,270	(1,270)	106.35%
Fertilizers-Trees	4,200		4,200	0.00%
Total Other Physical Environment	233,883	147,905	85,978	63.24%
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 April 30, 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	1,732	(732)	173.20%
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	4,381	(3,381)	438.10%
Access Control Maintenance & Repair	5,000	5,918	(918)	118.36%
Holiday Decoration	5,000	4,700	300	94.00%
Clubhouse - Facility Janitorial Supplies	1,000	6,068	(5,068)	606.80%
Dog Waste Station Service & Supplies	1,500	1,722	(222)	114.80%
Pool Permits	500	<u> </u>	500	0.00%
Total Parks and Recreation	58,000	38,154	19,846	65.78%
TOTAL EXPENDITURES	489,196	289,831	199,365	59.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,876	230,876	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		732,724		
FUND BALANCE, ENDING		\$ 963,600		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 General Fund Crosswind Ranch (002) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED YEAR TO DA INT DESCRIPTION BUDGET ACTUAL			E VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
DEVENUES							
REVENUES Special Assmnts- Tax Collector	\$	176,632	\$	165 500	¢	(11 124)	02 700/
Special Assmnts- CDD Collected	Φ	1,862	Φ	165,508	\$	(11,124)	93.70%
TOTAL REVENUES		178,494		165,508		(1,862) (12,986)	0.00% <b>92.72%</b>
		-,				77	
EXPENDITURES  Administration							
ProfServ-Trustee Fees		4,000		1,107		2,893	27.68%
Assessment Roll		1,337		1,107		1,337	0.00%
		•		eee		•	
Disclosure Report  District Counsel		3,500		655		2,845	18.71% 70.54%
		3,208		2,263		945	
District Engineer		1,738		14,093		(12,355)	810.87%
District Manager		9,624		4,900		4,724	50.91%
Accounting Services		4,678		2,729		1,949	58.34%
Auditing Services		1,150		450		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		199		202	49.63%
Office Supplies		25		-		25	0.00%
Dues, Licenses, Subscriptions		47		46		1	97.87%
Total Administration		37,394		28,963		8,431	77.45%
Electric Utility Services							
Electricity - Streetlights		4,000		9,744		(5,744)	243.60%
Total Electric Utility Services		4,000		9,744		(5,744)	243.60%
Water Utility Services							
Utility - Water		550		-		550	0.00%
Total Water Utility Services		550		-		550	0.00%
Stormwater Control							
Aquatic Maintenance		9,000		4,094		4,906	45.49%
Total Stormwater Control		9,000		4,094		4,906	45.49%

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	75,200	30,755	70.97%
Irrigation Maintenance	15,000	13,092	1,908	87.28%
Total Other Physical Environment	127,550	93,690	33,860	73.45%
TOTAL EXPENDITURES	178,494	136,491	42,003	76.47%
Excess (deficiency) of revenues				
Over (under) expenditures		29,017	29,017	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		42,997		
FUND BALANCE, ENDING		\$ 72,014		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2021 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE	- (17		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	18,666	\$	18,666	0.00%
Special Assmnts- Tax Collector	478,793		448,732		(30,061)	93.72%
Special Assmnts- CDD Collected	1,188		101,646		100,458	8556.06%
TOTAL REVENUES	479,981		569,044		89,063	118.56%
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			416,553		416,553	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			462,532			
FUND BALANCE, ENDING		\$	879,085			

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2022 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	- (17		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	29,405	\$	29,405	0.00%
Special Assmnts- Tax Collector	203,638	Ψ	190,929	Ψ	(12,709)	93.76%
Special Assmnts- CDD Collected	169,163		541,618		372,455	320.18%
·			•		•	
TOTAL REVENUES	372,801		761,952		389,151	204.39%
<u>EXPENDITURES</u>						
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		(659,782)		(659,783)	-65978200.00%
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	\$	(659,782)	\$	(659,785)	-65978200.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			1,217,143			
FUND BALANCE, ENDING		\$	557,361			

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2021 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	Y	EAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	457	\$ 457	0.00%
TOTAL REVENUES	-		457	457	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures			457	457	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			101		
FUND BALANCE, ENDING		\$	558		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2022 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	4	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	INCE (\$) JNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$	342	\$ 342	0.00%
TOTAL REVENUES		-		342	342	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-		-	-	0.00%
Excess (deficiency) of revenues				0.40	0.40	0.000/
Over (under) expenditures				342	 342	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				44		
FUND BALANCE, ENDING			\$	386		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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%
				0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				0.000/
Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		7,303,049		
FUND BALANCE, ENDING		\$ 7,303,049	ı	

# **Bank Account Statement**

Parrish Plantation CDD

Bank Account Statement: Bank Account No.: 6064, Statement No.: 03-25

**Currency Code** 

Statement Date	04/30/24	Statement Balance	695,249.11
Balance Last Statement	881,816.88	Outstanding Bank Transactions	0.00
Statement Ending Balance	695,249.11	Subtotal	695,249.11
		Outstanding Checks	-40,371.09
G/L Balance at 04/30/24	654,878.02	Bank Account Balance	654,878.02

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	03-25				1		
03/26/24	Bank Account Ledger Entry	1398	Check for Vendor V00027		1	-737.81	-737.81
03/26/24	Bank Account Ledger Entry	1399	Check for Vendor V00053		1	-6,000.00	-6,000.00
03/26/24	Bank Account Ledger Entry	1400	Check for Vendor V00024		1	-57.10	-57.10
03/26/24	Bank Account Ledger Entry	1402	Check for Vendor V00042		1	-17,659.10	-17,659.10
03/27/24	Bank Account Ledger Entry	DD162	Payment of Invoice 001071		1	-268.55	-268.55
03/27/24	Bank Account Ledger Entry	DD163	Payment of Invoice 001072		1	-28.58	-28.58
03/27/24	Bank Account Ledger	DD164	Payment of Invoice 001073		1	-277.56	-277.56
03/27/24	Entry Bank Account Ledger	DD165	Payment of Invoice		1	-2,148.36	-2,148.36
03/27/24	Entry Bank Account Ledger	DD166	001077 Payment of Invoice		1	-29.56	-29.56
03/27/24	Entry Bank Account Ledger	DD167	001120 Payment of Invoice		1	-28.21	-28.21
03/27/24	Entry Bank Account Ledger	DD168	001121 Payment of Invoice		1	-30.06	-30.06
03/27/24	Entry Bank Account Ledger	DD169	001122 Payment of Invoice		1	-983.67	-983.67
03/27/24	Entry Bank Account Ledger	DD170	001123 Payment of Invoice		1	-696.84	-696.84
03/27/24	Entry Bank Account Ledger	DD171	001125 Payment of Invoice		1	-259.98	-259.98
04/01/24	Entry Bank Account Ledger	JE000725	001079 rev to DD ACH FPL		1	28.58	28.58
04/01/24	Entry Bank Account Ledger	JE000726	2567 rev to DD ACH FPL		1	268.55	268.55
04/01/24	Entry Bank Account Ledger	JE000727	3008 rev to DD ACH FPL		1	277.56	277.56
04/01/24	Entry	15000730	5047		4	2.140.26	2.140.26
04/01/24	Bank Account Ledger Entry	JE000728	rev to DD ACH FPL 6129		1	2,148.36	2,148.36
04/01/24	Bank Account Ledger Entry	JE000729	rev to DD ACH Spectrum 9940		1	259.98	259.98
04/01/24	Bank Account Ledger Entry	JE000730	rev to DD ACH FPL 32561		1	28.21	28.21
04/01/24	Bank Account Ledger Entry	JE000731	rev to DD ACH FPL 8194		1	29.56	29.56
04/01/24	Bank Account Ledger	JE000732	rev to DD ACH FPL		1	30.06	30.06
04/01/24	Entry Bank Account Ledger Entry	JE000733	4549 rev to DD ACH FPL 8642		1	983.67	983.67

# **Bank Account Statement**

Parrish Plantation CDD

Currency Code

Statement Date	04/30/24	Statement Balance	695,249.11
Balance Last Statement	881,816.88	<b>Outstanding Bank Transactions</b>	0.00
Statement Ending Balance	695,249.11	Subtotal	695,249.11
		Outstanding Checks	-40,371.09
G/L Balance at 04/30/24	654,878.02	Bank Account Balance	654,878.02

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
04/01/24	Bank Account Ledger Entry	JE000734	rev to DD ACH FPL 5472		1	696.84	696.84
04/11/24	Bank Account Ledger Entry	1405	Check for Vendor V00011		1	-174,876.47	-174,876.47
04/16/24	Bank Account Ledger Entry	1407	Check for Vendor V00008		1	-2,166.00	-2,166.00
04/16/24	Bank Account Ledger Entry	1408	Check for Vendor V00019		1	-32.81	-32.81
04/16/24	Bank Account Ledger Entry	1409	Check for Vendor V00021		1	-4,040.63	-4,040.63
04/16/24	Bank Account Ledger Entry	1410	Check for Vendor V00027		1	-915.00	-915.00
04/18/24	Bank Account Ledger Entry	1411	Check for Vendor V00012		1	-4,837.50	-4,837.50
04/18/24	Bank Account Ledger Entry	1412	Check for Vendor V00024		1	-514.16	-514.16
04/18/24	Bank Account Ledger Entry	1413	Check for Vendor V00026		1	-5,987.57	-5,987.57
04/18/24	Bank Account Ledger Entry	1414	Check for Vendor V00027		1	-737.81	-737.81
04/18/24	Bank Account Ledger Entry	1415	Check for Vendor V00034		1	-55.00	-55.00
04/18/24	Bank Account Ledger Entry	1416	Check for Vendor V00051		1	-9,356.90	-9,356.90
04/17/24	Bank Account Ledger Entry	DD172	Payment of Invoice 001111		1	-268.55	-268.55
04/17/24	Bank Account Ledger Entry	DD173	Payment of Invoice 001112		1	-211.85	-211.85
04/17/24	Bank Account Ledger Entry	DD174	Payment of Invoice 001113		1	-28.38	-28.38
04/17/24	Bank Account Ledger Entry	DD175	Payment of Invoice 001178		1	-28.55	-28.55
04/17/24	Bank Account Ledger Entry	DD176	Payment of Invoice 001179		1	-2,148.36	-2,148.36
04/17/24	Bank Account Ledger Entry	DD177	Payment of Invoice 001181		1	-29.29	-29.29
04/17/24	Bank Account Ledger Entry	DD178	Payment of Invoice 001192		1	-30.05	-30.05
04/17/24	Bank Account Ledger Entry	DD179	Payment of Invoice 001193		1	-1,047.06	-1,047.06
04/17/24	Bank Account Ledger Entry	DD180	Payment of Invoice 001219		1	-28.32	-28.32
04/17/24	Bank Account Ledger Entry	DD181	Payment of Invoice 001220		1	-268.00	-268.00
04/17/24	Bank Account Ledger Entry	DD182	Payment of Invoice 001221		1	-187.43	-187.43
04/17/24	Bank Account Ledger Entry	DD183	Payment of Invoice 001222		1	-624.05	-624.05

# **Bank Account Statement**

Parrish Plantation CDD

Currency Code

Statement Date	04/30/24	Statement Balance	695,249.11
Balance Last Statement	881,816.88	<b>Outstanding Bank Transactions</b>	0.00
Statement Ending Balance	695,249.11	Subtotal	695,249.11
		Outstanding Checks	-40,371.09
G/L Balance at 04/30/24	654,878.02	Bank Account Balance	654,878.02

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
04/17/24	Bank Account Ledger Entry	DD184	Payment of Invoice 001139		1	-259.98	-259.98
04/24/24	Bank Account Ledger Entry	JE000746	Tax Revenue / Debt Service		1	45,959.13	45,959.13
04/24/24	Bank Account Ledger Entry	JE000771	Tax Revenue / Debt Service		1	606.83	606.83
					Total	-186,567.77	-186,567.77

**Outstanding Payments** 

Posting Date	Document Type	Document No.	Description	Statement Amount
	Quantity	0		Total

# **Outstanding Checks**

Posting Date	Document Type	Check No.	Description		Statement Amount
04/11/24	Payment	1406	Check for Vendor V00054		-135.00
04/30/24	Payment	1417	Check for Vendor V00011		-23,349.60
04/30/24	Payment	1418	Check for Vendor V00023		-2,700.00
04/30/24	Payment	1419	Check for Vendor V00024		-162.94
04/30/24	Payment	1420	Check for Vendor V00030		-3,664.00
04/30/24	Payment	1421	Check for Vendor V00042		-8,829.55
04/30/24	Payment	1422	Check for Vendor V00045		-1,380.00
04/30/24	Payment	1423	Check for Vendor V00055		-150.00
	Quantity	8	-	Total	-40,371.09

# 5Ci.

# PARRISH PLANTATION INSPECTION REPORT. 6/4/24, 11:21 AM

Parrish Plantation CDD. Crosswind Point.

Tuesday, June 4, 2024

**Prepared For Board of supervisors.** 

40 Issue Identified





Assigned To Sunrise.

The community entrance is clean and looks good.



#### **Pioneer Drive.**

Assigned To Sunrise.

The West side entrance façade is clean and looks good.



Assigned To Sunrise.

Turf issues.

Turf was fertilized in the end of May, rain should help this area as well.



#### **Pioneer Drive.**

Assigned To Sunrise.

Sunrise provided an estimate to replace the missing Ixora plants.



Assigned To Sunrise.

Treat the weeds in the rocks.

Weeds were treated on 6/13, Will be treated again this week.



#### **Pioneer Drive.**

Assigned To Sunrise.

The East side entrance façade is clean and looks good.



Assigned To Sunrise.

Send an estimate for the missing Juniper plants.

Will do.



#### **Pioneer Drive.**

Assigned To Sunrise.

Treat & scuff the weeds.

Will be treated on this weeks service.



Assigned To Sunrise.

Trim the Juniper off of the shells.

Crew has work order for this week to address.



#### Pioneer Drive.

Assigned To Sunrise.

Trim the Ixora plants off of the shell walkway.

Detail has a work order this will be addressed 3<sup>rd</sup> week of month on service.





Assigned To Sunrise.

The fertility is declining in the Jasmine plants. Evaluate the material and report your findings back to Inframark.

Area is showing drought stress, where jasmine is under oak canopy and getting the over spray from the annual zones look healthy compared to the areas in full sun.

#### **Spencer Parrish Period**

Assigned To Sunrise.

Heading North on the street looks good.



#### Oak Hill Way.

Assigned To Sunrise.

The plants, trees, and ornamental grass is healthy and looks good.



# Oak Hill Way.

Assigned To Sunrise.

The turf issues need to be resolved.

Proposal has been sent to resod. This area was not irrigated until recently. Proposal yet to be approved.



#### Oak Hill Way.

Assigned To District manager.

The mailbox pavilion is clean and looks good.



# Oak Hill Way.

Assigned To Sunrise.

Hand prune the Clusia plants to a lower uniform height.

We will trim but this is wrong plant in the wrong place. This shrub wants to be 6-8ft tall, health will decline if we over trim to maintain at lower height.



# Oak Hill Way.

Assigned To Cypress Creek Aquatics.

The pond looks good.



# Oak Hill Way.

Assigned To District manager.

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



# Oak Hill Way

Assigned To Blue Life.

The pool is clear and blue.



# Oak Hill Way

Assigned To Clubhouse manager.

The table and chairs are clean and look good.



# Oak Hill Way pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



Oak Hill Way.

Assigned To Sunrise.

The turf fertility conditions are slowly improving.



Oak Hill Way.

Assigned To Sunrise.

Send a turf replacement estimate for any dead turf along the street.

Proposal has been sent, will attach in email.



# Oak Hill Way.

Assigned To Sunrise.

Trim the Elm tree off of the sidewalk.

Crew has work order to address.



#### **Crawford.**

Assigned To Sunrise.

Straighten and tighten the bands on the leaning Elm tree. Make sure all of the Elm trees straps are tight.

Crew has work order to tighten.



# **Crawford pond.**

receded.

Assigned To Cypress Creek Aquatics The retention area is heavily



#### **Crawford.**

Assigned To Sunrise.

The pocket park looks good.



#### **Perimeter Fence Behind Crawford.**

Assigned To Sunrise.

Evaluate the dead Bald Cypress trees and report your findings back to Inframark.

We believe this is due to irrigation issues, these were fertilized two weeks ago.



# Hysmith pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



**Twinleaf Ter.** 

Assigned To Sunrise.

The pocket part looks good.



#### **Twinleaf Ter.**

Assigned To Sunrise.

Send a 30 day action plan to improve the turf fertility conditions.



#### **Twinleaf Ter.**

Assigned To Cypress Creek Aquatics.

There is a marginal amount of floating willow in the pond, but the pond looks good overall.



#### **Twinleaf Ter.**

Assigned To Sunrise.

The turf conditions are dry due to the weather conditions.

Areas are not irrigated, Green patches are due to homes irrigation run off.



#### **Twinleaf Ter.**

Assigned To Sunrise.

The invasive overgrowth needs to be maintained.

Crew has work order.



# **Depot Loop.**

Assigned To Cypress Creek Aquatics.

The pond looks good.



# **Depot Loop.**

Assigned To Sunrise.

Tighten any loose tree straps.



#### **Homestead Lane.**

Assigned To Cypress Creek Aquatics.

The pond looks good.



Oak Hill Way.

Assigned To Sunrise.

The plants and trees are healthy and look good.



#### Oak Hill Way pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



# Spencer Parrish.

Assigned To Sunrise.

Sunrise is evaluating the dead trees, and will report their findings back to Inframark.

We believe this is irrigation, Sprinkler solutions has meter on pump reading water pressure.

# PARRISH PLANTATION INSPECTION REPORT. 6/4/24, 3:17 PM

Parrish Plantation CDD. Crosswind Ranch.

Tuesday, June 4, 2024

**Prepared For Board of supervisors.** 

27 Issue Identified





# Spencer Parrish & SR Hwy 62.

Assigned To Sunrise.

The community entrance looks good. The newly installed Coleus annuals are healthy and look good.



# Spencer Parrish.

Assigned To Sunrise.

The plants, trees, and turf in the median are healthy & look good.



**SR Hwy 62.** 

Assigned To Sunrise.

Heading East on the sidewalk looks good.



# **Spencer Parrish.**

Assigned To Sunrise.

The entrance façade is clean and looks good.



Assigned To Sunrise.

Jasmine plant replacement is needed.

I can send proposal, jasmine do not do well here as this area holds water as seen in photo.



# **Spencer Parrish.**

Assigned To Sunrise.

Trim the Jasmine plant off of the sidewalk.

Crew has work order.



Assigned To Sunrise.

The plants in the median are healthy and look good.



# **Spencer Parrish.**

Assigned To Sunrise.

The turf fertility conditions are good.



Assigned To Sunrise.

Send an estimate to remove and replace the dead Sabal palm tree.

Proposal has been sent, will reattach to email.



#### Heartwood.

Assigned To Sunrise.

The entrance façade is clean and looks good.



#### Heartwood.

Assigned To Sunrise.

The community entrance is clean and looks good. The Newly installed Coleus annuals are healthy and look good.



#### Heartwood.

Assigned To Sunrise.

Send an estimate to remove replace the dead Sabal palm tree.

Will include proposal in email.



#### Heartwood.

Assigned To Sunrise.

Send an estimate to remove and replace the dead Crape Myrtle tree.

Will provide proposal.



# **Spencer Parrish Pond.**

Assigned To Cypress Creek Aquatics.

The pond looks good.



#### Heartwood.

Assigned To Sunrise.

Treat the ant hill on the South side of the street.

Crew has work order to treat.



# **Dove Bug.**

Assigned To Sunrise.

The pocket park looks good.



# **Dove Bug.**

Assigned To Cypress Creek Aquatics.

The filamentous algae in the pond has been treated and is beginning to die.



#### Carrhill.

Assigned To Sunrise.

The pocket part looks good.



# Carrhill pond.

Assigned To Saint Peters Creek Aquatics.

The pond looks good.



#### Carrhill.

Assigned To Cypress Creek Aquatics.

There is minor torpedo grass in the pond, but the pond looks good overall.



# **Heartwood pond.**

Assigned To Cypress Creek Aquatics.

The pond looks good.



#### Heartwood.

Assigned To District manager.

The mailbox pavilion is clean and looks good.



# **Heartwood pond.**

Assigned To Cypress Creek Aquatics.

The filamentous algae in the pond has been treated and is beginning to die.



#### Heartwood.

Assigned To Sprinkler Solutions.

Dry turf conditions.



Heartwood.

Assigned To Sunrise.

The neighborhood park looks good.



Heartwood pond.

Assigned To Sunrise.

The pond looks good.



Assigned To Sunrise.

Send an estimate to remove the fallen tree branches on the West side of the street.

Will send proposal.

# 5Cii

5/16/24, 3:10 PM Daily Log Print

Agenda Bage 2556, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Fax: 813-501-1432





# **Daily Logs List**

May 16, 2024

**Job:** SE1383 Crosswind Point and Ranch

Title: Thursday May 16th

Added By: JS

Log Notes:

Treated ponds 3,4,7,8,9,11,12,13,14,16,17 for algae

Ponds 3,4,7,8,9,11,12,13,14,16,17,10,15 treated for grass and also collected trash

**Weather Conditions:** 

Partly Cloudy with Mist and Fog

Thu, May 16, 2024, 1:30 PM



89° F

73° F

Wind: 10 mph Humidity: 93% Total Precip: 0"

Attachments: 17



































6/7/24, 1:43 PM Daily Log Print

Agenda Page 2567, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Fax: 813-501-1432 Phone: 844-347-0702



# **Daily Logs List**

Jun 6, 2024

**Job:** SE1383 Crosswind Point and Ranch

Title:

Added By: JS

Log Notes:

Treated ponds 2,3,4,5,9,11,12,13,14,16,17 for algae

16

Treated ponds 1,2,3,4,5,6,7,8,9,11,12,13,14,16,17 for nuisance grass and collected any trash present

**Weather Conditions:** 

Partly Cloudy with Isolated Storms

Thu, Jun 6, 2024, 2:31 PM



95° F

75° F

Wind: 10 mph Humidity: 90% Total Precip: 0.01"

Attachments:































