

PARKLAND

**COMMUNITY DEVELOPMENT
DISTRICT**

June 4, 2024

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Parkland Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 28, 2024

Board of Supervisors
Parkland Community Development District

Dear Board Members:

The Board of Supervisors of the Parkland Community Development District will hold a Regular Meeting on June 4, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583. The agenda is as follows:

1. Call to Order/Roll Call
 2. Public Comments
 3. Consideration of Resolution 2024-07, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
 4. Acceptance of Unaudited Financial Statements as of April 30, 2024
 5. Approval of April 2, 2024 Regular Meeting Minutes
 6. Staff Reports
 - A. District Counsel: *Kutak Rock LP*
 - B. District Engineer: *David W Fitzpatrick P.E., P.A.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: July 2, 2024 at 2:00 PM (Central Time)

○ QUORUM CHECK

SEAT 1	CHAD WILLARD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KYLE NICHOLAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	BRIAN MCGEE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DAN DUBOSE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MIKE PATTERSON	☐ IN PERSON	☐ PHONE	☐ NO

7. Board Members' Comments/Requests

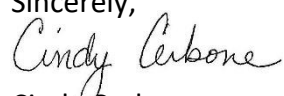
ATTENDEES:

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

8. Public Comments

9. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-07

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

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Parkland Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: 2:00 p.m. (Central Time)

LOCATION: Adams Homes Sales Office
6148 Old Bagdad Highway
Milton, Florida 32583

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Santa Rosa County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 4TH DAY OF JUNE, 2024.

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A: Proposed Budget

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
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**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 102,290	\$ 16,493	\$ 93,850	\$ 110,343	\$ 115,760
Total revenues	102,290	16,493	93,850	110,343	115,760
EXPENDITURES					
Professional & administrative					
Management/accounting/recording ⁴	48,000	20,000	28,000	48,000	48,000
Legal	25,000	3,253	21,747	25,000	25,000
Engineering	2,000	8,941	10,000	18,941	20,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation ¹	500	-	500	500	500
Dissemination agent ²	1,000	333	667	1,000	1,000
Trustee ³	5,500	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	132	368	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	436	6,064	6,500	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	5,720
Contingencies/bank charges	500	8	492	500	500
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	210	-	210	210
Total expenditures	102,290	40,718	73,688	114,406	115,760
Net increase/(decrease) of fund balance	-	(24,225)	20,162	(4,063)	-
Fund balance - beginning (unaudited)	-	4,063	(20,162)	4,063	-
Fund balance - ending (projected)	\$ -	\$ (20,162)	\$ -	\$ -	\$ -

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴This fee represents the charge for a semi-dormant CDD (\$2k per month). Once bonds are issued this fee will revert back to \$4k per month.

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording4	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	20,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,720
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	
	705
ADA compliance	
	210
Total expenditures	<u><u>\$115,760</u></u>

PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-1 & A-2
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll -Series 2023A-1	-	-	-	-	267,702
Assessment levy: off-roll -Series 2023A-2	-	-	-	-	233,393
Interest	-	9,164	-	9,164	-
Total revenues	-	9,164	-	9,164	501,095
EXPENDITURES					
Debt service					
Principal - Series 2023A-1	-	-	-	-	40,000
Interest - Series 2023A-1	-	-	-	-	224,003
Interest - Series 2023A-2	-	-	-	-	233,393
Underwriter's discount	-	110,175	-	110,175	-
Cost of issuance	-	190,845	-	190,845	-
Total expenditures	-	301,020	-	301,020	457,396
Excess/(deficiency) of revenues over/(under) expenditures	-	(291,856)	-	(291,856)	43,699
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,225,474	-	1,225,474	-
Transfers in	-	21,037	-	21,037	-
Total other financing sources/(uses)	-	1,246,511	-	1,246,511	-
Net increase/(decrease) in fund balance	-	954,655	-	954,655	43,699
Fund balance:					
Beginning fund balance (unaudited)	-	(21,037)	933,618	(21,037)	933,618
Ending fund balance (projected)	\$ -	\$ 933,618	\$ 933,618	\$ 933,618	977,317
Use of fund balance:					
Debt service reserve account balance (required) - Series 2023A-1					(267,703)
Debt service reserve account balance (required) - Series 2023A-2					(233,393)
Interest expense - November 1, 2025 - Series 2023A-1					(110,801)
Interest expense - November 1, 2025 - Series 2023A-2					(116,696)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 248,724</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			112,001.25	112,001.25	3,550,000.00
05/01/25	40,000.00	6.000%	112,001.25	152,001.25	3,510,000.00
11/01/25			110,801.25	110,801.25	3,510,000.00
05/01/26	45,000.00	6.000%	110,801.25	155,801.25	3,465,000.00
11/01/26			109,451.25	109,451.25	3,465,000.00
05/01/27	50,000.00	6.000%	109,451.25	159,451.25	3,415,000.00
11/01/27			107,951.25	107,951.25	3,415,000.00
05/01/28	50,000.00	6.000%	107,951.25	157,951.25	3,365,000.00
11/01/28			106,451.25	106,451.25	3,365,000.00
05/01/29	55,000.00	6.000%	106,451.25	161,451.25	3,310,000.00
11/01/29			104,801.25	104,801.25	3,310,000.00
05/01/30	55,000.00	6.000%	104,801.25	159,801.25	3,255,000.00
11/01/30			103,151.25	103,151.25	3,255,000.00
05/01/31	60,000.00	6.000%	103,151.25	163,151.25	3,195,000.00
11/01/31			101,351.25	101,351.25	3,195,000.00
05/01/32	65,000.00	6.000%	101,351.25	166,351.25	3,130,000.00
11/01/32			99,401.25	99,401.25	3,130,000.00
05/01/33	70,000.00	6.000%	99,401.25	169,401.25	3,060,000.00
11/01/33			97,301.25	97,301.25	3,060,000.00
05/01/34	75,000.00	6.000%	97,301.25	172,301.25	2,985,000.00
11/01/34			95,051.25	95,051.25	2,985,000.00
05/01/35	80,000.00	6.000%	95,051.25	175,051.25	2,905,000.00
11/01/35			92,651.25	92,651.25	2,905,000.00
05/01/36	80,000.00	6.000%	92,651.25	172,651.25	2,825,000.00
11/01/36			90,251.25	90,251.25	2,825,000.00
05/01/37	85,000.00	6.000%	90,251.25	175,251.25	2,740,000.00
11/01/37			87,701.25	87,701.25	2,740,000.00
05/01/38	90,000.00	6.000%	87,701.25	177,701.25	2,650,000.00
11/01/38			85,001.25	85,001.25	2,650,000.00
05/01/39	100,000.00	6.000%	85,001.25	185,001.25	2,550,000.00
11/01/39			82,001.25	82,001.25	2,550,000.00
05/01/40	105,000.00	6.000%	82,001.25	187,001.25	2,445,000.00
11/01/40			78,851.25	78,851.25	2,445,000.00
05/01/41	110,000.00	6.450%	78,851.25	188,851.25	2,335,000.00
11/01/41			75,303.75	75,303.75	2,335,000.00
05/01/42	120,000.00	6.450%	75,303.75	195,303.75	2,215,000.00
11/01/42			71,433.75	71,433.75	2,215,000.00
05/01/43	125,000.00	6.450%	71,433.75	196,433.75	2,090,000.00
11/01/43			67,402.50	67,402.50	2,090,000.00
05/01/44	135,000.00	6.450%	67,402.50	202,402.50	1,955,000.00
11/01/44			63,048.75	63,048.75	1,955,000.00
05/01/45	145,000.00	6.450%	63,048.75	208,048.75	1,810,000.00
11/01/45			58,372.50	58,372.50	1,810,000.00
05/01/46	155,000.00	6.450%	58,372.50	213,372.50	1,655,000.00
11/01/46			53,373.75	53,373.75	1,655,000.00
05/01/47	165,000.00	6.450%	53,373.75	218,373.75	1,490,000.00
11/01/47			48,052.50	48,052.50	1,490,000.00
05/01/48	175,000.00	6.450%	48,052.50	223,052.50	1,315,000.00
11/01/48			42,408.75	42,408.75	1,315,000.00
05/01/49	185,000.00	6.450%	42,408.75	227,408.75	1,130,000.00
11/01/49			36,442.50	36,442.50	1,130,000.00
05/01/50	200,000.00	6.450%	36,442.50	236,442.50	930,000.00
11/01/50			29,992.50	29,992.50	930,000.00
05/01/51	210,000.00	6.450%	29,992.50	239,992.50	720,000.00

CAPI

11/01/51			23,220.00	23,220.00	720,000.00
05/01/52	225,000.00	6.450%	23,220.00	248,220.00	495,000.00
11/01/52			15,963.75	15,963.75	495,000.00
05/01/53	240,000.00	6.450%	15,963.75	255,963.75	255,000.00
11/01/53			8,223.75	8,223.75	255,000.00
05/01/54	255,000.00	6.450%	8,223.75	263,223.75	-
Total	3,550,000.00		4,514,820.00	8,064,820.00	

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			116,696.25	116,696.25	3,795,000.00
05/01/25			116,696.25	116,696.25	3,795,000.00
11/01/25			116,696.25	116,696.25	3,795,000.00
05/01/26			116,696.25	116,696.25	3,795,000.00
11/01/26			116,696.25	116,696.25	3,795,000.00
05/01/27			116,696.25	116,696.25	3,795,000.00
11/01/27			116,696.25	116,696.25	3,795,000.00
05/01/28			116,696.25	116,696.25	3,795,000.00
11/01/28			116,696.25	116,696.25	3,795,000.00
05/01/29			116,696.25	116,696.25	3,795,000.00
11/01/29			116,696.25	116,696.25	3,795,000.00
05/01/30			116,696.25	116,696.25	3,795,000.00
11/01/30			116,696.25	116,696.25	3,795,000.00
05/01/31			116,696.25	116,696.25	3,795,000.00
11/01/31			116,696.25	116,696.25	3,795,000.00
05/01/32			116,696.25	116,696.25	3,795,000.00
11/01/32			116,696.25	116,696.25	3,795,000.00
05/01/33			116,696.25	116,696.25	3,795,000.00
11/01/33			116,696.25	116,696.25	3,795,000.00
05/01/34			116,696.25	116,696.25	3,795,000.00
11/01/34			116,696.25	116,696.25	3,795,000.00
05/01/35	3,795,000.00	6.150%	116,696.25	3,911,696.25	-
Total	3,795,000.00		2,567,317.50	6,362,317.50	

CAP1

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessments per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 50'	110	\$ -	\$ 1,379.91	\$ 1,379.91	n/a
SF 70'	60	-	1,931.87	1,931.87	n/a
Total	170				

Future Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessments per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 50'	338	\$ -	\$ -	\$ -	n/a
SF 70'	215	-	-	-	n/a
Total	553				

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,297	\$ -	\$ -	\$ 6,297
Investments				
Reserve A1	-	268,828	-	268,828
Reserve A2	-	234,373	-	234,373
Prepayment A1	-	2,657	-	2,657
Prepayment A2	-	2,317	-	2,317
CAPI A1	-	196,879	-	196,879
CAPI A2	-	205,132	-	205,132
Construction	-	-	5,474,945	5,474,945
Cost of issuance	-	21,406	-	21,406
Due from Landowner	24,733	-	17,767	42,500
Total assets	<u>\$ 31,030</u>	<u>\$ 931,592</u>	<u>\$ 5,492,712</u>	<u>\$ 6,455,334</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	25,337	-	-	25,337
Contracts payable	-	-	20,069	20,069
Landowner advance	6,000	-	-	6,000
Unearned revenue	-	-	17,767	17,767
Total liabilities	<u>31,337</u>	<u>-</u>	<u>37,836</u>	<u>69,173</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	24,733	-	-	24,733
Total deferred inflows of resources	<u>24,733</u>	<u>-</u>	<u>-</u>	<u>24,733</u>
Fund balances:				
Restricted				
Debt service	-	931,592	-	931,592
Capital projects	-	-	5,454,876	5,454,876
Unassigned	(25,040)	-	-	(25,040)
Total fund balances	<u>(25,040)</u>	<u>931,592</u>	<u>5,454,876</u>	<u>6,361,428</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 31,030</u>	<u>\$ 931,592</u>	<u>\$ 5,492,712</u>	<u>\$ 6,455,334</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 16,493	\$ 102,290	16%
Total revenues	-	16,493	102,290	16%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording ⁴	4,000	24,000	48,000	50%
Legal	559	3,812	25,000	15%
Engineering	-	8,940	2,000	447%
Audit	-	-	5,500	0%
Arbitrage rebate calculation ¹	-	-	500	0%
Dissemination agent ²	83	417	1,000	42%
Trustee ³	-	-	5,500	0%
Telephone	17	117	200	59%
Postage	39	170	500	34%
Printing & binding	42	292	500	58%
Legal advertising	134	571	6,500	9%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies	4	12	500	2%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	210	210	100%
Total professional & administrative	4,878	45,596	102,290	45%
Excess/(deficiency) of revenues over/(under) expenditures	(4,878)	(29,103)	-	
Fund balances - beginning	(20,162)	4,063	-	
Fund balances - ending	\$ (25,040)	\$ (25,040)	\$ -	

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued.

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴This fee represents the charge for a semi-dormant CDD (\$2k per month). Once bonds are issued this fee will revert back to \$4k per month.

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3,899	\$ 13,063
Total revenues	<u>3,899</u>	<u>13,063</u>
EXPENDITURES		
Cost of issuance	5,925	196,770
Underwriters discount	-	110,175
Total debt service	<u>5,925</u>	<u>306,945</u>
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,225,474
Transfers in	-	21,037
Total other financing sources	<u>-</u>	<u>1,246,511</u>
Net change in fund balances	(2,026)	952,629
Fund balances - beginning	933,618	(21,037)
Fund balances - ending	<u>\$ 931,592</u>	<u>\$ 931,592</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 25,010	\$ 85,675
Total revenues	<u>25,010</u>	<u>85,675</u>
EXPENDITURES		
Construction costs	<u>306,788</u>	<u>723,632</u>
Total expenditures	<u>306,788</u>	<u>723,632</u>
Excess/(deficiency) of revenues over/(under) expenditures	(281,778)	(637,957)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,119,526
Transfer out	-	(21,036)
Total other financing sources/(uses)	<u>-</u>	<u>6,098,490</u>
Net change in fund balances	(281,778)	5,460,533
Fund balances - beginning	<u>5,736,654</u>	<u>(5,657)</u>
Fund balances - ending	<u><u>\$ 5,454,876</u></u>	<u><u>\$ 5,454,876</u></u>

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on April 2, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

Present were:

Chad Willard	Chair
Dan DuBose	Vice Chair
Kyle Nicholas	Assistant Secretary
Brian McGee	Assistant Secretary
Mike Patterson	Assistant Secretary

Also present:

Andrew Kantarzhi (via telephone)	District Manager
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson (via telephone)	Developer's Counsel
Michael Broker (via telephone)	Garden Street Communities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:00 p.m., Central Time.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Financing Items

A. Resolution 2024-03, Ratifying, Confirming and Approving the Sale of the District's Series 2023a Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2023a Bonds; Determining Such

**Actions as Being in Accordance with the Authorization Granted by the Board;
Providing a Severability Clause; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-03 and read the title. This Resolution is typical for post bond issuance. Regarding Item 3B, Mr. Magee stated that the Disclosure of Public Financing is required by Florida Chapter 190.009, after a bond issuance, and needs to be provided to the initial purchaser of any property, made available to all existing and perspective residents of the CDD and recorded with the County's Property Records office.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2024-03, Ratifying, Confirming and Approving the Sale of the District's Series 2023a Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2023a Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

B. Disclosure of Public Financing

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Parkland Community Development District, and authorizing the District Manager to record the Disclosure Form with the County, was approved.

FOURTH ORDER OF BUSINESS

Discussion: Fiscal Year 2025 Proposed Budget

Mr. Kantarzhi stated that the draft proposed Fiscal Year 2025 budget, which will be presented at the June 4, 2024 meeting, will not include field operations costs; it will only include professional and administrative costs.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing an Effective Date

Mr. Kantarzhi stated that this is the CDD's second Landowners' meeting/election; it will be held on election day, November 5, 2024. Ms. Cerbone will contact Mr. Henderson closer to the meeting date to discuss proxy forms.

On MOTION by Mr. Williard and seconded by Mr. DuBose, with all in favor, Resolution 2024-04, Designating November 5, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583, as the Date, Time, and Location for the Landowners' Meeting; Providing for Publication, Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

On MOTION by Mr. DuBose and seconded by Mr. Patterson, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Garden Street Communities Southeast, LLC Temporary Construction & Access Easement Agreement

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Garden Street Communities Southeast, LLC Temporary Construction & Access Easement Agreement, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Granting the Chairman and/or Vice Chairman the Authority to Approve Certain Change Orders in Construction Contracts; Providing a Severability Clause; and Providing an Effective Date

Mr. Magee recommended a slight change to the sixth Whereas clause in Resolution 2024-06, to allow the Chair and/or Vice Chair to approve any change orders resulting in a

decrease in the contract price; thereby removing the “no more than 5%” threshold, as any direct purchase by the CDD may exceed 5%.

Mr. Henderson asked Mr. Patterson if he foresees other change orders beyond the 5% threshold, besides the one to expand the lift station. Mr. Patterson replied no.

The following change was made to Resolution 2024-06:

Sixth Whereas Clause: Modify language regarding change orders

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, Resolution 2024-06, as amended, Granting the Chairman and/or Vice Chairman the Authority to Approve Certain Change Orders in Construction Contracts; Providing a Severability Clause; and Providing an Effective Date, in substantial form as described and stated by District Counsel and contingent on receiving fully executed negative Change Orders, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Chavers Construction, Inc.
Change Order No. 1 [Parkland Place Project
– Phase 1]**

On MOTION by Mr. DuBose and seconded by Mr. Patterson, with all in favor, Chavers Construction, Inc. Change Order No. 1 related to Parkland Place Project – Phase 1, was approved.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 29, 2024**

Mr. Kantarzhi stated that the next financial statements will show Management’s fees increasing and Dissemination agent expenses, along with retroactive costs, now that the bonds closed in December.

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of December 14, 2023 Regular
Meeting Minutes**

On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the December 14, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- Required Ethics Training/Disclosure Filing
 - Sample Form 1 2023/Instructions

Mr. Magee highlighted key information in the Memorandum about fulfilling the four-hour ethics training requirement that went into effect on January 1, 2024. The Memorandum includes a link to free online courses and information about fulfilling the requirement by the end of 2024 and filing Form 1 in 2025. Board Members should expect an email from the Commission on Ethics (COE) to register before electronically filing Form 1 by the July 1, 2024 deadline; Form 1 is no longer filed with the local Supervisor of Elections office.

B. District Engineer: David W. Fitzpatrick P.E., P.A.

Mr. Fitzpatrick provided project updates. He is processing the change order that was just approved.

C. District Manager: Wrathell, Hunt and Associates, LLC

- NEXT MEETING DATE: May 7, 2024 at 2:00 PM (Central Time)
 - QUORUM CHECK

The next meeting will be on May 7, 2024, unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the meeting adjourned at 2:21 p.m., Central Time.

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Secretary/Assistant Secretary

Chair/Vice Chair

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PARKLAND COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2023 CANCELED	Regular Meeting	2:00 PM (Central Time)
October 23, 2023	Special Meeting	12:00 PM (Central Time)
November 7, 2023	Regular Meeting	2:00 PM (Central Time)
December 5, 2023 CANCELED	Regular Meeting	2:00 PM (Central Time)
December 14, 2023	Special Meeting	11:00 AM (Central Time)
January 2, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
February 6, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
March 5, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
April 2, 2024	Regular Meeting	2:00 PM (Central Time)
May 7, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
June 4, 2024	Regular Meeting	2:00 PM (Central Time)
July 2, 2024	Regular Meeting	2:00 PM (Central Time)
August 6, 2024	Regular Meeting	2:00 PM (Central Time)
September 3, 2024	Regular Meeting	2:00 PM (Central Time)