

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

August 5, 2025

BOARD OF SUPERVISORS PUBLIC HEARINGS AND 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

July 29, 2025

Board of Supervisors
Parkland Community Development District

Dear Board Members:

The Board of Supervisors of the Parkland Community Development District will hold Public Hearings and a Regular Meeting on August 5, 2025 at 10:00 a.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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2025-08, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by Parkland Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Fiscal Year 2026 Budget Funding Agreement
6. Discussion: Amendment and Restatement of the Master Engineer's Report and Master Special Assessment Methodology Report re: Boundary Amendment
 - Time Target

ATTENDEES:

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

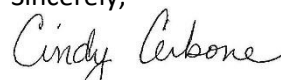
7. Consideration of FPL Lighting Agreement [Installed on CDD Property]
 8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
 9. Acceptance of Unaudited Financial Statements as of June 30, 2025
 10. Approval of June 3, 2025 Regular Meeting Minutes
 11. 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*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - Hard Copy Agendas vs Tablets
 - NEXT MEETING DATE: September 2, 2025 at 10:00 AM (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

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 885 847 3683

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3A

SANTA ROSA'S Press Gazette

SERVING NORTH SANTA ROSA COUNTY

Published Weekly
7502 Harvest Village Court, Suite M
Navarre, Florida 32566
Santa Rosa County
850-939-8040

STATE OF FLORIDA COUNTY OF SANTA ROSA

Before the undersigned authority personally appeared

Jessica Morgan

Who on oath says that he/she works for the Santa Rosa's Press Gazette, a weekly newspaper published at Milton in Santa Rosa County, Florida; that the attached copy of advertisement, being a

ML3889

In the _____ Court
Was published in said newspaper in the issues of

7/10/2025, 7/17/2025

Affiant further says that the said Santa Rosa's Press Gazette is a newspaper published at Milton in said Santa Rosa County, Florida, and that the said newspaper has heretofore been continuously published in said Santa Rosa County, Florida, each week and has been entered as second class mail matter at the post office in Milton, in Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that the Santa Rosa's Press Gazette complies with all legal requirements for publication in Ch. 50, Florida Statutes. In addition, affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

I (SWEAR) (AFFIRM) that the above information is true and correct to the best of my knowledge.

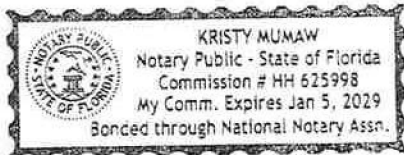
Jessica Morgan

(Signature of Applicant)

Sworn to and subscribed before me this 17th Day of July
A.D. 2025

Kristy Mumaw

(Signature of Notary Public - State of Florida)



Personally know ☒ or produced identification _____

Type of Identification produced: _____

PARKLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEAR- ING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Parkland Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 5, 2025

TIME: 10:00 A.M., Central Time

LOCATION: Adams Homes Sales Office

6148 Old Bagdad Hwy.
Milton, Florida 32583

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website, [https://park-](https://parklandadd.net/)

[landadd.net/](https://parklandadd.net/).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice). For aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager ML3889

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-07
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Parkland Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Parkland Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 5th day of August, 2025.

ATTEST:

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
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**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 115,760	\$ 28,906	\$ 86,632	\$ 115,538	\$ 476,035
Total revenues	115,760	28,906	86,632	115,538	476,035
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Debt service fund accounting ¹	-	-	-	-	5,500
Legal	25,000	5,498	19,502	25,000	25,000
Engineering	20,000	3,071	16,929	20,000	20,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	1,000
Dissemination agent					
Dissemination agent 2023A-1 and A-2	1,000	500	500	1,000	1,000
Dissemination agent 2026	-	-	-	-	1,000
Trustee					
Trustee 2023A-1 and A-2	5,500	-	5,500	5,500	5,500
Trustee 2026	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	147	353	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	553	1,197	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,564	-	5,564	6,760
Contingencies/bank charges	500	537	1,200	1,737	1,750
Website hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Total professional & administrative	115,760	40,605	76,236	116,841	130,550

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations					
Field operations management	-	-	-	-	15,000
Entry monument features					
Electricity	-	-	-	-	5,000
Pressure washing, painting, maint.	-	-	-	-	2,500
Landscape maintenance					
Maintenance contract	-	-	-	-	134,165
Plant replacement	-	-	-	-	7,500
Irrigation repairs	-	-	-	-	5,000
Irrigation water	-	-	-	-	20,000
Arbor care	-	-	-	-	15,000
Streetlights	-	-	-	-	7,320
Parks (pocket parks and trails)					
Repairs and maintenance	-	-	-	-	1,000
Amenity complex					
Management contract	-	-	-	-	50,000
Pool maintenance contract	-	-	-	-	15,000
Repairs/maintenance	-	-	-	-	10,000
Electricity	-	-	-	-	7,500
Insurance	-	-	-	-	10,000
Phone/cable/ internet	-	-	-	-	3,000
Water/sewer/ propane	-	-	-	-	2,500
Janitorial	-	-	-	-	15,000
Security amenity center	-	-	-	-	2,500
Pest control	-	-	-	-	1,500
Permits/ licenses	-	-	-	-	1,000
Supplies	-	-	-	-	5,000
Contingencies	-	-	-	-	10,000
Total field operations	-	-	-	-	345,485
Total expenditures	115,760	40,605	76,236	116,841	476,035
Net increase/(decrease) of fund balance	-	(11,699)	10,396	(1,303)	-
Fund balance - beginning (unaudited)	-	1,303	(10,396)	1,303	-
Fund balance - ending (projected)	\$ -	\$ (10,396)	\$ -	\$ -	\$ -

¹This expense will be realized after the second issuance of bonds and each subsequent issuance.

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 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.	
Debt service fund accounting	5,500
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	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	
Dissemination agent 2023A-1 and A-2	1,000
Dissemination agent 2026	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	
Trustee 2023A-1 and A-2	5,500
Trustee 2026	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	6,760
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total professional & administrative	130,550

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

EXPENDITURES (continued)

Field operations management	15,000
Entry monument features	
Electricity	5,000
Pressure washing, painting, maint.	2,500
Landscape maintenance	
ROWs, perimeter buffers, parks, entries and amenity complex and pavillion	
Maintenance contract	134,165
Estimated 5.6 acres of improved landscape area.	
Plant replacement	7,500
Intended to cover periodic replacement of landscape plants that are underperforming or expired	
Irrigation repairs	5,000
Intended to cover period repairs to sprinkler systems delivering irrigation water to CDD landscape areas. Assumes irrigation at 2-7.5 HP wells, 26 weeks a year at 3/4" application area watering week. Includes power.	
Irrigation water	20,000
Preventative maintenance and repairs	
Arbor care	15,000
Covers cost associated with annual tree pruning in maintained areas as well as street tree program areas	
Streetlights	7,320
Parks (pocket parks and trails)	
Repairs and maintenance	1,000
Amenity complex	
Management contract	50,000
Includes part-time management working out of amenity complex and modest event planning. Anticipates 3 days a week chemistry check for both pool and splash pad and adjustment 2 days/ week	
Pool maintenance contract	15,000
Repairs/maintenance	10,000
Pool/ splash pad/ structures/ systems. Includes pressure wash all hard surfaces once annually	
Electricity	7,500
Includes clubhouse, pool, splash pad and exterior lighting	
Insurance	10,000
Specific to amenity complex and pavillion properties and addtional liability	
Phone/cable/ internet	3,000
Water/sewer/ propane	2,500
Janitorial	15,000
3 days a week including restrooms, pool/ splash pad areas and recreational and pavillion areas	
Security amenity center	2,500
Pest control	1,500
Permits/ licenses	1,000
Supplies	5,000
Contingencies	10,000
Total field operations	345,485
Total expenditures	<u><u>\$476,035</u></u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-1 & A-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll -Series 2023A-1	\$ 267,702	\$ 133,851	\$ 133,851	\$ 267,702	\$ 267,702
Assessment levy: off-roll -Series 2023A-2	233,393	-	233,393	233,393	233,393
Interest	-	14,150	-	14,150	-
Total revenues	<u>501,095</u>	<u>148,001</u>	<u>367,244</u>	<u>515,245</u>	<u>501,095</u>
EXPENDITURES					
Debt service					
Principal - Series 2023A-1	40,000	-	40,000	40,000	45,000
Interest - Series 2023A-1	224,003	112,001	112,002	224,003	221,603
Interest - Series 2023A-2	233,393	116,696	116,697	233,393	233,393
Total expenditures	<u>497,396</u>	<u>228,697</u>	<u>268,699</u>	<u>497,396</u>	<u>499,996</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,699	(80,696)	98,545	17,849	1,099
Fund balance:					
Beginning fund balance (unaudited)	933,618	758,584	677,888	758,584	776,433
Ending fund balance (projected)	<u>\$ 937,317</u>	<u>\$ 677,888</u>	<u>\$ 776,433</u>	<u>\$ 776,433</u>	<u>777,532</u>
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, 2026 - Series 2023A-1					(109,451)
Interest expense - November 1, 2026 - Series 2023A-2					(116,696)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 50,289</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	3,510,000.00		4,290,817.50	7,800,817.50	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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		2,333,925.00	6,128,925.00	

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessments per Unit</u>	<u>FY 2025 Total Assessment s per Unit</u>
SF 50'	110	\$ -	\$ 1,379.91	\$ 1,379.91	\$ 1,379.91
SF 70'	60	-	1,931.87	1,931.87	1,931.87
Total	170				

Future Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessments per Unit</u>	<u>FY 2025 Total Assessment s per Unit</u>
SF 50'	338	\$ -	\$ -	\$ -	n/a
SF 70'	215	-	-	-	n/a
Total	553				

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

4A

SANTA ROSA'S Press Gazette

SERVING NORTH SANTA ROSA COUNTY

Published Weekly
7502 Harvest Village Court, Suite M
Navarre, Florida 32566
Santa Rosa County
850-939-8040

STATE OF FLORIDA COUNTY OF SANTA ROSA

Before the undersigned authority personally appeared
Jessica Morgan

Who on oath says that he/she works for the Santa Rosa's Press Gazette, a
weekly newspaper published at Milton in Santa Rosa County, Florida; that the
attached copy of advertisement, being a
ML3888

In the _____ Court
Was published in said newspaper in the issues of
7/10/25, 7/17/25, 7/24/25, 7/31/25

Affiant further says that the said Santa Rosa's Press Gazette is a
newspaper published at Milton in said Santa Rosa County, Florida, and that
the said newspaper has heretofore been continuously published in said Santa
Rosa County, Florida, each week and has been entered as second class mail
matter at the post office in Milton, in Santa Rosa County, Florida, for a period
of one year next preceding the first publication of the attached copy of
advertisement; and affiant further says that the Santa Rosa's Press Gazette
complies with all legal requirements for publication in Ch. 50, Florida
Statutes. In addition, affiant further says that he/she has neither paid nor
promised any person, firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for publication in said
newspaper.

I (SWEAR) (AFFIRM) that the above information is true and
correct to the best of my knowledge.



(Signature of Applicant)

Sworn to and subscribed before me this 31st Day of July
A.D. 2025.

Kristy Mumaw
(Signature of Notary Public - State of Florida)



Personally know ☒ or produced identification _____.

Type of Identification produced: _____

PARKLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNI- FORM METHOD OF COLLECTION OF NON- AD VALOREM SPECIAL AS- SESSMENTS

Notice is hereby given
that the Parkland Com-
munity Development
District (the "District")
intends to use the uni-
form method of collecting
non-ad valorem special
assessments to be levied
by the District pursuant to
Section 197.3632, Florida
Statutes. The Board of
Supervisors of the District
will conduct a public hear-
ing on August 5, 2025 at
10:00 a.m., Central Time
at Adams Homes Sales
Office, 6148 Old Bag-
dad Hwy, Milton, Florida
32583.

The purpose of the public
hearing is to consider the
adoption of a resolution
authorizing the District to
use the uniform method
of collecting non-ad va-
lorem special assessments
(the "Uniform Method")
to be levied by the District
on properties located on
land included in, or to be
added to, the District.

The District may levy
non-ad valorem spe-
cial assessments for the
purpose of financing,
acquiring, maintaining
and/or operating com-
munity development
facilities, services and
improvements within and
without the boundaries
of the District, to consist
of, among other things,
roadway improvements,
stormwater management,
water and sewer utilities,

street lighting, hardscape,
landscape and irrigation,
and any other lawful im-
provements or services of
the District.

Owners of the proper-
ties to be assessed and
other interested parties
may appear at the pub-
lic hearing and be heard
regarding the use of the
Uniform Method. This
hearing is open to the
public and will be con-
ducted in accordance with
the provisions of Florida
law. The public hearing
may be continued to a
date, time and location to
be specified on the record
at the hearing. There
may be occasions when
Supervisors or District
Staff may participate by
speaker telephone.

Pursuant to provisions of
the Americans with Dis-
abilities Act, any person
requiring special accom-
modations to participate
in the hearing and/or
meeting is asked to con-
tact the District Office at
2300 Glades Road, Suite
410W, Boca Raton, Florida
33431. 561-571-0010,
at least forty-eight (48)
hours before the hearing
and/or meeting. If you
are hearing or speech
impaired, please contact
the Florida Relay Service
at 1-800-955-8771 who
can aid you in contacting
the District Office.

Each person who decides
to appeal any decision
made by the Board with
respect to any matter
considered at the hearing
is advised that person
will need a record of the
proceedings and that
accordingly, the person
may need to ensure that
a verbatim record of the
proceedings is made, in-
cluding the testimony and
evidence upon which such
appeal is to be based.

Cindy Carbone
District Manager
ML3888

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-08

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkland Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Santa Rosa County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Santa Rosa County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 5th day of August, 2025.

ATTEST:

**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 3987.47 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27; THENCE DEPARTING SAID NORTH LINE OF SECTION 27, GO SOUTH 03 DEGREES 51 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27, FOR A DISTANCE OF 5167.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD (100' RIGHT-OF-WAY); THENCE GO NORTH 86 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 975.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19148.57 FEET; THENCE GO ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 351.57 FEET (DELTA=01 DEGREES 03 MINUTES 07 SECONDS, CHORD BEARING=NORTH 87 DEGREES 21 MINUTES 19 SECONDS WEST, CHORD DISTANCE =351.57 FEET) TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE DEPARTING THE AFORESAID NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD, GO NORTH 03 DEGREES 50 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1174.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 37 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1327.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2659.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 25 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1328.12 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE GO NORTH 03 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1324.87 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 319.21 +/-

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

5

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2026

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2025, by and between:

PARKLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**"), and is located in Santa Rosa County, Florida ("**County**"), and

GARDEN STREET COMMUNITIES SOUTHEAST, LLC, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.

- b. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which shall not be reasonably withheld. Any purported assignment without such consent shall be void.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Santa Rosa County, Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

**GARDEN STREET COMMUNITIES
SOUTHEAST, LLC**, a Florida limited liability
company

Witness

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

7

FPL Account Number: _____

FPL Work Request Number: _____

LIGHTING AGREEMENT

In accordance with the following terms and conditions, _____ (hereinafter called the Customer), requests on this day of 19 June, 2025, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Parkland Subdivision, located in Pace, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description ⁽¹⁾	Watts	Lumens	Color Temperature	# Installed	# Removed
Memphis Teardrop w/Skirt	144	20000	4000	12	

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at www.fpl.com/led

(Continued on Sheet No. 9.141)

(Continued from Sheet No. 9.140)

Pole Description	# Installed	# Removed
Black Washington 23'	12	

(b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.

(c) Modification to existing facilities other than described above or additional notes (explain fully):

(Continue on Sheet No. 9.142)

(Continue from Sheet No. 9.141)

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$ 6.02 _____. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$ 0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

(Continue on Sheet No. 9.143)

(Continue on Sheet No. 9.142)

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payment shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.
14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial the (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

(Continue on Sheet No. 9.144)

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Changes and Terms Accepted:

Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

(Print or type name)

Title: _____

FLORIDA POWER & LIGHT COMPANY

By: **Brian White** Digitally signed by Brian White
Date: 2025.06.19 14:23:09 -05'00'

(Signature)

Brian White

(Print or type name)

Title: **Sales Manager**

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

8

PARKLAND COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 16,430	\$ -	\$ -	\$ 16,430
Investments				
Revenue A1/A2	-	134,878	-	134,878
Reserve A1	-	270,376	-	270,376
Reserve A2	-	235,723	-	235,723
Prepayment A1	-	18,231	-	18,231
Prepayment A2	-	44	-	44
CAPI A1	-	21	-	21
CAPI A2	-	22	-	22
Construction	-	-	287,683	287,683
Undeposited funds	-	-	17,768	17,768
Due from Landowner	21,174	-	8,003	29,177
Due from debt service fund	-	-	17,767	17,767
Total assets	<u>\$ 37,604</u>	<u>\$ 659,295</u>	<u>\$ 331,221</u>	<u>\$ 1,028,120</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 32,516	\$ -	\$ -	\$ 32,516
Due to capital projects fund	-	17,767	-	17,767
Contracts payable	-	-	944,193	944,193
Retainage payable	-	-	386,610	386,610
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>38,516</u>	<u>17,767</u>	<u>1,330,803</u>	<u>1,387,086</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	21,174	-	8,003	29,177
Unearned revenue	-	-	17,768	17,768
Total deferred inflows of resources	<u>21,174</u>	<u>-</u>	<u>25,771</u>	<u>46,945</u>
Fund balances:				
Restricted				
Debt service	-	641,528	-	641,528
Capital projects	-	-	(1,025,353)	(1,025,353)
Unassigned	(22,086)	-	-	(22,086)
Total fund balances	<u>(22,086)</u>	<u>641,528</u>	<u>(1,025,353)</u>	<u>(405,911)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 37,604</u>	<u>\$ 659,295</u>	<u>\$ 331,221</u>	<u>\$ 1,028,120</u>
Total liabilities and fund balances	<u>\$ 37,604</u>	<u>\$ 659,295</u>	<u>\$ 331,221</u>	<u>\$ 1,028,120</u>

*The bank statement was not received in time for financial statement preparation.

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 39,775	\$ 115,760	34%
Total revenues	-	39,775	115,760	34%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	-	13,244	25,000	53%
Engineering	1,271	5,084	20,000	25%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	-	5,500	0%
Telephone	17	150	200	75%
Postage	105	252	500	50%
Printing & binding	42	375	500	75%
Legal advertising	-	553	1,750	32%
Annual special district fee	-	175	175	100%
Insurance	-	5,564	5,720	97%
Contingencies	90	807	500	161%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Total professional & administrative	5,608	63,164	115,760	55%
Excess/(deficiency) of revenues over/(under) expenditures	(5,608)	(23,389)	-	
Fund balances - beginning	(16,478)	1,303	-	
Fund balances - ending	\$ (22,086)	\$ (22,086)	\$ -	

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll Series 2023A-1	\$ -	\$ 384,398	\$ 267,702	144%
Special assessment: off-roll Series 2023A-2	-	-	233,393	0%
Interest	2,131	20,940	-	N/A
Total revenues	<u>2,131</u>	<u>405,338</u>	<u>501,095</u>	81%
EXPENDITURES				
Principal - Series 2023A-1	-	55,000	40,000	138%
Principal - Series 2023A-2	-	10,000	-	N/A
Interest - Series 2023A-1	-	224,002	224,003	100%
Interest - Series 2023A-2	-	233,392	233,393	100%
Total expenditures	<u>-</u>	<u>522,394</u>	<u>497,396</u>	
Excess/(deficiency) of revenues over/(under) expenditures	2,131	(117,056)	3,699	
Fund balances - beginning	639,397	758,584	933,618	
Fund balances - ending	<u>\$ 641,528</u>	<u>\$ 641,528</u>	<u>\$ 937,317</u>	

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 3,292,017
Interest	126	22,969
Total revenues	<u>126</u>	<u>3,314,986</u>
EXPENDITURES		
Construction Costs	<u>-</u>	<u>4,237,301</u>
Total expenditures	<u>-</u>	<u>4,237,301</u>
Excess/(deficiency) of revenues over/(under) expenditures	126	(922,315)
Fund balances - beginning	(1,025,479)	(103,038)
Fund balances - ending	<u>\$ (1,025,353)</u>	<u>\$ (1,025,353)</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 June 3, 2025 at 10:00 a.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

Present:

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

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates LLC
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson	Developer's Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:03 a.m., Central Time.

The Oath of Office was administered to Mr. Brian McGee, Mr. Dan (Michael) Dubose and Mr. Mike Patterson before the meeting.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors, Brian McGee [Seat 3], Dan Dubose [Seat 4] and Mike Patterson [Seat

5] (the following will be provided under separate cover)

This item was addressed during the First Order of Business.

Ms. Cerbone provided and explained the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
- B. Membership, Obligations and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-01, and recapped the Landowners' Election results, as follows:

Seat 3	Alexander Brian McGee	102 votes	2-Year Term
Seat 4	Dan (Michael) Dubose	104 votes	4-Year Term
Seat 5	Mike Patterson	105 votes	4-Year Term

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-02.

Mr. Willard nominated the following slate:

Chad Willard	Chair
Dan (Michael) Dubose	Vice Chair
Kyle T. Nicholas	Assistant Secretary
Alexander (Brian) McGee	Assistant Secretary
Make Patterson	Assistant Secretary
Chris Conti	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-03. She asked if platting occurred yet and stated everything remains as Landowner contribution until lots are platted and recognized by the County and placed on the tax roll.

Ms. Cerbone reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the

reasons for any changes. She suggested the Board appoint a Field Ops Liaison to interact with the vendors.

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2025 at 10:00 a.m., at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-04.

On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, Resolution 2025-04, Designating August 5, 2025 at 10:00 a.m., at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583, as the Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-05.

On MOTION by Mr. McGee and seconded by Mr. Willard, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Ms. Cerbone presented Resolution 2025-06.

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. September 10, 2024 Regular Meeting

B. November 5, 2024 Landowners' Meeting

The following change was made:

Line 54: Change "Dan Dubose" to "Dan (Michael) Dubose"

On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the September 10, 2024 Regular Meeting Minutes, as presented, and the November 5, 2024 Landowners' Meeting, as amended, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Magee stated Staff will assist with the budget adoption process and the Uniform Method public hearing.

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

Mr. Fitzpatrick reported the following:

- Construction is progressing nicely and it is on schedule.
- The Phase 1A pavement work commenced.
- The off-site water main installation is halfway completed.
- Staff is strategizing and making minor construction changes to avoid conflicts with the County when it eventually builds a four-lane road in front of the project.
- Staff anticipates recording the plat for Phase 1A in September 2025.

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

- **Property Insurance on Vertical Assets**

Ms. Cerbone stated the CDD must meet insurance requirements on all vertical assets that it owns and/or leases. District Management will need descriptions and estimated values of the assets to report to Egis. She noted that Egis will not bind coverage within 24 to 48 hours of a main storm.

Discussion ensued regarding the FPL Lighting Agreement, binding the insurance, monument signage, a variance and monthly builder's risk ID check-in with the District Engineer.

- **NEXT MEETING DATE: July 1, 2025 at 10:00 AM (Central Time)**

- **QUORUM CHECK**

The July 1, 2025 meeting will be cancelled.

The next meeting will be on August 5, 2025.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

219

220 **FOURTEENTH ORDER OF BUSINESS****Public Comments**

221

222 No members of the public spoke.

223

224 **FIFTEENTH ORDER OF BUSINESS****Adjournment**

225

226 On MOTION by Mr. McGee and seconded by Mr. Willard, with all in favor, the
227 meeting adjourned at 10:37a.m., Central Time.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

234

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237 _____
Secretary/Assistant Secretary

Chair/Vice Chair

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PARKLAND COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024 CANCELED	Regular Meeting	10:00 AM (Central Time)
November 5, 2024	Landowners' Meeting	2:00 PM (Central Time)
December 3, 2024 CANCELED	Regular Meeting	10:00 AM (Central Time)
January 7, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
February 4, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
March 4, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
April 1, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
May 6, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
June 3, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	10:00 AM (Central Time)
July 1, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
August 5, 2025	Public Hearings and Regular Meeting <i>Adoption of FY26 Budget</i>	10:00 AM (Central Time)
September 2, 2025	Regular Meeting	10:00 AM (Central Time)