

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

January 8, 2026

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
<https://parklandcdd.net/>

December 30, 2025

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

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 January 8, 2026 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. Consideration of Chavers Construction, Inc. Change Order Number: 001 [Time Extension on Parkland Place Subdivision Phase I Sitework]
4. Consideration of Personnel Leasing Agreement (*to potentially be provided under separate cover*)
5. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
7. Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of November 30, 2025

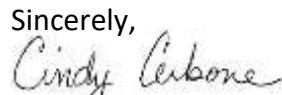
Board of Supervisors
Parkland Community Development District
January 8, 2026, Regular Meeting Agenda

9. Approval of August 5, 2025 Public Hearings and Regular Meeting Minutes
10. 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: February 3, 2026 at 10:00 AM (Central Time)
 - QUORUM CHECK

SEAT 1	CHAD WILLARD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	KYLE NICHOLAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	BRIAN McGEE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	DAN DUBOSE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	MIKE PATTERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

11. Board Members' Comments/Requests
12. Public Comments
13. 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: 354 2519
.....

PARKLAND
COMMUNITY DEVELOPMENT DISTRICT

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AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
Parkland Place Subdivision
Phase I

CONTRACT INFORMATION:
Contract For: Sitework
Date: 12/22/2023

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 12/30/2025

OWNER: (Name and address)
Parkland Community Development
District

ARCHITECT: (Name and address)
Engineer:
David W. Fitzpatrick, P.E.,
P.A.

CONTRACTOR: (Name and address)
Chavers Construction, Inc.

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This Change Order is to adjust the Contract Time for the time necessary to correct elements of the Work because of unforeseen circumstances associated with "balancing" the site. Contractor acknowledges that there are no additional costs or expenses owed to or by Owner to or by Contractor due to unforeseen circumstances associated with this Change Order and that this Change Order resolves the claims between Owner and Contractor related to this issue. The financial impacts of this additional Work has been negotiated directly between the Contractor and the surveyor's insurer. The surveyor has made payment directly to Chavers for this Work.

The additional/revisions to the Work are described in the Parkland 1B Revised Grading Plan dated 12/30/2025 which will be attached to the Change Order.

The original was
The net change by previously authorized Change Orders
The prior to this Change Order was
The will be unchanged by this Change Order in the amount of
The new including this Change Order will be

\$	11,997,200.85
\$	0.00
\$	11,997,200.85
\$	0.00
\$	11,997,200.85

The Contract Time will be increased by a number of days to move the Substantial Completion date as stated. () days.
The new date of Substantial Completion will be April 29, 2026.

NOTE:

This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT (Signature)

BY: Engineer: David Fitzgerald

(Printed name, title, and license
number if required)

Date

CONTRACTOR (Signature)

BY: Ryan Chavers, President

(Printed name and title)

Date

OWNER (Signature)

(Printed name and title)

Date

12-30-2025

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

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PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

5A

PARKLAND COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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 Not Applicable

As of September 2025, the District had not acquired and/or constructed any improvements.

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

Audit completed after June 30, board resolution pending.

Cindy Cibone

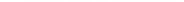
District Manager

Cindy Cerbone

Print Name

8-6-2024

Date



Chair/Vice Chair, Board of Supervisors

CHAD WILLARD

Print Name

8-6-2024

Date

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

5B

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

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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

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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

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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

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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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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

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Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

Date

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

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Parkland Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Parkland Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Parkland Community Development District
Santa Rosa County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Parkland Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Parkland Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Parkland Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Parkland Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated November 12, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Parkland Community Development District's internal control over financial reporting and compliance.



Berger Toombs Elam
Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 12, 2025

Parkland Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

Management's discussion and analysis of Parkland Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Parkland Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2024.

- ◆ The District's liabilities exceeded assets by \$(474,695) (net position). Restricted net position was \$17,635, and unrestricted net position was \$(492,330).
- ◆ Governmental activities revenues totaled \$297,547, while governmental activities expenses totaled \$750,397.

Parkland Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023*
Current assets	\$ 64,411	\$ 29,675
Restricted assets	3,524,675	-
Capital assets	5,771,585	4,848
Total Assets	9,360,671	34,523
Current liabilities	2,530,366	56,368
Non-current liabilities	7,305,000	-
Total Liabilities	9,835,366	56,368
Net Position		
Restricted	17,635	-
Unrestricted	(492,330)	(21,845)
Total Net Position	\$ (474,695)	\$ (21,845)

* Unaudited

The increase in current assets is due to the increase in cash in the current year.

The increase in restricted assets and non-current liabilities is primarily related to the issuance of long-term debt in the current year.

The increase in capital assets and current liabilities is related to the construction project that was started in the current year.

Parkland Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023*
Program Revenues		
Operating contributions	\$ 86,415	\$ 50,624
General Revenues		
Investment income	<u>211,132</u>	-
Total Revenues	<u>297,547</u>	<u>50,624</u>
Expenses		
General government	85,159	45,973
Interest and other charges	<u>665,238</u>	<u>15,109</u>
Total Expenses	<u>750,397</u>	<u>61,082</u>
Change in Net Position	(452,850)	(10,458)
Net Position - Beginning of Year	<u>(21,845)</u>	<u>(11,387)</u>
Net Position - End of Year	<u>\$ (474,695)</u>	<u>\$ (21,845)</u>

* Unaudited

The increase in contributions and general government is related to the increasing operations of the District.

The increase in investment income is related to the first year of interest earned on investments from the issuance of long-term debt.

The increase in interest and other charges is related to the issuance of long-term debt in the current year.

**Parkland Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

Description	Governmental Activities	
	2024	2023
Construction in progress	\$ 5,771,585	\$ 4,848

The activity for the year consisted of additions to construction in progress of \$5,766,737.

General Fund Budgetary Highlights

Actual expenditures were less than budgeted expenditures primarily because legal fees and trustee fees were less than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In December 2023, the District issued \$3,550,000 Series 2023A-1 Special Assessment Revenue Bonds. The bonds were issued to finance a portion of the cost of the Phase 1 Project. The balance outstanding at September 30, 2024 was \$3,550,000.
- In December 2023, the District issued \$3,795,000 Series 2023A-2 Special Assessment Revenue Bonds. The bonds were issued to finance a portion of the cost of the Phase 1 Project. The balance outstanding at September 30, 2024 was \$3,795,000.

Economic Factors and Next Year's Budget

Parkland Community Development District's construction is ongoing; however, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Parkland Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Parkland Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Parkland Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 57,643
Due from developer	6,768
Total Current Assets	<u>64,411</u>
Non-current Assets	
Restricted Assets	
Investments	3,524,675
Capital Assets, not being depreciated	
Construction in progress	<u>5,771,585</u>
Total Non-current Assets	<u>9,296,260</u>
Total Assets	<u>9,360,671</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	39,386
Contracts/retainage payable	2,236,631
Due to developer	6,000
Unearned revenues	17,768
Bonds payable	40,000
Accrued interest	<u>190,581</u>
Total Current Liabilities	<u>2,530,366</u>
Non-current Liabilities	
Bonds payable	<u>7,305,000</u>
Total Liabilities	<u>9,835,366</u>
NET POSITION	
Restricted for debt service	17,635
Unrestricted	<u>(492,330)</u>
Total Net Position	<u>\$ (474,695)</u>

See accompanying notes to financial statements.

Parkland Community Development District
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues	Net (Expenses) Revenues and Changes in Net Position
		Operating Grants and Contributions	
Governmental Activities			
General government	\$ (85,159)	\$ 86,415	\$ 1,256
Interest and other charges	(665,238)	-	(665,238)
Total Governmental Activities	<u>\$ (750,397)</u>	<u>\$ 86,415</u>	<u>(663,982)</u>
General Revenues			
		Investment income	<u>211,132</u>
		Change in Net Position	(452,850)
		Net Position - October 1, 2023	(21,845)
		Net Position - September 30, 2024	<u>\$ (474,695)</u>

See accompanying notes to financial statements.

Parkland Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 57,643	\$ -	\$ -	\$ 57,643
Due from developer	6,768	-	-	6,768
Due from other funds	-	-	17,768	17,768
Restricted Assets				
Investments	-	758,585	2,766,090	3,524,675
Total Assets	<u>\$ 64,411</u>	<u>\$ 758,585</u>	<u>\$ 2,783,858</u>	<u>\$ 3,606,854</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 39,386	\$ -	\$ -	\$ 39,386
Contracts/retainage payable	-	-	2,236,631	2,236,631
Due to other funds	17,768	-	-	17,768
Unearned revenues	-	-	17,768	17,768
Due to developer	6,000	-	-	6,000
Total Liabilities	<u>63,154</u>	<u>-</u>	<u>2,254,399</u>	<u>2,317,553</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>4,172</u>	<u>-</u>	<u>-</u>	<u>4,172</u>
FUND BALANCES				
Restricted for debt service	-	758,585	-	758,585
Restricted for capital projects	-	-	529,459	529,459
Unassigned	(2,915)	-	-	(2,915)
Total Fund Balances	<u>(2,915)</u>	<u>758,585</u>	<u>529,459</u>	<u>1,285,129</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 64,411</u>	<u>\$ 758,585</u>	<u>\$ 2,783,858</u>	<u>\$ 3,606,854</u>

See accompanying notes to financial statements.

Parkland Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances \$ 1,285,129

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	5,771,585
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(7,345,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(190,581)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, but this amount is recognized as revenues when earned at the government-wide level.	4,172
Net Position of Governmental Activities	<u>\$ (474,695)</u>

See accompanying notes to financial statements.

Parkland Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Developer contributions	\$ 85,269	\$ -	\$ -	\$ 85,269
Investment income	-	29,438	181,694	211,132
Total Revenues	85,269	29,438	181,694	296,401
Expenditures				
Current				
General government	85,159	-	-	85,159
Capital outlay	-	-	5,766,737	5,766,737
Debt service				
Interest	-	167,712	-	167,712
Other	-	306,945	-	306,945
Total Expenditures	85,159	474,657	5,766,737	6,326,553
Revenues over/(under) expenditures	110	(445,219)	(5,585,043)	(6,030,152)
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	1,225,474	6,119,526	7,345,000
Transfers in	-	21,037	21,670	42,707
Transfers out	-	(21,670)	(21,037)	(42,707)
Total Other Financing Sources/(Uses)	-	1,224,841	6,120,159	7,345,000
Net change in fund balances	110	779,622	535,116	1,314,848
Fund Balances - October 1, 2023	(3,025)	(21,037)	(5,657)	(29,719)
Fund Balances - September 30, 2024	\$ (2,915)	\$ 758,585	\$ 529,459	\$ 1,285,129

See accompanying notes to financial statements.

Parkland Community Development District
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds \$ 1,314,848

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current year.

5,766,737

The issuance of long-term debt is recognized as an other financing source at the fund level, but increases long-term liabilities at the government-wide level.

(7,345,000)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.

(190,581)

Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenue is recognized when earned at the government-wide level. This is the amount of the current year change in unavailable revenues.

1,146

Change in Net Position of Governmental Activities

\$ (452,850)

See accompanying notes to financial statements.

Parkland Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Fiscal Year Ended September 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Developer contributions	<u>\$ 102,290</u>	<u>\$ 102,290</u>	<u>\$ 85,269</u>	<u>\$ (17,021)</u>
Expenditures				
Current				
General government	<u>102,290</u>	<u>102,290</u>	<u>85,159</u>	<u>17,131</u>
Net Change in Fund Balances	-	-	110	110
Fund Balances - October 1, 2023	<u>-</u>	<u>-</u>	<u>(3,025)</u>	<u>(3,025)</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,915)</u>	<u>\$ (2,915)</u>

See accompanying notes to financial statements.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 2, 2022, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 2022-12 of the Board of County Commissioners of Santa Rosa County, Florida, as a Community Development District. In February 2025, the Board of County Commissioners of Santa Rosa County, Florida, amended the District's boundaries via Ordinance 2025-04, increasing total area of the District by approximately 340 acres. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Parkland Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Parkland Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

c. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

d. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

e. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$52,607 and the carrying value was \$57,643. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligations Fund	31 days*	\$ 3,524,675

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. As of September 30, 2024, the District's investments in First American Government Obligations Fund were rated AAA by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. Of the District's total investments, 100% are invested in First American Government Obligations Fund.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

Governmental Activities:	<u>Balance October 1, 2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2024</u>
Capital assets, not being depreciated: Construction in progress	<u>\$ 4,848</u>	<u>\$ 5,766,737</u>	<u>\$ -</u>	<u>\$ 5,771,585</u>

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ -
Issuance of long-term debt	<u>7,345,000</u>
Long-term debt at September 30, 2024	<u><u>\$ 7,345,000</u></u>

District debt is comprised of the following at September 30, 2024:

Special Assessment Revenue Bonds

\$3,550,000 Series 2023A-1 Special Assessment Revenue Bonds due in annual principal installments beginning May 1, 2025, and maturing May 1, 2054. Interest at various rates between 6.00% - 6.45% is due each May and November beginning May 2024. Current portion is \$40,000.

\$ 3,550,000

\$3,795,000 Series 2023A-2 Special Assessment Revenue Bonds due in one principal installment on May 1, 2035. Interest at a fixed rate of 6.15% is due each May and November beginning May 2024.

\$ 3,795,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 40,000	\$ 457,395	\$ 497,395
2026	45,000	454,995	499,995
2027	50,000	452,295	502,295
2028	50,000	449,295	499,295
2029	55,000	446,295	501,295
2030-2034	325,000	2,178,975	2,503,975
2035-2039	4,230,000	1,134,705	5,364,705
2040-2044	595,000	749,985	1,344,985
2045-2049	825,000	530,513	1,355,513
2050-2054	1,130,000	227,685	1,357,685
Totals	<u>\$ 7,345,000</u>	<u>\$ 7,082,138</u>	<u>\$ 14,427,138</u>

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

The Series 2023A-1 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after May 1, 2034, at a price equal to the principal amount of the outstanding Series 2023A-1 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2023A-2 Bonds are not subject to redemption at the option of the District prior to maturity. The Series 2023 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture establishes certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolutions establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2023A-1 Reserve Account was funded from the proceeds of the Series 2023A-1 Bonds in an amount equal to the maximum annual debt service for the outstanding Series 2023A-1 Bonds. The requirement for the Series 2023A-1 Bonds can be reduced to fifty percent of the maximum annual debt service for the outstanding Series 2023A-1 Bonds if certain events occur as outlined in the Trust Indenture. The Series 2023A-2 Reserve Account was funded from the proceeds of the Series 2023A-2 Bonds in an amount equal to the maximum annual debt service for the outstanding Series 2023A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2023A-1	\$ 267,703	\$ 267,703
Special Assessment Revenue Bonds, Series 2023A-2	\$ 233,393	\$ 233,393

NOTE E – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District recognized \$86,415 in contributions from the Developer for the year ended September 30, 2024. Additionally, the District has a balance due to the Developer of \$6,000 and a balance due from the Developer of \$6,768 at September 30, 2024.

Parkland Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims since inception.

NOTE H – SUBSEQUENT EVENT

In May 2025, the District made prepayments of \$15,000 and \$10,000 on the Series 2023 A-1 and Series 2023 A-2 Special Assessment Revenue Bonds, respectively.

NOTE I – INTERFUND BALANCES

Interfund balances at September 30, 2024, consisted of the following:

Receivable Fund	Payable Fund	
	General Fund	
Capital Projects Fund	\$ 17,768	

Interfund balances between the Capital Projects Fund and the General Fund relates to monies collected in the General Fund on behalf of the Capital Projects Fund.

Interfund transfers for the year ended September 30, 2024, consisted of the following:

Transfers In	Transfers Out		
	Debt Service Fund	Capital Projects Fund	Total
Capital Projects Fund	\$ 21,670	\$ -	\$ 21,670
Debt Service Fund	-	21,037	21,037
Total	\$ 21,670	\$ 21,037	\$ 42,707

Transfers from the Debt Service Fund to the Capital Projects Fund are in accordance with the Trust Indenture. Transfers from the Capital Projects Fund to the Debt Service Fund relate to excess funds used to reimburse the Developer for issuance costs paid.



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Parkland Community Development District
Santa Rosa County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Parkland Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 12, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Parkland Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Parkland Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Parkland Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Parkland Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Parkland Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger Toombs Elam
Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 12, 2025



MANAGEMENT LETTER

To the Board of Supervisors
Parkland Community Development District
Santa Rosa County, Florida

Report on the Financial Statements

We have audited the financial statements of the Parkland Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated November 12, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated November 12, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. This is the initial audit of the District.

To the Board of Supervisors
Parkland Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Parkland Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Parkland Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Parkland Community Development District. It is management's responsibility to monitor the Parkland Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Parkland Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$38,276
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Phase 1 Project - \$7,345,000
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

To the Board of Supervisors
Parkland Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Parkland Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: N/A
- 2) Total special assessments collected was: N/A
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: The bonds outstanding are \$3,550,000 Series 2023A-1 due May 2054 at various interest rates between 6.00% - 6.45%, and \$3,795,000 Series 2023A-2 due May 2035 at an interest rate of 6.15%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or are likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger Toombs Elam
Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 12, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950
772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Parkland Community Development District
Santa Rosa County, Florida

We have examined Parkland Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Parkland Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Parkland Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Parkland Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Parkland Community Development District's compliance with the specified requirements.

In our opinion, Parkland Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 12, 2025

Fort Pierce / Stuart

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Private Companies practice Section

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PARKLAND
COMMUNITY DEVELOPMENT DISTRICT

6A

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2024;

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

1. The Audited Annual Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 8th day of January, 2026.

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PARKLAND COMMUNITY DEVELOPMENT DISTRICT RELATING
TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30,
2026; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on August 5, 2025, pursuant to Resolution 2025-07, the Board of Supervisors (hereinafter referred to as the “Board”) of the Parkland Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2025/2026; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2025/2026 budget.

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

Section 1. The Fiscal Year 2025/2026 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2026 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 8th day of January, 2026.

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

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

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Landowner contribution	\$ 476,035	\$ (251,695)	\$ 224,340
Total revenues	<u>476,035</u>	<u>(251,695)</u>	<u>224,340</u>
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	48,000	-	48,000
Debt service fund accounting ¹	5,500	(5,500)	-
Legal	25,000	(5,000)	20,000
Engineering	20,000	(5,000)	15,000
Audit	5,500	-	5,500
Arbitrage rebate calculation	1,000	(500)	500
Dissemination agent			
Dissemination agent 2023A-1 and A-2	1,000	-	1,000
Dissemination agent 2026	1,000	(1,000)	-
Trustee			
Trustee 2023A-1 and A-2	5,500	-	5,500
Trustee 2026	5,500	(5,500)	-
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,750	-	1,750
Annual special district fee	175	-	175
Insurance	6,760	-	6,760
Contingencies/bank charges	1,750	-	1,750
Website hosting & maintenance	705	-	705
ADA compliance	210	-	210
Total professional & administrative	<u>130,550</u>	<u>(22,500)</u>	<u>108,050</u>

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

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
Field operations			
Field operations management	15,000	(12,500)	2,500
Entry monument features			
Electricity	5,000	(4,280)	720
Pressure washing, painting, maint.	2,500	(500)	2,000
Landscape maintenance			
Maintenance contract	134,165	(83,165)	51,000
Plant replacement	7,500	32,300	39,800
Irrigation repairs	5,000	(3,800)	1,200
Irrigation water	20,000	(20,000)	-
Arbor care	15,000	(15,000)	-
Streetlights	7,320	-	7,320
Parks (pocket parks and trails)			
Repairs and maintenance	1,000	-	1,000
Amenity complex			
Management contract	50,000	(50,000)	-
Pool maintenance contract	15,000	(15,000)	-
Repairs/maintenance	10,000	(10,000)	-
Electricity	7,500	(6,000)	1,500
Insurance	10,000	(8,500)	1,500
Phone/cable/ internet	3,000	(2,625)	375
Water/sewer/ propane	2,500	(2,125)	375
Janitorial	15,000	(15,000)	-
Security amenity center	2,500	(2,500)	-
Pest control	1,500	(1,500)	-
Permits/ licenses	1,000	-	1,000
Supplies	5,000	-	5,000
Contingencies	10,000	(9,000)	1,000
Total field operations	<u>345,485</u>	<u>(229,195)</u>	<u>116,290</u>
Total expenditures	<u>476,035</u>		<u>224,340</u>
Net increase/(decrease) of fund balance	-	-	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Landowner contribution per unit

# of units with debt	170
Total # of anticipated units	837
P&A per unit over all anticipated units	\$129.09
Field ops per units with debt	\$684.06
Total P&A and Field Ops per unit	\$813.15

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,473	\$ -	\$ -	\$ 5,473
Investments				
Revenue A1/A2	-	160,975	-	160,975
Reserve A1	-	269,409	-	269,409
Reserve A2	-	234,880	-	234,880
Prepayment A1	-	5,932	-	5,932
Prepayment A2	-	4,731	-	4,731
Construction	-	-	4,207	4,207
Utility Deposit	370	-	-	370
Due from Landowner	7,846	133,851	4,807	146,504
Total assets	<u>\$ 13,689</u>	<u>\$ 809,778</u>	<u>\$ 9,014</u>	<u>\$ 832,481</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 8,052	\$ -	\$ -	\$ 8,052
Contracts payable	-	-	6,477	6,477
Retainage payable	-	-	480,960	480,960
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>14,052</u>	<u>-</u>	<u>487,437</u>	<u>501,489</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	7,806	133,851	4,807	146,464
Unearned revenue	-	-	17,768	17,768
Total deferred inflows of resources	<u>7,806</u>	<u>133,851</u>	<u>22,575</u>	<u>164,232</u>
Fund balances:				
Restricted				
Debt service	-	675,927	-	675,927
Capital projects	-	-	(500,998)	(500,998)
Unassigned	(8,169)	-	-	(8,169)
Total fund balances	<u>(8,169)</u>	<u>675,927</u>	<u>(500,998)</u>	<u>166,760</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 13,689</u>	<u>\$ 943,629</u>	<u>\$ 9,014</u>	<u>\$ 832,481</u>
Total liabilities and fund balances	<u>\$ 13,689</u>	<u>\$ 809,778</u>	<u>\$ 9,014</u>	<u>\$ 832,481</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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 10,305	\$ 10,305	\$ 224,340	5%
Total revenues	<u>10,305</u>	<u>10,305</u>	<u>224,340</u>	<u>5%</u>
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	-	-	20,000	0%
Engineering	3,241	3,241	15,000	22%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent				
Series 2023A-1 & A-2	83	167	1,000	17%
Trustee				
Series 2023A-1 & A-2	-	-	5,500	0%
Telephone	17	33	200	17%
Postage	-	-	500	0%
Printing & binding	42	83	500	17%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,898	6,760	87%
Contingencies	91	181	1,750	10%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	145	210	69%
Total professional & administrative	<u>7,474</u>	<u>18,628</u>	<u>108,050</u>	<u>17%</u>
Field operations				
Field operations management	-	-	2,500	0%
Entry monument features				
Electricity	-	-	720	0%
Pressure washing, painting, maint.	-	-	2,000	0%
Landscape maintenance				
Maintenance contract	-	-	51,000	0%
Plant replacement	-	-	39,800	0%
Irrigation repairs	-	-	1,200	0%
Streetlights	53	53	7,320	1%
Parks (pocket parks and trails)				
Repairs and maintenance	-	-	1,000	0%
Amenity complex				
Electricity	-	-	1,500	0%
Insurance	-	-	1,500	0%
Phone/cable/ internet	-	-	375	0%
Water/sewer/ propane	-	-	375	0%

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

	Current Month	Year to Date	Budget	% of Budget
Permits/ licenses	-	-	1,000	0%
Supplies	-	-	5,000	0%
Contingencies	-	-	1,000	0%
Total field operations	53	53	116,290	0%
Total expenditures	7,527	18,681	224,340	8%
Excess/(deficiency) of revenues over/(under) expenditures	2,778	(8,376)	-	-
Fund balances - beginning	(10,947)	207	-	-
Fund balances - ending	\$ (8,169)	\$ (8,169)	\$ -	-

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll Series 2023A-1	\$ 133,851	\$ 133,851	\$ 267,702	50%
Special assessment: off-roll Series 2023A-2	-	-	233,393	0%
Interest	2,114	4,162	-	N/A
Total revenues	135,965	138,013	501,095	28%
EXPENDITURES				
Principal - Series 2023A-1	-	-	45,000	0%
Interest - Series 2023A-1	110,351	110,351	221,603	50%
Interest - Series 2023A-2	116,389	116,389	233,393	50%
Total expenditures	226,740	226,740	499,996	
Excess/(deficiency) of revenues over/(under) expenditures	(90,775)	(88,727)	1,099	
Fund balances - beginning	766,702	764,654	776,433	
Fund balances - ending	\$ 675,927	\$ 675,927	\$ 777,532	

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

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 1,737	\$ 464,508
Interest	50	109
Total revenues	<u>1,787</u>	<u>464,617</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,787	464,617
Fund balances - beginning	(502,785)	(965,615)
Fund balances - ending	<u>\$ (500,998)</u>	<u>\$ (500,998)</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 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.

Present:

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

Also present:

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Conti called the meeting to order at 10:05 a.m., Central Time.

Supervisors Willard, Dubose, Nicholas and Patterson were present. Supervisor McGee was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **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

39 **September 30, 2026; Authorizing Budget Amendments; and Providing an**
40 **Effective Date**

41 Mr. Conti presented Resolution 2025-07. He reviewed the proposed Fiscal Year 2026
42 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
43 budget, and explained the reasons for any changes. This is a Landowner-contribution budget,
44 with expenses being funded as they are incurred.

45 Ms. Cerbone stated Staff anticipates that the General Fund will move to on-roll
46 assessments in Fiscal Year 2027 and debt payments will move from off-roll to on-roll as well and
47 appear on the property tax bills.

48 Discussion ensued regarding potential field operations management companies, the
49 Florida Power & Light (FPL) Agreement, streetlight costs, when certain vertical assets will come
50 online, when certain elements will be conveyed, advertising a Request for Proposals (RFP) for a
51 landscape contractor, the kiosk, the mailbox section, the entry monument, property insurance
52 and circulating a monthly email to various key individuals regarding asset status.

53 In response to Ms. Cerbone's question, Mr. Willard stated that he, Mr. Fitzpatrick and
54 Michael Broker will coordinate with her to prepare a checklist of individuals to receive monthly
55 emails and circulate it in November.

56 Ms. Cerbone will work with Mr. Willard and Developer's Counsel to secure insurance for
57 the CDD and will email two field operations management companies to request proposals for
58 the CDD and HOA and copy Mr. Willard, Mr. Fitzpatrick and Michael Broker.

59 Mr. Magee will prepare the conveyance documents for when the time comes to convey
60 sections from the Developer to the CDD.

61 **On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the**
62 **public hearing was opened.**

63

64

65 No affected property owners or members of the public spoke.

66 **On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**
67 **the public hearing was closed.**

68

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, 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, was adopted.

Consideration of Fiscal Year 2026 Budget Funding Agreement

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Conti presented the Fiscal Year 2026 Budget Funding Agreement between the CDD and Garden Street Communities Southeast, LLC.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

FOURTH ORDER OF BUSINESS

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

100 B. Consideration of Resolution 2025-08, Expressing its Intent to Utilize the Uniform
101 Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which
102 May Be Levied by Parkland Community Development District in Accordance with
103 Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an
104 Effective Date

105 Mr. Conti presented Resolution 2025-08. This is being presented because of the
106 boundary amendment and for assessments to be collected on roll by the Tax Collector.

107 On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,
108 the public hearing was opened.

109

110

111 No affected property owners or members of the public spoke.

112 On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the
113 public hearing was closed.

114

115 On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,
116 Resolution 2025-08, Expressing its Intent to Utilize the Uniform Method of
117 Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be
118 Levied by Parkland Community Development District in Accordance with
119 Section 197.3632, Florida Statutes; Providing a Severability Clause; and
120 Providing an Effective Date, was adopted.

121

122

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Funding Agreement

126 This item was presented following the Fourth Order of Business.

127

SIXTH ORDER OF BUSINESS

**Discussion: Amendment and Restatement
of the Master Engineer's Report and
Master Special Assessment Methodology
Report re: Boundary Amendment**

133 • Time Target

134 Ms. Cerbone stated, with the completion of the boundary amendment, it is evident that
135 an anticipated expansion of the CDD was not recognized in the original Engineer's Report and
136 Assessment Methodology Report; therefore, Staff will need to present amended and restated
137 reports at an upcoming meeting so that CDD will be able to levy debt over the additional area.
138 She suggested including the amended and restated reports in either the October or November
139 agendas. She will follow up with Developer's Counsel.

140 Discussion ensued regarding whether there will be an additional boundary amendment,
141 the amended and restated Engineer's and Assessment Methodology Reports, the need to set a

142 public hearing to for the debt levy of the additional area, the CDD not exceeding maximum debt
143 levels and a potential additional bond issue to complete the project.

144 Ms. Cerbone will follow up with the Developer regarding infrastructure construction
145 plans and email Mr. Magee and Mr. Fitzpatrick regarding a color-coded map for the HOA and the
146 CDD.

147

148 **SEVENTH ORDER OF BUSINESS** **Consideration of FPL Lighting Agreement**
149 **[Installed on CDD Property]**

150
151 Mr. Conti presented the FPL Lighting Agreement related to the 12 fixtures that were
152 installed; the cost is \$6.02 per month.

153 Discussion ensued regarding the monthly fee, the electric budget for the entry
154 monument being separate from that of the amenity, the lights not having meters and
155 transferring the electrical billing from the Developer's name to the CDD.

156 **On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**
157 **the FPL Lighting Agreement, subject to final clarification of the monthly**
158 **amount, was approved.**

159
160

161 **EIGHTH ORDER OF BUSINESS** **Consideration of Goals and Objectives**
162 **Reporting FY2026 [HB7013 - Special**
163 **Districts Performance Measures and**
164 **Standards Reporting]**

165
166 Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance
167 Measures and Standards. Management anticipates receiving a copy of the completed
168 inspection by September 30, 2025, from the District Engineer, for posting by December 1, 2025.
169 He noted that it will be necessary to authorize the Chair to approve the findings related to the
170 2025 Goals and Objectives.

171 • **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives**
172 **Reporting**

173 **On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the**
174 **Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and**

- Hard Copy Agendas vs Tablets
- NEXT MEETING DATE: September 2, 2025 at 10:00 AM (Central Time)
 - QUORUM CHECK

Discussion ensued regarding the next meeting date.

The next meeting will be held on October 7, 2025.

215

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

217

There were no Board Members' comments or requests.

219

THIRTEENTH ORDER OF BUSINESS

Public Comments

221

No members of the public spoke.

223

FOURTEENTH ORDER OF BUSINESS

Adjournment

225

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the meeting adjourned at 11:00 a.m., Central Time.

228

229

230

231

232

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

234

235

236

237 Secretary/Assistant Secretary

Chair/Vice Chair

PARKLAND
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
November 4, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
December 2, 2025 CANCELED	Regular Meeting	10:00 AM (Central Time)
January 6, 2026 <i>rescheduled to January 8, 2026</i>	Regular Meeting	10:00 AM (Central Time)
January 8, 2026	Regular Meeting	10:00 AM (Central Time)
February 3, 2026	Regular Meeting	10:00 AM (Central Time)
March 3, 2026	Regular Meeting	10:00 AM (Central Time)
April 7, 2026	Regular Meeting	10:00 AM (Central Time)
May 5, 2026	Regular Meeting	10:00 AM (Central Time)
June 2, 2026	Regular Meeting	10:00 AM (Central Time)
July 7, 2026	Regular Meeting	10:00 AM (Central Time)
August 4, 2026	Regular Meeting	10:00 AM (Central Time)
September 1, 2026	Regular Meeting	10:00 AM (Central Time)