



Parker Road CDD

Adopted Fiscal Year 2026 Annual Operations & Maintenance Budget

	Adopted FY 2026 Budget
<u>Revenues</u>	
Maintenance Assessments	\$ 1,889,951.69
Other Income & Other Financing Sources	
Keys	721.00
Rental	12,537.70
Membership	2,100.00
Violation	-
Net Revenues	\$ 1,905,310.39

<u>General & Administrative Expenses</u>	
Supervisor Fees	\$ 3,600.00
Trustee Services	8,300.00
Public Official Insurance	3,655.00
District Management	31,500.00
Engineering	1,000.00
Disclosure Agent	10,000.00
Property Appraiser	75.00
District Counsel	10,000.00
Assessment Administration	12,500.00
Reamortization Schedules	500.00
Audit	5,600.00
Arbitrage Calculation	1,200.00
Tax Document Preparation Fee	84.00
Legal Advertising	2,500.00
Miscellaneous office (travel, phone, postage, etc)	2,000.00
Bank fees	4,000.00
Storage	3,347.52
Contingency- Incl Hurricane cleanup	176,000.00
Web Site Maintenance	2,880.00
Dues, Licenses, and Fees	475.00
General Insurance	4,835.00
Crime Insurance	500.00
Reserve	235,000.00
Total General & Administrative Expenses	\$ 519,551.52

<u>Field Expense</u>	
Field Management	\$ 16,686.00
Security	10,000.00
Security System	12,000.00
Electric - Street Lights/ private lighting	14,000.00
Water Reclaimed	22,500.00
Conservation Area Maintenance	26,880.00
General Repair & Maintenance	30,900.00
Irrigation Repairs	40,000.00
Landscape Maintenance & Material	454,555.00
Landscape Maintenance Phase 1	138,680.00
Landscape Maintenance Phase 2	33,625.00
Landscape Maintenance Phase 3	44,845.00
Landscape Maintenance Phase 4	95,820.00
Landscape Maintenance Connector Rd Large Pond	18,655.00
Landscape Maintenance Phase 5A East and West and 5B	67,930.00



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Additional Landscaping	55,000.00
Landscape Improvements	50,000.00
Maintenance Person	70,592.40
Mulch	45,000.00
RPB Maintenance	60,000.00
Pressure Clean Curbs and Walks	60,000.00
Special Landscape Maintenance/Treatment	-
Stormwater Reporting	2,000.00
Total Field Expenses	\$ 915,113.40

Amenity Expenses

Lifestyle Programming	\$ 32,550.00
Amenity Administrative Assistant (Lifestyle Coordinator)	62,452.50
Amenity - Dumpster	2,600.00
Amenity - Telephone	-
Amenity - Cable & Telephone	6,000.00
Amenity - Insurance	36,563.00
Amenity - Dues & License	125.00
Amenity - Landscape Maintenance	52,762.00
Amenity - Pool Maintenance	22,200.00
Amenity - Pool Preventative Maintenance	12,000.00
Amenity - Gates/ Control Access	5,500.00
Amenity - Janitorial	5,500.00
Amenity - Maintenance	25,000.00
Amenity - Electric	35,000.00
Amenity - Gas (Pool Heating)	30,000.00
Amenity - Reclaimed Water	27,000.00
Amenity - Manager	90,350.00
Amenity - Pool Furniture Replacement	-
Amenity - Fitness Facility - Maintenance	12,000.00
Amenity - Tennis Courts/Basketball Court/Pickleball Courts	5,000.00
Amenity - Pest Control	3,024.00
Leland - Office (OT, Laptops, Office Equipment)	-
Lifestyle Capital	6,571.25
Employee Holiday Bonus	1,500.00
Employee Recognition Luncheons (4x Annually)	600.00
Utility Cart	500.00
Total Amenity Expenses	\$ 486,397.75

Total Expenses \$ 1,921,062.67

Other Income (Expense)

Interest Income	\$ 15,752.28
Total Other Income (Expense)	\$ 15,752.28

Net Income (Loss) \$ (0.00)



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Budget Item Description

Revenues:

Maintenance Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Other Income & Other Financing Sources

Revenue received from sale of keycards, and amenity rental as well as memberships.

General & Administrative Expenditures:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.



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Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Document Preparation Fee

Annual 1099 processing is required to be electronically filed. These are the fee association with the electronic filing.

Miscellaneous -Office/Admin

Other administrative and grounds expenses incurred throughout the year. Specifically, bank fees, checks, postage and printing.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District

Storage

Storage rental for amenity and maintenance items.



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Contingency

Other expenses incurred throughout the year.

Web Site Maintenance

Web site maintenance fee for the district website.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

General Insurance

General liability insurance.

Crime Insurance

Insurance for crime committed on CDD property.

Reserve

Funds set aside for extraordinary expenses not otherwise budgeted for.

Field Expenditures:

Field Management

Leland Management Fee.

Security

Security measures for the District.

Electric-Street Lights/Irrigation

Electricity for Street Lights and Irrigation System as well as water used for irrigation

Water Reclaimed

Water used for irrigation

Conservation Area Maintenance

Maintenance of conservation area.



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General Repair & Maintenance

Repair & maintenance of District equipment, plant, or property.

Irrigation Repairs

Inspection and repair of irrigation system.

Landscape Maintenance & Material

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Additional Landscaping

Additional landscaping services needed.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.

Maintenance Person

On site maintenance person to maintain the grounds.

Mulch

Mulch or Straw for the common areas of the District. (excludes Amenity)

RPB Maintenance

Maintenance of the retention pond bank.

Pressure Clean Curbs and Walks

Pressure wash of the common areas of the District.

Special Landscape Maintenance/Treatment

Treatments throughout the year including tree spraying or pest control.

Stormwater Reporting

Report required every five years from licensed engineer.

Amenity Expenses:

Lifestyle Programming



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Community Events and activities.

Lifestyle Coordinator

Fees for onsite personnel including lifestyles coordinator, maintenance person, and lifeguards.

Amenity - Dumpster

Waste pickup services.

Amenity – Cable & Telephone

Typically used for Wi-Fi connection needed for cameras on District property.

Amenity - Insurance

Insurance to protect property and cover casualty.

Amenity - Dues & License

The District is required to pay an annual fee for a pool permit.

Amenity - Landscape Maintenance

Landscape maintenance of the amenity center grounds.

Amenity - Pool Maintenance

Swimming pool requires cleaning and maintenance.

Amenity – Pool Preventative Maintenance

Maintenance to address normal wear and tear.

Amenity - Gates/Control Access

Cost to maintain the Gates.

Amenity - Janitorial

Janitorial services and supplies for the clubhouse or amenity center.

Amenity - Maintenance

Repairs and maintenance to facility within the District.

Amenity - Electric

The clubhouse requires electricity and running water to operate effectively.



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Amenity – Gas (Pool Heating)

Gas for amenity center.

Amenity – Reclaimed Water

Water used for irrigation of amenity property.

Amenity - Manager

Fees for onsite Amenity manager contracted with Leland.

Amenity – Pool Furniture Replacement & Refurbishment

Replacement and refurbishments of pool furniture.

Amenity - Mulch

Replacement of mulch.

Amenity - Fitness Facility Maintenance

Maintenance of fitness equipment in the amenity center.

Amenity - Tennis Courts (2) and Basketball Court (1)

Maintenance of tennis courts and basketball courts owned by District.

Amenity - Pest Control

Pest control services.

Lifestyle Capital

Funds used to replace long term use items within the amenity center.

Employee Holiday Bonus

Bonus paid to onsite staff.

Employee Recognition Luncheons (4x Annually)

Luncheons for employee recognition.

Utility Cart

Maintenance of utility cart to use for the onsite staff.



Parker Road CDD Fiscal Year 2026

Other Income:

Interest Income

Interest earned on Money Market account.



Parker Road CDD
Adopted Debt Service Fund Budget
Series 2007A & 2020A Special Assessment Bonds FY 2026

<u>Description</u>	<u>Adopted FY 2026 Budget</u>
<u>Revenues:</u>	
Assessments	\$1,487,989
Total Revenues	<u>\$1,487,989</u>
<u>Expenditures:</u>	
Series 2007A - Interest 11/1/25	\$141,820
Series 2007A - Interest 5/1/26	\$141,820
Series 2007A - Principal 5/1/26	\$275,000
Series 2020A - Interest 11/1/25	\$188,065
Series 2020A - Interest 5/1/26	\$188,065
Series 2020A - Principal 5/1/26	\$235,000
Total Expenditures	<u>\$1,169,770</u>
Excess Revenues / (Expenditures)	<u>\$318,219</u>
Series 2007A - Interest 11/1/26	\$134,120.00
Series 2020A - Interest 11/1/26	\$184,099.38
	\$318,219.38