



Parker Road CDD
Approved Proposed Fiscal Year 2026 Annual Operations &
Maintenance Budget

	Actual thru 4/30/25	FY 2025 Anticipated May-Sept	Anticipated FY 2025 Total	Adopted FY 2025 Budget	Approved Proposed FY 2026 Budget
Revenues					
Maintenance Assesments	\$ 1,582,402.28	\$ 140,588.90	\$ 1,722,991.18	\$ 1,722,991.18	\$ 1,890,917.69
Other Income & Other Financing Sources					
Keys	400.00	-	400.00	-	560.00
Rental	8,380.50	-	8,380.50	-	11,732.70
Membership	1,500.00	-	1,500.00	-	2,100.00
Net Revenues	\$ 1,592,682.78	\$ 140,588.90	\$ 1,733,271.68	\$ 1,722,991.18	\$ 1,905,310.39

General & Administrative Expenses

Supervisor Fees	\$ 1,400.00	\$ 1,800.00	\$ 3,200.00	\$ 4,000.00	\$ 3,600.00
Trustee Services	7,758.01	241.99	8,000.00	8,000.00	8,300.00
Public Official Insurance	3,249.00	-	3,249.00	3,339.60	3,655.00
District Management	15,000.00	15,000.00	30,000.00	30,000.00	31,500.00
Engineering	-	-	-	1,000.00	1,000.00
Disclosure Agent	7,500.00	2,500.00	10,000.00	10,000.00	10,000.00
Property Appraiser	-	75.00	75.00	75.00	75.00
District Counsel	5,798.00	1,702.00	7,500.00	7,500.00	10,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	-	500.00	500.00	500.00	500.00
Audit	5,400.00	-	5,400.00	5,400.00	5,600.00
Arbitrage Calculation	600.00	600.00	1,200.00	1,200.00	1,200.00
Tax Document Preparation Fee	-	-	-	-	84.00
Legal Advertising	821.80	1,678.20	2,500.00	2,500.00	2,500.00
Miscellaneous office (travel, phone, postage, etc)	4,523.19	-	4,523.19	3,000.00	2,000.00
Storage	-	-	-	-	3,347.52
Contingency- Incl Hurricane cleanup	7,121.25	10,000.00	17,121.25	200,000.00	180,000.00
Web Site Maintenance	1,615.00	1,475.00	3,090.00	3,520.00	2,880.00
Dues, Licenses, and Fees	361.00	-	361.00	475.00	475.00
General Insurance	4,298.00	-	4,298.00	4,420.00	4,835.00
Crime Insurance	-	-	-	-	500.00
Reserve	77,780.56	137,219.44	215,000.00	215,000.00	235,000.00
Total General & Administrative Expenses	\$ 155,725.81	\$ 172,791.63	\$ 328,517.44	\$ 512,429.60	\$ 519,551.52

Field Expense

Field Management	\$ 9,450.00	\$ 6,750.00	\$ 16,200.00	\$ 25,650.00	\$ 16,686.00
Security	-	4,166.67	4,166.67	10,000.00	10,000.00
Security System	-	-	-	-	12,000.00
Electric - Street Lights/ private lighting	5,465.00	3,903.57	9,368.57	19,000.00	14,000.00
Water Reclaimed	7,528.85	5,377.75	12,906.60	27,500.00	22,500.00
Conservation Area Maintenance	6,580.00	4,700.00	11,280.00	31,000.00	26,880.00
General Repair & Maintenance	8,722.33	6,230.24	14,952.57	30,000.00	30,900.00
Irrigation Repairs	21,658.80	15,470.57	37,129.37	33,328.70	40,000.00
Landscape Maintenance & Material	234,445.44	175,653.60	410,099.04	410,099.04	454,555.00
Landscape Maintenance Phase 1				138,020.00	138,680.00
Landscape Maintenance Phase 2				31,930.00	33,625.00
Landscape Maintenance Phase 3				54,790.00	44,845.00
Landscape Maintenance Phase 4				73,330.00	95,820.00
Landscape Maintenance Connector Rd Large Pond				31,930.00	18,655.00
Landscape Maintenance Phase 5A East and West and 5B				80,099.04	67,930.00
Additional Landscaping				-	55,000.00
Landscape Improvements	6,285.50	23,714.50	30,000.00	30,000.00	50,000.00
Maintenance Person	41,985.97	27,950.00	69,935.97	67,047.49	70,592.40



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Mulch	-	40,000.00	40,000.00	40,000.00	45,000.00
RPB Maintenance	-	-	-	-	60,000.00
Pressure Clean Curbs and Walks	2,400.00	22,600.00	25,000.00	25,000.00	60,000.00
Special Landscape Maintenance/Treatment	12,000.00	8,000.00	20,000.00	20,000.00	-
Stormwater Reporting	-	-	-	-	2,000.00
Total Field Expenses	\$ 356,521.89	\$ 344,516.90	\$ 701,038.79	\$ 768,625.23	\$ 915,113.40

Amenity Expenses

Lifestyle Programming	\$ 23,528.83	\$ 7,471.17	\$ 31,000.00	\$ 31,000.00	\$ 32,550.00
Amenity Administrative Assistant (Lifestyle Coordinator)	36,809.89	32,250.00	69,059.89	69,430.00	62,452.50
Amenity - Dumpster	1,231.36	879.54	2,110.90	2,500.00	2,600.00
Amenity - Telephone	1,188.47	848.91	2,037.38	2,000.00	-
Amenity - Cable & Telephone	1,702.28	1,215.91	2,918.19	3,000.00	6,000.00
Amenity - Insurance	32,345.00	-	32,345.00	34,682.00	36,563.00
Amenity - Dues & License	-	125.00	125.00	125.00	125.00
Amenity - Landscape Maintenance	27,865.81	19,904.15	47,769.96	47,769.96	52,762.00
Amenity - Pool Maintenance	13,351.75	9,000.00	22,351.75	28,000.00	22,200.00
Amenity - Pool Preventative Maintenance	-	-	-	-	12,000.00
Amenity - Gates/ Control Access	3,352.27	1,064.25	4,416.52	4,000.00	5,500.00
Amenity - Janitorial	1,171.56	836.83	2,008.39	5,000.00	5,500.00
Amenity - Maintenance	18,045.29	12,889.49	30,934.78	23,000.00	25,000.00
Amenity - Electric	14,067.00	10,047.86	24,114.86	35,000.00	35,000.00
Amenity - Gas (Pool Heating)	11,117.78	7,941.27	19,059.05	30,000.00	30,000.00
Amenity - Reclaimed Water	8,125.78	5,804.13	13,929.91	35,000.00	27,000.00
Amenity - Manager	30,996.42	37,868.97	68,865.39	68,865.39	90,350.00
Amenity - Pool Furniture Replacement	175.00	-	175.00	-	-
Amenity - Fitness Facility - Maintenance	5,970.38	4,029.62	10,000.00	10,000.00	12,000.00
Amenity - Tennis Courts/Basketball Court/Pickleball Courts	1,169.84	745.00	1,914.84	5,000.00	5,000.00
Amenity - Pest Control	1,578.00	1,260.00	2,838.00	3,024.00	3,024.00
Leland - Office (OT, Laptops, Office Equipment)	2,506.65	-	2,506.65	2,940.00	-
Lifestyle Capital	4,316.49	3,683.51	8,000.00	-	6,571.25
Employee Holiday Bonus	-	-	-	-	1,500.00
Employee Recognition Luncheons (4x Annually)	-	-	-	-	600.00
Utility Cart	-	-	-	-	500.00
Total Amenity Expenses	\$ 240,615.85	\$ 169,465.61	\$ 410,081.46	\$ 451,936.35	\$ 486,397.75

Total Expenses \$ 752,863.55 \$ 686,774.14 \$ 1,439,637.69 \$ 1,732,991.18 \$ 1,921,062.67

Other Income (Expense)

Interest Income	\$ 23,331.06	\$ 16,665.04	\$ 39,996.10	\$ 10,000.00	\$ 15,752.28
Total Other Income (Expense)	\$ 23,331.06	\$ 16,665.04	\$ 39,996.10	\$ 10,000.00	\$ 15,752.28

Net Income (Loss) \$ 863,150.29 \$ (529,520.20) \$ 333,630.09 \$ - \$ (0.00)

Increase/(Decrease) \$167,926.51
9.75%

Current Year Proposed	Total Lots	999	Net	\$1,892.81
			Gross	\$2,013.63
Prior Year Adopted	Total Lots	999	Net	\$1,724.72
			Gross	\$1,834.80