

PARKER POINTE

**COMMUNITY DEVELOPMENT
DISTRICT**

March 21, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Parker Pointe 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

March 14, 2025

Board of Supervisors
Parker Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Parker Pointe Community Development District will hold a Regular Meeting on March 21, 2025 at 12:00 p.m., or as soon thereafter as the matter may be heard, at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Luis Carcamo (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Acceptance of Resignation of Michael Caputo [Seat 1]
5. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2028*
 - Administration of Oath of Office
6. Acceptance of Resignation of Justin Frye [Seat 4]
7. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office
8. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

ATTENDEES:

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

9. Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
10. Ratification of SK Parker Pointe, LLC Fiscal Year 2024/2025 Budget Funding Agreement
11. Acceptance of Unaudited Financial Statements as of January 31, 2025
12. Approval of August 16, 2024 Public Hearings and Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Alvarez Engineers, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 18, 2025 at 12:00 PM

- QUORUM CHECK

SEAT 1		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	LUIS CARCAMO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DEBBIE LEONARD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	WILLIAM FIFE	☐ IN PERSON	☐ PHONE	☐ NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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01/21/2025

To: CDD Board of Supervisors

Dear Board of Supervisors,

I, Michael Caputo, submit my resignation from the following CDD boards effective 01/24/2025.

- Stellar North CDD
- Parker Pointe CDD
- Antillia CDD
- Reflection Bay CDD
- Malabar Springs CDD
- Waterside CDD
- Verano 2 CDD
- Verano Center CDD

Sincerely,



Michael Caputo

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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Justin K. Frye
1551 N. Flagler Drive
Unit No. 1414
West Palm Beach, FL 33401
410.980.7092

January 7, 2025

Kolter Land Partners
Jeremy Camp
14025 Riveredge Dr #175
Tampa, Florida 33637

Dear Jeremy,

Please consider this letter my resignation from my position as Senior Land Development Manager for Koler Land, effective two weeks from today's date. Please also consider this letter a resignation from any Community Development District, Home Owner's Association or related Boards.

While it has been a great experience working with Kolter, I have decided to accept another offer. Therefore, my last day will be January 21st. I am happy to offer my assistance in any way possible to make a smooth transition.

Sincerely,



Justin K. Frye

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER
POINTE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, the Parker Pointe Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors desires to elect and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective March 21, 2025:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of March 21, 2025:

<u>Michael Caputo</u>	<u>Assistant Secretary</u>
<u>Justin Frye</u>	<u>Assistant Secretary</u>
<u>Daniel Rom</u>	<u>Assistant Secretary</u>
<u>Kristen Thomas</u>	<u>Assistant Secretary</u>

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Andrew Kantarzi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 21st day of March, 2025.

ATTEST:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Parker Pointe Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____, 2025

HOUR: 12:00 p.m.

LOCATION: Office Park at California Club
1031 Ives Dairy Road, Suite 228
Miami, Florida 33179

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

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

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

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

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

PASSED AND ADOPTED THIS 21ST DAY OF MARCH, 2025.

ATTEST:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 398,221
Allowable discounts (4%)	-				(15,929)
Assessment levy: on-roll - net	-	-	-	-	382,292
Landowner contribution	322,340	60,330	273,897	334,227	-
Total revenues	322,340	60,330	273,897	334,227	382,292
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	16,000	32,000	48,000	48,000
Legal	25,000	922	24,078	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	4,300	3,800	500	4,300	4,300
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	1,000	333	667	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
EMMA software service	2,500	2,500	-	2,500	2,500
Telephone	200	67	133	200	200
Postage	500	45	455	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	-	6,500	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	10,172	-	10,172	6,500
Contingencies/bank charges	750	337	413	750	1,500
Tax Collector	-	-	-	-	3,982
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	18	192	210	210
Total professional & administrative	104,340	36,216	73,771	109,987	110,072
Field operations					
Field operations management	-	-	-	-	18,720
Field operations accounting	-	-	-	-	2,500
Landscape maintenance	58,000	14,286	43,714	58,000	58,000
Electricity	-	-	-	-	10,000
Property insurance	-	-	-	-	35,000
Amenity center					
Porter services	-	-	-	-	6,000
Electricity	-	-	-	-	15,000
Internet	-	-	-	-	2,000
Landscape maintenance	-	-	-	-	5,000
Pool maintenance	-	-	-	-	10,000
Streetlighting	60,000	9,150	50,850	60,000	60,000
Misc. field operations	-	-	-	-	50,000
Misc. amenity	100,000	-	100,000	100,000	-
Unbudgeted onsite management	-	6,240	-	6,240	-
Total field operations	218,000	29,676	194,564	224,240	272,220
Total expenditures	322,340	65,892	268,335	334,227	382,292

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,562)	5,562	-	-
Fund balance - beginning (unaudited)	-	-	(5,562)	-	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(5,562)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (5,562)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
EMMA software service	2,500
DTS Agreement for quarterly disclosure requirements	
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	6,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Tax Collector	3,982
Website hosting & maintenance	705
Website ADA compliance	210
Field operations	
Field operations management	18,720
Field operations accounting	2,500
Landscape maintenance	58,000
Electricity	10,000
Property insurance	35,000

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Porter services	6,000
Electricity	15,000
Internet	2,000
Landscape maintenance	5,000
Pool maintenance	10,000
Streetlighting	60,000
Misc. field operations	50,000
Total expenditures	<u>\$382,292</u>

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 635,582
Allowable discounts (4%)	-				(25,423)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	610,159
Assessment levy: off-roll	603,803	47,623	556,180	603,803	-
Developer contribution	-	6,134	-	6,134	-
Total revenues	603,803	53,757	556,180	609,937	610,159
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	125,000
Interest	402,215	160,079	242,136	402,215	478,333
Tax collector	-	-	-	-	6,356
Total expenditures	522,215	160,079	362,136	522,215	609,689
Excess/(deficiency) of revenues over/(under) expenditures	81,588	(106,322)	194,044	87,722	470
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(2,500)	-	(2,500)	-
Total other financing sources/(uses)	-	(2,500)	-	(2,500)	-
Net increase/(decrease) in fund balance	81,588	(108,822)	194,044	85,222	470
Fund balance:					
Beginning fund balance (unaudited)	461,980	614,998	506,176	614,998	700,220
Ending fund balance (projected)	\$543,568	\$ 506,176	\$ 700,220	\$ 700,220	700,690
Use of fund balance:					
Debt service reserve account balance (required)					(301,902)
Interest expense - November 1, 2026					(236,073)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 162,715

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			160,078.97	160,078.97	8,695,000.00
05/01/25	120,000.00	4.950%	242,136.25	362,136.25	8,575,000.00
11/01/25			239,166.25	239,166.25	8,575,000.00
05/01/26	125,000.00	4.950%	239,166.25	364,166.25	8,450,000.00
11/01/26			236,072.50	236,072.50	8,450,000.00
05/01/27	135,000.00	4.950%	236,072.50	371,072.50	8,315,000.00
11/01/27			232,731.25	232,731.25	8,315,000.00
05/01/28	140,000.00	4.950%	232,731.25	372,731.25	8,175,000.00
11/01/28			229,266.25	229,266.25	8,175,000.00
05/01/29	145,000.00	4.950%	229,266.25	374,266.25	8,030,000.00
11/01/29			225,677.50	225,677.50	8,030,000.00
05/01/30	155,000.00	4.950%	225,677.50	380,677.50	7,875,000.00
11/01/30			221,841.25	221,841.25	7,875,000.00
05/01/31	160,000.00	4.950%	221,841.25	381,841.25	7,715,000.00
11/01/31			217,881.25	217,881.25	7,715,000.00
05/01/32	170,000.00	5.500%	217,881.25	387,881.25	7,545,000.00
11/01/32			213,206.25	213,206.25	7,545,000.00
05/01/33	180,000.00	5.500%	213,206.25	393,206.25	7,365,000.00
11/01/33			208,256.25	208,256.25	7,365,000.00
05/01/34	190,000.00	5.500%	208,256.25	398,256.25	7,175,000.00
11/01/34			203,031.25	203,031.25	7,175,000.00
05/01/35	200,000.00	5.500%	203,031.25	403,031.25	6,975,000.00
11/01/35			197,531.25	197,531.25	6,975,000.00
05/01/36	210,000.00	5.500%	197,531.25	407,531.25	6,765,000.00
11/01/36			191,756.25	191,756.25	6,765,000.00
05/01/37	225,000.00	5.500%	191,756.25	416,756.25	6,540,000.00
11/01/37			185,568.75	185,568.75	6,540,000.00
05/01/38	235,000.00	5.500%	185,568.75	420,568.75	6,305,000.00
11/01/38			179,106.25	179,106.25	6,305,000.00
05/01/39	250,000.00	5.500%	179,106.25	429,106.25	6,055,000.00
11/01/39			172,231.25	172,231.25	6,055,000.00
05/01/40	265,000.00	5.500%	172,231.25	437,231.25	5,790,000.00
11/01/40			164,943.75	164,943.75	5,790,000.00
05/01/41	280,000.00	5.500%	164,943.75	444,943.75	5,510,000.00
11/01/41			157,243.75	157,243.75	5,510,000.00
05/01/42	295,000.00	5.500%	157,243.75	452,243.75	5,215,000.00
11/01/42			149,131.25	149,131.25	5,215,000.00
05/01/43	310,000.00	5.500%	149,131.25	459,131.25	4,905,000.00
11/01/43			140,606.25	140,606.25	4,905,000.00
05/01/44	330,000.00	5.500%	140,606.25	470,606.25	4,575,000.00
11/01/44			131,531.25	131,531.25	4,575,000.00
05/01/45	350,000.00	5.750%	131,531.25	481,531.25	4,225,000.00
11/01/45			121,468.75	121,468.75	4,225,000.00
05/01/46	370,000.00	5.750%	121,468.75	491,468.75	3,855,000.00
11/01/46			110,831.25	110,831.25	3,855,000.00
05/01/47	390,000.00	5.750%	110,831.25	500,831.25	3,465,000.00
11/01/47			99,618.75	99,618.75	3,465,000.00
05/01/48	415,000.00	5.750%	99,618.75	514,618.75	3,050,000.00

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			87,687.50	87,687.50	3,050,000.00
05/01/49	440,000.00	5.750%	87,687.50	527,687.50	2,610,000.00
11/01/49			75,037.50	75,037.50	2,610,000.00
05/01/50	465,000.00	5.750%	75,037.50	540,037.50	2,145,000.00
11/01/50			61,668.75	61,668.75	2,145,000.00
05/01/51	490,000.00	5.750%	61,668.75	551,668.75	1,655,000.00
11/01/51			47,581.25	47,581.25	1,655,000.00
05/01/52	520,000.00	5.750%	47,581.25	567,581.25	1,135,000.00
11/01/52			32,631.25	32,631.25	1,135,000.00
05/01/53	550,000.00	5.750%	32,631.25	582,631.25	585,000.00
11/01/53			16,818.75	16,818.75	585,000.00
05/01/54	585,000.00	5.750%	16,818.75	601,818.75	-
Total	8,695,000.00		9,502,462.72	18,197,462.72	

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
TH	274	\$ 1,073.37	\$ 1,630.64	\$ 2,704.01	\$ 2,417.95
SF	97	1,073.37	1,946.25	3,019.62	2,717.78
Total	371				

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

FISCAL YEAR 2024/2025 BUDGET FUNDING AGREEMENT

This Agreement ("**Agreement**") is made and entered into this 4th day of Dec., 2025, by and between:

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

SK PARKER POINTE, LLC, a Delaware limited liability company, the owner of certain lands within the boundary of the District, whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District; and

WHEREAS, the Developer's property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2024/2025, which year concludes on September 30, 2025; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land within the District, including property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2024/2025 budget, or utilizing such other revenue sources as may be available to it; and

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

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

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

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

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's and Builder's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District on a monthly basis, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

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

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

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other; provided however that the Developer may assign in part or in whole its rights and obligations to other landowners within the District with such landowner(s) prior written consent, and upon 10 days written notice to the District. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit

of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

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

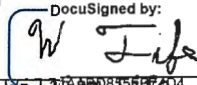
9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision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

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

By: William Williams
Its: Chair

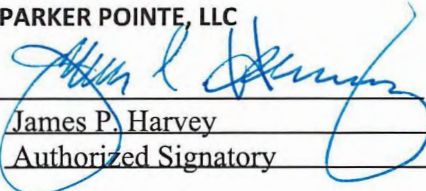
SK PARKER POINTE, LLC

By: James P. Harvey
Its: Authorized Signatory

Exhibit A: Fiscal Year 2024/2025 General Fund Budget

Exhibit A

Fiscal Year 2024/2025 General Fund Budget

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 297,598	\$ -	\$ 303,553	\$ 303,553	\$ 322,340
Total revenues	<u>297,598</u>	<u>-</u>	<u>303,553</u>	<u>303,553</u>	<u>322,340</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	44,000	18,333	25,667	44,000	48,000
Legal	25,000	2,022	22,978	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	3,500	3,500	4,300
Arbitrage rebate calculation*	-	-	-	-	1,000
Dissemination agent*	583	-	333	333	1,000
Trustee*	-	-	-	-	5,500
Emma software service*	-	-	-	-	2,500
Telephone	200	83	117	200	200
Postage	500	11	489	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	4,633	3,000	7,633	6,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	750	-	750	750	750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Total professional & administrative	<u>87,598</u>	<u>25,500</u>	<u>66,481</u>	<u>91,981</u>	<u>104,340</u>
Field operations					
Landscape maintenance	150,000	-	150,000	150,000	58,000
Streetlighting	60,000	-	60,000	60,000	60,000
Misc.amenity	-	-	-	-	100,000
Total field operations	<u>210,000</u>	<u>-</u>	<u>210,000</u>	<u>210,000</u>	<u>218,000</u>
Total expenditures	<u>297,598</u>	<u>25,500</u>	<u>276,481</u>	<u>301,981</u>	<u>322,340</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(25,500)	27,072	1,572	-
Fund balance - beginning (unaudited)	-	(1,572)	(27,072)	(1,572)	-
Fund balance - ending (projected)	-	(27,072)	-	-	-
Unassigned	-	(27,072)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (27,072)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 25,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 2,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 4,300

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation* 1,000

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

Dissemination agent* 1,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Trustee* 5,500

Emma software service* 2,500

DTS Agreement for quarterly disclosure requirements

Telephone 200

Postage 500

Telephone and fax machine.

Printing & binding 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 6,500

Letterhead, envelopes, copies, agenda packages

Annual special district fee 175

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance 5,500

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges 750

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Field operations

Misc.amenity 100,000

Landscape maintenance 58,000

Streetlighting 60,000

As per FLP agreement plus excess budget for maintenance costs

Total expenditures \$ 322,340

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2025
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ 160,079	\$ 160,079	\$ 603,803
Total revenues	-	-	160,079	160,079	603,803
EXPENDITURES					
Debt service					
Principal	-	-	-	-	120,000
Interest	-	-	-	-	402,215
Underwriter's discount	-	-	173,900	173,900	
Cost of issuance	-	-	189,400	189,400	-
Total expenditures	-	-	363,300	363,300	522,215
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(203,221)	(203,221)	81,588
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	685,057	685,057	-
Original issue discount	-	-	(19,856)	(19,856)	-
Total other financing sources/(uses)	-	-	665,201	665,201	-
Net increase/(decrease) in fund balance	-	-	461,980	461,980	81,588
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	461,980
Ending fund balance (projected)	\$ -	\$ -	\$ 461,980	\$ 461,980	543,568
Use of fund balance:					
Debt service reserve account balance (required)					(301,902)
Interest expense - November 1, 2025					(239,166)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 2,500</u>

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			160,078.97	160,078.97	8,695,000.00
05/01/25	120,000.00	4.950%	242,136.25	362,136.25	8,575,000.00
11/01/25			239,166.25	239,166.25	8,575,000.00
05/01/26	125,000.00	4.950%	239,166.25	364,166.25	8,450,000.00
11/01/26			236,072.50	236,072.50	8,450,000.00
05/01/27	135,000.00	4.950%	236,072.50	371,072.50	8,315,000.00
11/01/27			232,731.25	232,731.25	8,315,000.00
05/01/28	140,000.00	4.950%	232,731.25	372,731.25	8,175,000.00
11/01/28			229,266.25	229,266.25	8,175,000.00
05/01/29	145,000.00	4.950%	229,266.25	374,266.25	8,030,000.00
11/01/29			225,677.50	225,677.50	8,030,000.00
05/01/30	155,000.00	4.950%	225,677.50	380,677.50	7,875,000.00
11/01/30			221,841.25	221,841.25	7,875,000.00
05/01/31	160,000.00	4.950%	221,841.25	381,841.25	7,715,000.00
11/01/31			217,881.25	217,881.25	7,715,000.00
05/01/32	170,000.00	5.500%	217,881.25	387,881.25	7,545,000.00
11/01/32			213,206.25	213,206.25	7,545,000.00
05/01/33	180,000.00	5.500%	213,206.25	393,206.25	7,365,000.00
11/01/33			208,256.25	208,256.25	7,365,000.00
05/01/34	190,000.00	5.500%	208,256.25	398,256.25	7,175,000.00
11/01/34			203,031.25	203,031.25	7,175,000.00
05/01/35	200,000.00	5.500%	203,031.25	403,031.25	6,975,000.00
11/01/35			197,531.25	197,531.25	6,975,000.00
05/01/36	210,000.00	5.500%	197,531.25	407,531.25	6,765,000.00
11/01/36			191,756.25	191,756.25	6,765,000.00
05/01/37	225,000.00	5.500%	191,756.25	416,756.25	6,540,000.00
11/01/37			185,568.75	185,568.75	6,540,000.00
05/01/38	235,000.00	5.500%	185,568.75	420,568.75	6,305,000.00
11/01/38			179,106.25	179,106.25	6,305,000.00
05/01/39	250,000.00	5.500%	179,106.25	429,106.25	6,055,000.00
11/01/39			172,231.25	172,231.25	6,055,000.00
05/01/40	265,000.00	5.500%	172,231.25	437,231.25	5,790,000.00
11/01/40			164,943.75	164,943.75	5,790,000.00
05/01/41	280,000.00	5.500%	164,943.75	444,943.75	5,510,000.00
11/01/41			157,243.75	157,243.75	5,510,000.00
05/01/42	295,000.00	5.500%	157,243.75	452,243.75	5,215,000.00
11/01/42			149,131.25	149,131.25	5,215,000.00
05/01/43	310,000.00	5.500%	149,131.25	459,131.25	4,905,000.00
11/01/43			140,606.25	140,606.25	4,905,000.00
05/01/44	330,000.00	5.500%	140,606.25	470,606.25	4,575,000.00
11/01/44			131,531.25	131,531.25	4,575,000.00
05/01/45	350,000.00	5.750%	131,531.25	481,531.25	4,225,000.00
11/01/45			121,468.75	121,468.75	4,225,000.00
05/01/46	370,000.00	5.750%	121,468.75	491,468.75	3,855,000.00
11/01/46			110,831.25	110,831.25	3,855,000.00
05/01/47	390,000.00	5.750%	110,831.25	500,831.25	3,465,000.00
11/01/47			99,618.75	99,618.75	3,465,000.00
05/01/48	415,000.00	5.750%	99,618.75	514,618.75	3,050,000.00

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			87,687.50	87,687.50	3,050,000.00
05/01/49	440,000.00	5.750%	87,687.50	527,687.50	2,610,000.00
11/01/49			75,037.50	75,037.50	2,610,000.00
05/01/50	465,000.00	5.750%	75,037.50	540,037.50	2,145,000.00
11/01/50			61,668.75	61,668.75	2,145,000.00
05/01/51	490,000.00	5.750%	61,668.75	551,668.75	1,655,000.00
11/01/51			47,581.25	47,581.25	1,655,000.00
05/01/52	520,000.00	5.750%	47,581.25	567,581.25	1,135,000.00
11/01/52			32,631.25	32,631.25	1,135,000.00
05/01/53	550,000.00	5.750%	32,631.25	582,631.25	585,000.00
11/01/53			16,818.75	16,818.75	585,000.00
05/01/54	585,000.00	5.750%	16,818.75	601,818.75	-
Total	8,695,000.00		9,502,462.72	18,197,462.72	

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Landowner Contribution (GF) and Off-Roll Assessments (DSF)					
					FY 2024
Product/Parcel	Units	FY 2025 O&M Contribution per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	Total Assessment per Unit
TH	274	\$ 868.84	\$ 1,549.11	\$ 2,417.95	n/a
SF	97	868.84	1,848.94	2,717.78	n/a
Total	371				

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 32,401	\$ -	\$ -	\$ 32,401
Investments				
Revenue	-	201,390	-	201,390
Reserve	-	306,462	-	306,462
Construction	-	-	3,610	3,610
Cost of issuance	-	10	-	10
Interest	-	140	-	140
Undeposited funds	-	7,745	-	7,745
Due from Landowner	6,575	-	-	6,575
Utility Deposit	250	-	-	250
Total assets	<u>39,226</u>	<u>515,747</u>	<u>3,610</u>	<u>558,583</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 31,377	\$ -	\$ -	\$ 31,377
Contracts payable	-	-	1,061	1,061
Due to Landowner	-	9,571	-	9,571
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>37,377</u>	<u>9,571</u>	<u>1,061</u>	<u>48,009</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>6,575</u>	<u>-</u>	<u>-</u>	<u>6,575</u>
Total deferred inflows of resources	<u>6,575</u>	<u>-</u>	<u>-</u>	<u>6,575</u>
Fund balances:				
Restricted for:				
Debt service	-	506,176	-	506,176
Capital projects	-	-	2,549	2,549
Unassigned	<u>(4,726)</u>	<u>-</u>	<u>-</u>	<u>(4,726)</u>
Total fund balances	<u>(4,726)</u>	<u>506,176</u>	<u>2,549</u>	<u>503,999</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 39,226</u>	<u>\$515,747</u>	<u>\$ 3,610</u>	<u>\$ 558,583</u>

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 29,633	\$ 60,330	\$ 322,340	19%
Total revenues	<u>29,633</u>	<u>60,330</u>	<u>322,340</u>	19%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	604	922	25,000	4%
Engineering	-	-	2,000	0%
Audit	3,800	3,800	4,300	88%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	83	333	1,000	33%
Trustee	-	-	5,500	0%
EMMA software service	-	2,500	2,500	100%
Telephone	17	67	200	34%
Postage	28	45	500	9%
Printing & binding	42	167	500	33%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	10,172	5,500	185%
Contingencies/bank charges	99	337	750	45%
Website hosting & maintenance	1,680	1,680	705	238%
Meeting room rental	-	18	-	N/A
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>10,353</u>	<u>36,216</u>	<u>104,340</u>	35%
Field Operations				
Landscape maintenance	-	14,286	58,000	25%
Streetlighting	2,300	9,150	60,000	15%
Misc. amenity	-	-	100,000	0%
Unbudgeted Onsite management	1,560	6,240		
Total field operations	<u>3,860</u>	<u>29,676</u>	<u>218,000</u>	14%
Total expenditures	<u>14,213</u>	<u>65,892</u>	<u>322,340</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	15,420	(5,562)	-	
Fund balances - beginning	(20,146)	836	-	
Fund balances - ending	<u>\$ (4,726)</u>	<u>\$ (4,726)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 603,803	0%
Lot closing assessment	7,745	47,623	-	N/A
Interest	1,674	6,134	-	N/A
Total revenues	<u>9,419</u>	<u>53,757</u>	<u>603,803</u>	9%
EXPENDITURES				
Principal	-	-	120,000	0%
Interest	-	160,079	402,215	40%
Total expenditures	<u>-</u>	<u>160,079</u>	<u>522,215</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	9,419	(106,322)	81,588	-130%
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(2,500)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(2,500)</u>	<u>-</u>	N/A
Net change in fund balances	9,419	(108,822)	81,588	
Fund balance - beginning	496,757	614,998	461,980	
Fund balance - ending	<u>\$ 506,176</u>	<u>\$ 506,176</u>	<u>\$ 543,568</u>	

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ -	\$ 13,201
Interest	16	48
Total revenues	<u>16</u>	<u>13,249</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	16	13,249
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>2,500</u>
Total other financing sources/(uses)	<u>-</u>	<u>2,500</u>
Net change in fund balances	16	15,749
Fund balances - beginning	<u>2,533</u>	<u>(13,200)</u>
Fund balances - ending	<u><u>\$ 2,549</u></u>	<u><u>\$ 2,549</u></u>

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parker Pointe Community Development District held Public Hearings and a Regular Meeting on August 16, 2024 at 12:00 p.m., or as soon thereafter as the matter could be heard, at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

William (Bill) Fife	Chair
Deborah Leonard	Vice Chair (Appointed at meeting)
Jon Seifel	Assistant Secretary
Michael Caputo	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:45 p.m. Supervisors Fife, Caputo and Seifel were present. Supervisor Smith was not present. One seat was vacant. The Oath of Office was administered to Mr. Fife before the meeting; therefore, a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisor William Fife (the following will
be provided in a separate package)**

This item was addressed during the First Order of Business.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

**Acceptance of Resignation of Tim Smith
[Seat 3]**

Mr. Kantarzhi presented Mr. Tim Smith's resignation.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the resignation of Mr. Tim Smith from Seat 3, was accepted.

FIFTH ORDER OF BUSINESS

**Consider Appointment of Debbie Leonard
to Fill Unexpired Term of Seat 3; Term
Expires November 2026**

Mr. Fife nominated Ms. Debbie Leonard to fill Seat 3. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the appointment of Ms. Debbie Leonard to fill Seat 3, was approved.

• **Administration of Oath of Office**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Deborah Leonard. The items in the Third Order of Business were explained. Mr. Kantarzhi will email additional information and follow up later this week.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-35,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-35. Mr. Fife nominated the following:

William Fife	Chair
Deborah Leonard	Vice Chair
Michael Caputo	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

80 This Resolution removes the following from the Board:

81	Tim Smith	Vice Chair
82	Greg Meath	Assistant Secretary
83	Jon Seifel	Assistant Secretary

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

85	Craig Wrathell	Secretary
86	Daniel Rom	Assistant Secretary
87	Andrew Kantarzi	Assistant Secretary
88	Craig Wrathell	Treasurer
89	Jeff Pinder	Assistant Treasurer

90

91 **On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor,**
92 **Resolution 2024-06, Electing, as nominated, and Removing Officers of the**
93 **District and Providing for an Effective Date, was adopted.**

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96 ■ **Acceptance of Resignation of Jon Seifel (Seat 2) & Consider Appointment to Fill**
97 **Unexpired Term of Seat 2**

98 **This item was an addition to the agenda.**

99 Mr. Seifel tendered his resignation.

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101 **On MOTION by Mr. Caputo and seconded by Mr. Fife, with all in favor, the**
102 **resignation of Mr. Jon Seifel from Seat 2, was accepted.**

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105 Mr. Fife nominated Mr. Luis Carcamo to fill Seat 2. No other nominations were made.

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107 **On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the**
108 **appointment of Mr. Luis Carcamo to Seat 2, was approved.**

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111 **SEVENTH ORDER OF BUSINESS**

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**Consideration of Resolution 2024-38,
Extending the Terms of Office of All
Current Supervisors to Coincide with the
General Election Pursuant to Section
190.006, Florida Statutes; Providing for
Severability; and Providing an Effective
Date**

Mr. Kantarzhi presented Resolution 2024-38. The terms of Seats 2, 4 and 5 will be extended to coincide with the November 2026 General Election. The terms of Seats 1 and 3 will be extended to coincide with the November 2028 General Election.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2024-38, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2024-39. He reviewed the proposed Fiscal Year 2025 budget, which is unchanged since it was presented at the last meeting. This is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Leonard and seconded by Mr. Caputo, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September

30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law****A. Proof/Affidavit of Publication****B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

Regarding how Operations & Maintenance (O&M) assessments will be collected, Mr. Kantarzhi stated a consensus was not reached; the Board's preference is to continue discussion after the meeting and consider this at the next meeting. Mr. Earlywine stated it should be fine; he just wants it to be noted for the record. It is currently set up as an O&M assessment across the entire project; his understanding is that DR Horton owns some lots, some will be sold during the next year as the plat gets recorded, and Kolter owns some lots. He believes the O&M assessments can be collected by the assessments being in place across the entire project, which fixes the payment based on the full budget amount, or a Funding Agreement can allow the parties to split the cost and privately pass some of the cost along to end users at home closings. For flexibility, he suggests the Resolution be adopted today, subject to the Chair's decision regarding the method of collection, whether it be via O&M assessment or Funding Agreement.

A Board Member stated that more information is needed because construction is farther along than originally expected; closings might occur by the end of 2024.

Mr. Rom thinks the biggest question is the amenity cost of \$100,000. Off-roll assessments would cause the full budgeted amount to be paid, whereas Landowner contribution allows the flexibility to pay as you go. It was noted that construction on the amenity is starting and completion will take nine months.

Mr. Earlywine thinks the Funding Agreement makes more sense, given the flexibility, if collection can be done at home closings. Mr. Rom stated that District Management will provide the Estoppel letters for upcoming home closings. Mr. Earlywine stated he will need to know the allocation percentages for the Funding Agreement.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the Public Hearing was closed.

- C. Consideration of Resolution 2024-40, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2024-40 and read the title.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2024-40, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, subject to the Chair's determination of collection method and to advise of the split between DR Horton and Kolter, was adopted.

TENTH ORDER OF BUSINESS

Discussion/Consideration: Notice to Commence Facilities Management Services

Mr. Rom stated that, in April, the CDD entered an Agreement with First Services Residential; they submitted a one-page Notice of Commencement in order to know when services should begin. It was noted that, with regard to field services, some landscaping is needed but facilities management for the amenity will not be needed for nine months.

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, authorizing the Chair to review and execute the Notice to Commence Facilities Management Services, outside of a meeting, and present it for ratification, was approved.

ELEVENTH ORDER OF BUSINESS**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services****A. Affidavit of Publication****B. RFQ Package****C. Respondent: Alvarez Engineers, Inc.****D. Competitive Selection Criteria/Ranking**

These items were included for informational purposes.

E. Award of Contract

Mr. Kantarzhi stated Alvarez Engineers, Inc., (Alvarez), the Interim District Engineer, was the sole respondent to the RFQ for Engineering Services. As such, the Board can deem Alvarez the most qualified and responsive respondent and direct Staff to negotiate an agreement.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, deeming Alvarez Engineers, Inc., the most qualified and responsive respondent to the RFQ for Engineering Services, ranking them as the #1 ranked respondent and authorizing Staff to negotiate a contract with Alvarez Engineers, Inc., was approved.

TWELFTH ORDER OF BUSINESS**Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

The Regular Meeting recessed and the Audit Selection Committee Meeting convened.

THIRTEENTH ORDER OF BUSINESS**Review of Response to Request for
Proposals (RFP) for Annual Audit Services****A. Affidavit of Publication****B. RFP Package****C. Respondent**

- Grau & Associates**

Bid \$3,800 plus \$1,500 with bond issuance; total of \$5,300.

D. Auditor Evaluation Matrix/Ranking

Mr. Kantarzhi stated Grau & Associates was the sole respondent. As the only respondent, Grau can be deemed the most responsive respondent.

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269 **FOURTEENTH ORDER OF BUSINESS****Termination of Audit Selection Committee
Meeting/Reconvene Regular Meeting**

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272 The Audit Selection Committee Meeting terminated and the Regular Meeting
273 reconvened.

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275 **FIFTEENTH ORDER OF BUSINESS****Consider Recommendation of Audit
Selection Committee**

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278 • **Award of Contract**

279 On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor,
280 accepting the Audit Selection Committee recommendation to rank Grau &
281 Associates as the #1 ranked respondent to the RFP for Annual Audit Services,
282 as the Board's own ranking, and awarding the Annual Audit Services contract
283 to Grau & Associates, the #1 ranked respondent, was approved.

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286 **SIXTEENTH ORDER OF BUSINESS****Consideration of Goals and Objectives
Reporting [HB7013 - Special Districts
Performance Measures and Standards
Reporting]**

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291 Mr. Kantarzhi discussed the new requirement for special districts to develop goals and
292 objectives annually and develop performance measures and standards to assess the
293 achievement of the goals and objectives and the Performance Measures/Standards & Annual
294 Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

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296 On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the
297 Goals and Objectives and the Performance Measures/Standards & Annual
298 Reporting Form, were approved.

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301 **SEVENTEENTH ORDER OF BUSINESS****Ratification of EMMA® Filing Assistance
Software as a Service License Agreement**

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304 On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the
305 EMMA® Filing Assistance Software as a Service License Agreement, was
306 ratified.

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EIGHTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of June 30, 2024

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the
Unaudited Financial Statements as of June 30, 2024, were accepted.

NINETEENTH ORDER OF BUSINESS

Approval of May 17, 2024 Regular Meeting
Minutes

On MOTION by Mr. Caputo and seconded by Mr. Fife, with all in favor, the May
17, 2024 Regular Meeting Minutes, as presented, were approved.

TWENTIETH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): HSQ Group, LLC

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: September 20, 2024 at 12:00 PM

- QUORUM CHECK

TWENTY-FIRST ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Fife noted that the solar streetlights were installed but none are on. He is unsure
whether all have been installed or whether they are not yet switched on. He will serve as point
of contact regarding this. Mr. Kantarzhi is securing insurance for the streetlights.

TWENTY-SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-THIRD ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Caputo and seconded by Ms. Leonard, with all in favor, the
meeting adjourned at 1:02 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2024 CANCELED	Regular Meeting	12:00 PM
November 15, 2024 CANCELED	Regular Meeting	12:00 PM
December 20, 2024 CANCELED	Regular Meeting	12:00 PM
January 17, 2025 CANCELED	Regular Meeting	12:00 PM
February 21, 2025 CANCELED	Regular Meeting	12:00 PM
March 21, 2025	Regular Meeting	12:00 PM
April 18, 2025	Regular Meeting	12:00 PM
May 16, 2025	Regular Meeting	12:00 PM
June 20, 2025	Regular Meeting	12:00 PM
July 18, 2025	Regular Meeting	12:00 PM
August 15, 2025	Regular Meeting	12:00 PM
September 19, 2025	Regular Meeting	12:00 PM