

PARKER POINTE

**COMMUNITY DEVELOPMENT
DISTRICT**

January 16, 2026

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
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
<https://parkerpointecdd.net>

January 9, 2026

Board of Supervisors
Parker Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Parker Pointe Community Development District will hold Public Hearings and a Regular Meeting on January 16, 2026 at 11:00 a.m., at the Goldbetter Miami Business Center, 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. Public Hearings on Rules, Policies, and Fees Regarding Amenity Facilities
 - A. Proofs/Affidavits of Publication
 - B. Consideration of Resolution 2026-01, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing on Rule Relating to Parking and Parking Enforcement
 - A. Proofs/Affidavits of Publication
 - B. Consideration of Resolution 2026-02, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date
5. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 2, 4 & 5]
6. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date
7. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

ATTENDEES:

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

- A. Consideration of Resolution 2026-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
9. Ratification of APS of Hollywood, LLC Agreement for Fountain/Pool Maintenance Services
10. Acceptance of Unaudited Financial Statements as of November 30, 2025
11. Approval of June 20, 2025 Public Hearings and Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Alvarez Engineers, Inc.*
 - C. Field Operations: *FirstService Residential, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 20, 2026 at 11:00 AM
 - QUORUM CHECK
13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

SEAT 1	JON SEIFEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	LUIS CARCAMO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DEBBIE LEONARD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TIMOTHY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	WILLIAM FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

3

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

3A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

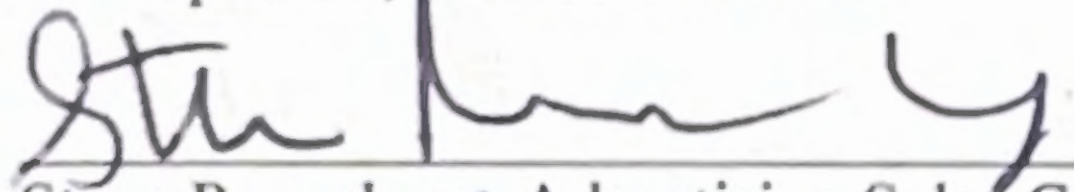
**PUBLIC NOTICE PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
RE: PARKING RULES**

Was published in said newspaper in the issue(s) of:

12/11/25

Affidavit further says that the said Miami Today is a
Newspaper published at Miami, in the said Miami-
Dade County, Florida and that the said newspaper
has heretofore been continuously published in Miami-
Dade County, Florida each week and has been entered
as second-class mail matter at the post office in
Miami, in the said Miami-Dade County, Florida for
a period of one year preceding the first publication of
the attached copy of advertisement; and affiant further
says that he/she has neither paid nor promised any
person, firm or corporation any discount, rebate or
commission or refund for the purpose of securing
this advertisement for publication in the said
newspaper.

Affidant further says that the website or newspaper
complies with all legal requirements for publication
in chapter 50, Florida Statutes.



Steve Rosenberg, Advertising Sales Consultant

Notary 

Sworn to and subscribed before me this

11th day of December 2025

Public Notice

NOTICE OF RULE DEVELOPMENT BY THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT -PARKING RULES- -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, *Florida Statutes*, the Parker Pointe Community Development District ("District") hereby gives notice of its intention to develop:

- "Parking Rules" the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2026-01.
- "Amenity Rules and Rates" (together with the Parking Rules, the "Proposed Rules") the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-02.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on January 16, 2026 at Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 at 11:00 a.m., or as soon thereafter as the matter may be heard.

Additional information regarding these public hearings may be obtained from the District's website, <https://parkerpointecdd.net> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhi@whhassociates.com.

Andrew Kantarzhi, District Manager
Parker Pointe Community Development District

Publication date: December 11, 2025



Vote could ease long-delayed mental health center opening

By GENEVIEVE BOWEN

The Miami-Dade County Appropriations Committee is set to vote this week on the long-delayed Miami Center for Mental Health and Recovery’s operating plan, which, if approved, could see the center finally up and running within four to six months.

The vote would mark a key step in launching the first-of-its-kind, comprehensive diversion and treatment facility. Once open, the center could begin serving residents with serious mental illnesses by next summer, providing a coordinated system of care designed to interrupt the cycle of jail, hospitalization and homelessness while easing the burden on the county’s criminal justice and healthcare systems.

Retired Miami-Dade County Judge Steve Leifman, who spearheaded the project for years, said this week’s vote represents a long-overdue turning point.

“The county is spending \$7.2 million a year to keep it closed, and once it opens, that cost comes off the budget,” Mr. Leifman said, noting that Miami-Dade is currently spending millions annually to maintain the fully built facility while it sits idle.

These seven-story, 181,000-square-foot center was completed in 2023 and is certified for occupancy. It is to provide crisis stabilization, residential treatment, outpatient care, vocational training, transitional housing and even on-site legal support and a courtroom.

The project has faced delays due to county concerns about long-term funding and operational sustainability. In August, during a county Committee of the Whole meeting, commissioners cited worries about annual costs after initial funding runs out, even as leaders stated that federal rescue and opioid settlement dollars could cover the first two years at no cost to taxpayers.

Funding for the first two and a half years is already secured through those federal and opioid settlement dollars, and additional revenue streams aim to ensure long-term stability. Medicaid reimbursement would cover part of the center’s mental health and dental services, as well as a substantial portion of primary care, ophthalmology and podiatry. The State of Florida has committed to funding short-term residential treatment beds and allocated a dedicated state appropriation this year.

The Miami-Dade Homeless Trust will fund housing components while Workforce Florida will support the Culinary Supportive Employment Program and the Miami Foundation for Mental Health will raise philanthropic resources to expand services, vocational programs and system-of-care coordination.

The City of Miami has offered to contribute funding for specific services and Miami-Dade County will co-locate its residential co-occurring treatment program, New Direction, at the center, creating another reliable revenue stream.

During the initial operating period, the University of Miami’s Department of Public Health Sciences will independently evaluate the center’s outcomes and cost savings.

The center is designed as a transformative diversion resource. It will initially focus on people with five or more mental-health-related jail bookings, a population of about 1,049 people who account for 21% of all mental health jail bed days, nearly 89% of whom are homeless and who cost taxpayers

roughly \$17.7 million annually. By providing clinical, housing, medical and social services in one location, the center aims to break the repeating cycle of jail, hospitalization and homelessness, producing improved outcomes and significant cost savings.

Miami-Dade County jails make up the largest psychiatric institution in Florida, housing more people with serious mental illnesses than all state civil and forensic hospitals combined. In 2023,

75% of inmates were identified as having mental health needs, with multiple months exceeding 80% of the jail population. Individuals with mental illnesses remain in custody nearly three times longer than the general jail population.

The county currently spends \$1.1 million daily, or \$414 million per year, to incarcerate roughly 3,500 people with mental illnesses. Over the past decade, Miami-Dade spent \$3.9 billion on jail operations, of which \$2.5

billion – about 63% – was attributable to people with mental health needs.

Mr. Leifman emphasized both the fiscal and ethical importance of the facility, saying not only that it will save the county money but, “more importantly, it helps people get into recovery.” If approved by the county’s Appropriations Committee and then the full commission, the Miami Center for Mental Health and Recovery could finally open within months.

CLASSIFIED ADVERTISING

Legal Advertising

Notice to Creditors

IN THE ELEVENTH JUDICIAL CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA
IN RE: ESTATE OF JULIO LUIS GUARDADO, Decedent.
PROBATE DIVISION
Case No: 2025-4257-CP-02
Division: 04

NOTICE TO CREDITORS

The Administration of the Estate of JULIO L. GUARDADO, deceased, whose date of death July 20, 2025, is pending in the Circuit Court for Miami-Dade County, FL, Probate Division; File Number 2025-4257-CP-02; the address of which is Dade County Courthouse, 20 NW 1ST Avenue, Probate Division, 6th Floor, Miami, FL 33130. The names and addresses of the personal representative and her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death as described in ss. 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under ss. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS NOVEMBER 20, 2025.

The date of first publication of this notice is December 11, 2025.
ENRIQUE D. ZAMORA, ESQ. PATRICIA GRIMM
Attorney for Personal Representative Personal Representative
Florida Bar No. 106810
ZAMORA, HILLMAN & VILLAVICENCIO
3006 Aviation Avenue, PH-4C
Coconut Grove, Florida 33133
Tel.: (305) 285-0285
Fax: (305) 285-3285
edzamora@zhvllaw.com

Publication dates: 12/11 & 12/18/25

Public Notice

NOTICE OF RULE DEVELOPMENT BY THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT -PARKING RULES- -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, *Florida Statutes*, the Parker Pointe Community Development District (“**District**”) hereby gives notice of its intention to develop:

- “**Parking Rules**” the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2026-01.
- “**Amenity Rules and Rates**” (together with the Parking Rules, the “**Proposed Rules**”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-02.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on January 16, 2026 at Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 at 11:00 a.m., or as soon thereafter as the matter may be heard.

Additional information regarding these public hearings may be obtained from the District's website, <https://parkerpointecdd.net> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com.

Andrew Kantarzhia, District Manager
Parker Pointe Community Development District

Publication date : December 11, 2025

Invitation to Bid

LEGO Construction Company and Department of Military Affairs cordially invite interested subcontractors to complete and submit sealed bids by **6th January 2026**, no later than **02:00 PM**, for the following project/bid packages:

HARB Demo – Dept of Military Affairs (Project No. 225187) SELECT TRADE BID PACKAGES (see below)

This invitation to bid (ITB) includes the following trades. All contractors certified as SBE, MBE & M/WBE are encouraged to participate in any of these trades.

Trades:

- Demolition (Includes capping MEP)
- Asbestos and lead abatement
- Landscaping

The bid documents will be available by contacting Ruturaj Sonawane at rs@legocc.com or 305-381-8421 Ext 105. **There will be a mandatory Pre-bid conference and site visit on 17th December 2025 at 09:30 am.**

All bids must be received no later than 6th January 2026 @ 02:00 PM at LEGO Construction Co office located at 1011 Sunnybrook Road Suite 905, Miami Florida 33136. Bids must be delivered in a sealed envelope clearly marked “Sealed Bid for DMA/CMFO # 225187 – HARB DEMO” along with the name of your firm and the trades covered in your bid.

Subcontractors interested in working with LEGO must complete prequalification prior to bidding. **All questions regarding prequalification & the bid process should be directed to Ruturaj Sowane at rs@legocc.com.** Publication date: 12/11/25

Notice to Creditors

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
PROBATE DIVISION
IN RE: ESTATE OF FELIX MANUEL PEREZ, Deceased.
CASE NO.: 2025-004957-CP-02
SECTION:
JUDGE:

NOTICE TO CREDITORS

The administration of the Estate of FELIX MANUEL PEREZ, deceased (“Decedent”), whose date of death was September 2, 2025, is pending in the Circuit Court of the Eleventh Judicial Circuit, in and for Miami-Dade County, Florida, Probate Division, the address of which is 73 West Flagler Street, Miami, Florida 33128, and the telephone number of which is (305) 375-5978. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court **ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court **WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES SHALL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS' DATE OF DEATH IS BARRED.

Pursuant to Section 733.212(1) of the Florida Statutes, the Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Sections 732.216 through 732.228 of the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211 of the Florida Statutes.

The date of first publication of this Notice is

Attorneys for the Personal Representative:
Horacio Sosa, P.A.
2924 Davie Road, Suite 102
Davie, Florida 33314
Telephone: (954) 532-9447
Facsimile: (954) 337-3819
E-Mail for E-Service: eservice@sosalegal.com
Website: www.sosalegal.com

Personal Representative:
Manuel Jesus Perez
15165 SW 15th Street
Pembroke Pines, FL 33027

By: /s/ Horacio Sosa

Horacio Sosa, Esq.
Florida Bar No.: 584029
E-Mail Address: hsosa@sosalegal.com
Aaron Humphrey, Esq.
Florida Bar No.: 91167
E-Mail Address: ahumphrey@sosalegal.com

Publication dates: 12/11 & 12/18/25

Public Notice

NOTICE OF RULE DEVELOPMENT BY THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, *Florida Statutes*, the Stellar North Community Development District (“**District**”) hereby gives notice of its intention to develop:

- “**Amenity Rules and Rates**” (a/k/a the “**Proposed Rules**”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-01.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on January 16, 2026 at the Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 at 11:00 a.m., or as soon thereafter as the matter may be heard.

Additional information regarding these public hearings may be obtained from the District's website, <https://stellarnorthcdd.net> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com.

Andrew Kantarzhia, District Manager
Stellar North Community Development District

Publication date: December 11, 2025

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **RELATED REALTY**, located at 2999 NE 191 Street, Suite 510, in the County of Miami-Dade, in the City of Aventura, Florida 33180 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 9 day of December, 2025.
Related General Realty, LLC
Owner

Public Notice

CAPITAL GROUP ADVISORS INC. COMPANY NUMBER 2114863 (IN VOLUNTARY LIQUIDATION)

NOTICE is hereby given pursuant to section 204(1) (b) of the BVI Business Companies Act, 2004 that the company is in voluntary liquidation. The voluntary liquidation commenced on the 14th day of November 2025 and that Mr L. Marlon Marquis, with address at Alpha Solutions (BVI) Limited, The Alpha-Sphere, Ellen Skelton Building, Fishers Lane, Road Town, Tortola, BVI, has been appointed as liquidator. DATED: November 18, 2025.
Publication date: 12/11/25

Find us on the web

reliable news first at miamitodaynews.com

Call 305-358-1008 to place your ad

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:


PUBLIC NOTICE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT RE: AMENITY RULES AND RATES

Was published in said newspaper in the issue(s) of:

12/18/25

Affidavit further says that the said Miami Today is a
Newspaper published at Miami, in the said Miami-
Dade County, Florida and that the said newspaper
has heretofore been continuously published in Miami-
Dade County, Florida each week and has been entered
as second-class mail matter at the post office in
Miami, in the said Miami-Dade County, Florida for
a period of one year preceding the first publication of
the attached copy of advertisement; and affiant further
says that he/she has neither paid nor promised any
person, firm or corporation any discount, rebate or
commission or refund for the purpose of securing
this advertisement for publication in the said
newspaper.

Affiant further says that the website or newspaper
complies with all legal requirements for publication
in chapter 50, Florida Statutes.


Steve Rosenberg, Advertising Sales Consultant

Notary

Sworn to and subscribed before me this

18th day of December 2025

Public Notice

NOTICE OF RULEMAKING REGARDING THE PARKING RULES OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT -PARKING RULES- -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, Florida Statutes, the Parker Pointe Community Development District ("District") hereby gives notice of its intention to develop
• **Parking Rules** the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2025-01.
• **Amenity Rules and Rates** (together with the Parking Rules, the "Proposed Rules") the purpose of which are (i) to establish policies, rules and rates imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District, (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2025-02.

Prior notice of rule development relative to the Proposed Rules was published in the Miami Today on December 11, 2025.

A public hearing to adopt the Proposed Rules will be conducted by the Board of Supervisors (the "Board") of the District on **January 16, 2026, at 11:00 a.m.**, or as soon thereafter as the matter may be heard, at **Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179**. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The Proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The specific grant's rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.036, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A statement of estimated regulatory costs, as defined in Section 120.54(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related rules and regulations, if any, please contact the District Manager, Mr. Waltrud, at Goldbetter, Miami Business Center, Suite 400, 1031 Ives Dairy Road, Miami, Florida 33179, or by email at kantazhi@willaspublishing.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record of the hearing without additional notice. It is hereby ordered that to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and shall accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff of Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Andrew Kantazhi, District Manager
Parker Pointe Community Development District

Summary of Proposed Amenity Rates

Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

Reservation Rates for Clubhouse. Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room Area	Rental Fee	Deposit
Club Room	Residents and Non-Resident Patrons \$100 for 4 hours + 25\$ each additional hour (up to 8 hour max.) Non-Resident Non-Patrons \$150 for 4 hours + 30\$ each additional hour (up to 8 hour max.)	\$250
Activity/Art Room	As above	
Club Room AND Activity/Art Room	Residents and Non-Resident Patrons \$250 for 4 hours Non-Resident Non-Patrons \$300 for 4 hours	\$500

* Rates and deposit based on facility being rented, type of event, and seating needs.

Miscellaneous Fees:

Item	Fee
Additional Daily Guest Pass	\$10.00
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

Homeowner's Association Meetings. Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Additional meetings beyond the one free meeting per month may be scheduled subject to the standard reservation rates set forth above.

Additional Costs. The District may in its sole discretion require additional staffing, insurance, cleaning, or other services for any given event based on the nature, size, or timing of the event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

Adjustment of Rates. The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

Publication date: December 18, 2025



CLASSIFIED ADVERTISING

Employment

IT Business Analyst

World Kinect Corporation seeks an IT Business Analyst-Principal I in Miami, FL to collaborate with the Product Owner, Stakeholders, and Delivery Teams to gather functional and non-functional requirements. Telecommuting is permitted. Apply at jobpostingtoday.com (Ref#54297)

Personal Financial Adv

Adv indiv/fam on inv, wealth mgmt, ret/est plan, tax & risk. Req: Bach in Econ/Fin/Acct or rel fld + 6 mos exp. Mail res: BLACK TORO LLC, 600 Brickell Ave, Miami FL 33131. EOE.

Real Estate

For Rent Section 8

672 NW 51st St. Miami, 33127. 2 bed 1 bath house \$2599/mo. 786-651-1119

SUBSCRIBE TO MIAMI TODAY'S E-PAPER ONLY \$60 A YEAR

Visit www.miamitodayepaper.com

Legal Advertising

Public Notice

NOTICE OF RULEMAKING REGARDING THE PARKING RULES OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT

-PARKING RULES-

-AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, Florida Statutes, the Parker Pointe Community Development District (“District”) hereby gives notice of its intention to develop:

- **“Parking Rules”** the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2026-01.
- **“Amenity Rules and Rates”** (together with the Parking Rules, the “Proposed Rules”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons’ use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-02.

Prior notice of rule development relative to the Proposed Rules was published in the Miami Today on December 11, 2025.

A public hearing to adopt the Proposed Rules will be conducted by the Board of Supervisors (the **“Board”**) of the District on **January 16, 2026, at 11:00 a.m.**, or as soon thereafter as the matter may be heard, **at Goldbetter, Miami Business Center (Office Park at California Club)1031 Ives Dairy Road, Suite 228, Miami, Florida 33179**. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The Proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com (the **“District Manager’s Office”**).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Andrew Kantarzhii, District Manager
Parker Pointe Community Development District

Summary of Proposed Amenity Rates

Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District’s annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident’s annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

Reservation Rates for Clubhouse. Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room Area	Rental Fee	Deposit
Club Room	<u>Residents and Non-Resident Patrons</u> \$100 for 4 hours + 25\$ each additional hour (up to 8 hour max.) <u>Non-Resident Non-Patrons</u> \$150 for 4 hours + 50\$ each additional hour (up to 8 hour max.)	\$250
Activity/Art Room	As above	
Club Room AND Activity/Art Room	<u>Residents and Non-Resident Patrons</u> \$225 for 4 hours <u>Non-Resident Non-Patrons</u> \$300 for 4 hours	\$250

* Rate and deposit based on facility being rented, type of event, and staffing needs.

Miscellaneous Fees.

Item	Fee
Additional Daily Guest Pass	\$10.00
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

Homeowner’s Association Meetings. Unless otherwise provided in the District’s official policies, as may be amended from time to time, each homeowner’s association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Additional meetings beyond the one free meeting per month may be scheduled subject to the standard reservation rates set forth above.

Additional Costs. The District may in its sole discretion require additional staffing, insurance, cleaning, or other services for any given event based on the nature, size, or timing of the event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

Adjustment of Rates. The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

Publication date : December 18, 2025

Legal Advertising

Notice to Creditors

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF
JOSE MANTILLA,
deceased.

PROBATE DIVISION
File No. 2025-004677-CP-02
Division PMH 05

The administration of the estate of Jose Mantilla, deceased, whose date of death was September 2, 2025, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 73 West Flagler Street #238, Miami, Florida 33130. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 11, 2025.

Attorney for Personal Representative:
LAWRENCE A. FRANCO, ESQ.
Florida Bar Number: 0176461
Email: larry@francoaughey.com
FRANCO AUGHEY, P.A.
Attorneys for Petitioner
100 NW 82 Avenue, Suite 302
Plantation, Florida 33324
Telephone: (954)617-0440
Fax: (954) 703-5423
E-Service: pleadings@francoattorneys.com

Personal Representative:
Nersa Mantilla
10412 Ibis Circle
West Palm Beach, Florida 33412

Publication dates 12/11 & 12/18/25

Notice to Creditors

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF
FELIX MANUEL PEREZ,
Deceased.

CASE NO.: 2025-004957-CP-02
SECTION:
JUDGE:

NOTICE TO CREDITORS

The administration of the Estate of FELIX MANUEL PEREZ, deceased (“Decedent”), whose date of death was September 2, 2025, is pending in the Circuit Court of the Eleventh Judicial Circuit, in and for Miami-Dade County, Florida, Probate Division, the address of which is 73 West Flagler Street, Miami, Florida 33128, and the telephone number of which is (305) 375-5978. The names and addresses of the Personal Representative and the Personal Representative’s attorneys are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent’s Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent’s Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES SHALL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS’ DATE OF DEATH IS BARRED.

Pursuant to Section 733.2121(1) of the Florida Statutes, the Personal Representative has no duty to discover whether any property held at the time of the Decedent’s death by the Decedent or the Decedent’s surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Sections 732.216 through 732.228 of the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211 of the Florida Statutes.

The date of first publication of this Notice is

Attorneys for the Personal Representative: Horacio Sosa, P.A.
2924 Davie Road, Suite I 02
Davie, Florida 33314
Telephone: (954) 532-9447
Facsimile: (954) 337-3819
E-Mail for E-Service: eservice@sosalegal.com
Website: www.sosalegal.com

Personal Representative:
Manuel Jesus Perez
15165 SW 15th Street
Pembroke Pines, FL 33027

By: /s/ Horacio Sosa
Horacio Sosa, Esq.
Florida Bar No.: 584029
E-Mail Address: hsosa@sosalegal.com
Aaron Humphrey, Esq.
Florida Bar No.: 91167
E-Mail Address: ahumphrey@sosalegal.com

Publication dates: 12/11 & 12/18/25

Notice to Creditors

IN THE ELEVENTH JUDICIAL CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF
JULIO LUIS GUARDADO,
Decedent.

PROBATE DIVISION
Case No: 2025-4257-CP-02
Division: 04

NOTICE TO CREDITORS

The Administration of the Estate of JULIO L. GUARDADO, deceased, whose date of death July 20, 2025, is pending in the Circuit Court for Miami-Dade County, FL, Probate Division; File Number 2025-4257-CP-02; the address of which is Dade County Courthouse, 20 NW 1ST Avenue, Probate Division, 6th Floor, Miami, FL 33130. The names and addresses of the personal representative and her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death as described in ss. 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under se.732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS NOVEMBER 20, 2025.

The date of first publication of this notice is December 11, 2025.

ENRIQUE D. ZAMORA, ESQ.
Attorney for Personal Representative
Florida Bar No. 106810
ZAMORA, HILLMAN & VILLAVICENCIO
3006 Aviation Avenue, PH-4C
Coconut Grove, Florida 33133
Tel.: (305) 285-0285
Fax: (305) 285-3285
edzamora@zhvlaw.com

PATRICIA GRIMM
Personal Representative

Publication dates 12/11 & 12/18/25

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT OF FLORIDA,
IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF
JOSE DE BARROS, Deceased

PROBATE DIVISION
File No. 2025-005120-CP-02

The administration of the estate of JOSE DE BARROS, deceased, File number 2025-005120-CP-02 is pending in the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for MIAMI-DADE COUNTY, FLORIDA, Dade County Courthouse, Probate Department, the address of which is 73 West Flagler Street St #238, Miami, Florida 33130. The name and address of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against Decedent’s estate, including unmatured, contingent or unliquidated claims, of whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent’s estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

The date of publication of this Notice is December 18, 2025.

Attorney for Personal Representative and Resident Agent:

Personal Representative

Leopoldo Escobar, Esq.Florida Bar No.: 1010220
Escobar Legal P.A.
8400 NW 36th St., Suite 450
Doral, Florida, 33166
786-543-1753
lescobar@escobar-legal.com

Jose Avelino de Barros

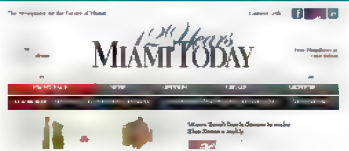
Publication dates: 12/18 & 12/25/25

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **WISDOM CAPITAL GROUP**, located at 200 S Biscayne Blvd, Suite 20-115A, in the County of Miami-Dade, in the City of Miami, Florida 33131 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 11 day of December, 2025.
Wisdom Capital Group, LLC
Owner

FIND US ON THE WEB



Reliable news first at miamitodaynews.com

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER
POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITIES
RULES AND POLICIES, AMENITY RATES AND A DISCIPLINARY AND
ENFORCEMENT RULE; PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING 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*, being situated in Miami-Dade County, Florida; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the Amenities Rules, attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amenities Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenities Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of January, 2026.

ATTEST:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amenities Rules

Exhibit A: Amenities Rules

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES

PART 1: Parker Pointe Community Development District

Amenity Operating Rules

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2025)

Effective Date: January 16, 2026

In accordance with Chapters 190 and 120, *Florida Statutes*, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parker Pointe Community Development District adopted the following rules to govern the operation of the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these rules in their entirety:

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse and swimming pool, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Rules" or "Rules" – shall mean all rules of the District, as amended from time to time, governing the use of the amenities, including but not limited to these "Amenity Operating Rules," the "Rule for Amenities Rates," and the "Disciplinary and Enforcement Rule."

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's Rule for Amenities Rates.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Parker Pointe Community Development District.

"Amenity Manager" – shall mean the professional management company with which the District (or its designee) has contracted to provide amenity management services to the District (i.e., First Service Residential, **Shirley Arteaga – Portfolio CAM**, Direct – (786) 319-5232 | Office – (305) 255-3000, shirley.arteaga@fsresidential.com).

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District, and who is therefore a Patron for purposes of these Rules.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Patrons, and Renters.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
4. Renters shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron may bring a maximum of four Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**, along with any other paperwork that may be required by the Amenity Manager.

ACCESS KEY FOBS

Every home is entitled to two Access Fobs, free of charge following closing of a new construction home. If a Resident leases a home, only the lessee shall be entitled to exercise the privileges of a Resident. Additional Fobs are \$50 each. The maximum number of Access Key Fobs per household is limited to four (4). Resale buyers are required to purchase new Access Key Fobs if not passed on from seller. All resale buyers must re-register the old Access Key Fobs. Buyer is required to register with the Amenity Manager to ensure fobs are transferred to new owners.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all Rules of the District.

ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE DISTRICT'S RULES AND POLICIES AS MAY BE ADOPTED AND/OR AMENDED FROM TIME TO TIME. AS SET FORTH MORE FULLY LATER HEREIN, THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY ACCIDENTS, PERSONAL INJURY, OR DAMAGE TO, OR LOSS OF PROPERTY ARISING FROM, THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES.

THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND THOSE OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the Amenity Manager at (305) 255-3000.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The Amenities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise expressly stated herein, the following additional guidelines govern the use of all of the Amenities:

1. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities.
2. ***Minors.*** Because the Amenities are not supervised, and for safety reasons, minors age 10 or younger must be accompanied by a responsible adult when using the Amenities. As noted above, parents and legal guardians are responsible for their minor children who use the Amenities, and the District strongly encourages parents and legal guardians to accompany and supervise their minor children while at the Amenities.

3. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
4. **Food and Drink.** Food and drink will be limited to designated areas only.
5. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities.
6. **No Smoking.** Except in designated areas, smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.
7. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
8. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
9. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
10. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
11. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
12. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
13. **Profanity.** Loud, profane or abusive language is prohibited.
14. **Horseplay.** Disorderly conduct and horseplay are prohibited.
15. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
16. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
17. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.

18. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
19. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
20. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and Rules, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
21. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
22. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

SWIMMING POOL

The following Rules apply to the District's pool:

1. **Swim at Your Own Risk.** The pool areas are not supervised, and so all Patrons use the pool at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pool at any other time unless a specific event is scheduled.
3. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
4. **Food and Drink.** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted.
5. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
6. **Diving.** Diving is strictly prohibited at the pool.
7. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
8. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings.
9. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.

10. **Railings.** No swinging on ladders, fences, or railings is allowed.
11. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pool.
12. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
13. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
14. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
15. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
16. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
17. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
18. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
20. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
21. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
22. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
23. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
24. **ADA Compliant Chair Lift.** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.
10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. **Footwear.** Proper footwear is required and no loose clothing especially with strings should be worn.
2. **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
3. **Food & Drinks.** No food, drinks or gum are permitted at the playground.
4. **Animals.** No pets of any kind are permitted at the playground, with the exception of service animals.
5. **Glass Containers.** No glass containers are permitted at the playground.

6. **No Jumping.** No jumping off from any climbing bar or platform.
7. **Disruptive Behavior.** Profanity, rough-housing, and disruptive behavior are prohibited.
8. **Equipment.** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

RENTALS

The following applies to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons ages 18 or older may reserve the Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. All rentals are subject to availability and the discretion of District Staff.
2. **Amenities Available for Rental.** The types of Amenities available for rental are described in the rule for Amenities Rates. Unless specified otherwise by the Board, rentals of the District's Amenities for the purposes of conducting commercial activities is prohibited.
3. **Payment & Registration.** Patrons interested in renting the Amenities may reserve a desired rental date and time up to two (2) times per month on a first-come, first-served basis up to four (4) months in advance of such desired rental date. To reserve a desired rental date and time ("**Rental Date**"), Patrons must submit to the District a completed "**Rental Agreement**" (in the form attached hereto as **Exhibit B**) and a check in the full amount of the "**Deposit**" as specified in the Rules. A desired Rental Date will NOT be reserved until both the completed Rental Agreement and Deposit are received by the District. The Amenity Manager will review the Rental Agreement and has full authority to deny the request subject to availability and in its reasonable discretion. No later than fourteen (14) days prior to the Rental Date, the Patron must submit a check to the Amenity Manager for the full amount of the "**Rental Fee**" as specified in the Rules, as well as a Certificate of Insurance (if applicable), or Patron's Deposit will be forfeited and the Rental Date will be released and made available to other Patrons. To make a reservation within fourteen (14) days of the desired rental date, Patrons must submit to District Staff a completed Rental Agreement and a check in the total amount of both the Deposit and Rental Fee (as well as a Certificate of Insurance, if applicable).
4. **Event Host.** Each application shall provide the name and contact information of a Patron who shall act as the "**Event Host.**" The Event Host must be at least 18 years of age and be present for the entire event, and shall be responsible for ensuring that only guests of the event are permitted access to the Amenities rented, shall ensure that all cleaning obligations have been completed, and shall serve as the District's point of contact for communication regarding the event. If no Event Host

is specified on the Rental Agreement, the Patron submitting the Rental Agreement shall be considered the Event Host.

5. **Cancellations.** Cancellations must be made in writing and received by the Amenity Manager at least fifteen (15) days in advance of the Rental Date in order for a Patron to receive a refund of the Deposit.
6. **Deposits.** Deposits will be returned within ten (10) days of the Rental Date provided there has been no damage to District property and the rented Amenities have been properly cleaned after use. To receive the full refund of the Deposit, the renting Patron must (to the extent applicable):
 - a. Remove all garbage, place in dumpster, and replace garbage liners;
 - b. Remove all decorations, event displays, and materials;
 - c. Return all furniture and other items to their original position;
 - d. Stack chairs in stacks of ten (10);
 - e. Fold all folding tables and place in hallway;
 - f. Wipe off counters, table tops, and the sink area;
 - g. Clean out and wipe down the refrigerator as well as any cabinets and other appliances used;
 - h. Lock all doors after the last guest leaves; and
 - i. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the Amenity Manager.
7. **Additional Cleaning or Damage.** The District may retain all or part of any Deposit if the District determines, in its sole discretion, that it is necessary to perform additional cleaning or to repair any damages arising from the rental. Should the costs of any such cleaning or repairs exceed the Deposit, the District shall have authority to recover such costs from Patron by any means legally available and to suspend Patron's access and use privileges until such Patron pays any such amounts.
8. **Duration of Rentals.** Unless otherwise authorized by the Amenity Manager, the Amenities may be rented for parties and events during normal operating hours, which shall be established by the Amenity Manager. Each rental shall be for morning, evening, or a full day, as defined in the rule for Amenity Rates, and all times shall be inclusive of set-up and clean-up time. Additional fees may be charged for rentals that extend beyond the reserved hours. In no event shall parties and events, including clean-up, extend beyond 11 p.m.
9. **Capacity.** The Amenities capacity limit(s) shall not be exceeded at any time for a party or event. The capacity limits are as displayed in the clubhouse.
10. **Noise.** The volume of live or recorded music must not violate applicable noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices.
11. **Alcohol.** Patrons must indicate on the rental form if they intend to serve or permit consumption of alcoholic beverages at an event taking place at the rented Amenities. If the Patron desires to serve or sell alcohol at an event, he or she must hire a licensed and insured vendor of alcoholic beverages, and must provide proof of this to the Amenity Manager prior to the event. Patrons who rent the Amenities

and desire to allow their guests to consume alcohol on a “bring your own beverage” or “BYOB” basis must provide proof of insurance coverage to the Amenity Manager prior to the event. Anyone that appears to be excessively intoxicated or under the influence of drugs will be asked to leave the Amenities. Insurance requirements are as follows, and may be modified from time to time in the District’s discretion:

- a. BYOB Alcohol: Patron must provide proof of a Homeowner’s Insurance Rider/Endorsement providing special event coverage
 - b. Serving/Selling Alcohol: Patron must submit proof of at least the following special events insurance coverage: \$250,000 Property Damage; \$1,000,000 Personal Injury; Alcohol Rider; District named as additional insured. This coverage may be satisfied by insurance held by the licensed and insured vendor of alcoholic beverages.
12. **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve or allow consumption of alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance.
13. **After-hours Rentals.** The operating hours of the Amenities may vary from time to time, in the District’s discretion. To the extent the Amenities close before 11 p.m., the Amenities may be reserved for after-hours rentals, subject to the following rules:
- a. On the day of the event, the Event Host must meet with Amenities staff to exchange their Access Card for a temporary rental card and a key to the clubhouse door. The rental card will permit access until 11 p.m. All events must be concluded and all clean-up must be complete by 11 p.m.
 - b. Both the rental card and the door key must be returned to Amenities staff the next business day following the event, during normal business hours. Any Deposit shall be returned upon return of the rental card and door key, subject to any applicable offsets for cleaning, damage, or other costs incurred.
 - c. If the rental card and door key are not returned within three (3) business days following the event, the Event Host’s regular Access Card shall be suspended until they are returned. In the event that either the rental card or door key are lost, the Event Host shall notify Amenities staff and shall be charged a replacement fee as specified in these Rules, which replacement fee may be deducted from any Deposit on file.
 - d. After-hours rentals shall otherwise be subject to the same rules and standards as rentals within normal operating hours, including all cleaning obligations.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the

right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

ANY PATRON, GUEST, OR OTHER PERSON WHO PARTICIPATES IN THE ACTIVITIES (AS DEFINED BELOW), SHALL DO SO AT HIS OR HER OWN RISK, AND SHALL INDEMNIFY, DEFEND, RELEASE, HOLD HARMLESS, AND FOREVER DISCHARGE THE DISTRICT AND ITS CONTRACTORS, AND THE PRESENT, FORMER, AND FUTURE SUPERVISORS, STAFF, OFFICERS, EMPLOYEES, REPRESENTATIVES, AGENTS, AND CONTRACTORS OF EACH (TOGETHER, "INDEMNITEES"), FOR ANY AND ALL LIABILITY, CLAIMS, LAWSUITS, ACTIONS, SUITS OR DEMANDS, WHETHER KNOWN OR UNKNOWN, IN LAW OR EQUITY, BY ANY INDIVIDUAL OF ANY AGE, OR ANY CORPORATION OR OTHER ENTITY, FOR ANY AND ALL LOSS, INJURY, DAMAGE, THEFT, REAL OR PERSONAL PROPERTY DAMAGE, EXPENSES (INCLUDING ATTORNEY'S FEES, COSTS AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS), AND HARM OF ANY KIND OR NATURE ARISING OUT OF, IN WHOLE OR IN PART, THE PARTICIPATION IN THE ACTIVITIES, BY SAID PATRON, GUEST, OR OTHER PERSON, AND ANY OF HIS OR HER GUESTS AND ANY MEMBERS OF HIS OR HER FAMILY.

SHOULD ANY PATRON, GUEST, OR OTHER PERSON, BRING SUIT AGAINST THE INDEMNITEES IN CONNECTION WITH THE ACTIVITIES OR RELATING IN ANY WAY TO THE AMENITIES, AND FAIL TO OBTAIN JUDGMENT THEREIN AGAINST THE INDEMNITEES, SAID PATRON, GUEST, OR OTHER PERSON SHALL BE LIABLE TO THE DISTRICT FOR ALL ATTORNEY'S FEES, COSTS, AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS. THE WAIVER OF LIABILITY CONTAINED HEREIN DOES NOT APPLY TO ANY ACT OF INTENTIONAL, WILLFUL OR WANTON MISCONDUCT BY THE INDEMNITEES.

FOR PURPOSES OF THIS SECTION, THE TERM "ACTIVITIES," SHALL MEAN THE USE OF OR ACCEPTANCE OF THE USE OF THE AMENITIES, OR ENGAGEMENT IN ANY CONTEST, GAME, FUNCTION, EXERCISE, COMPETITION, SPORT, EVENT, OR OTHER ACTIVITY OPERATED, ORGANIZED, ARRANGED OR SPONSORED BY THE DISTRICT, ITS CONTRACTORS OR THIRD PARTIES AUTHORIZED BY THE DISTRICT.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining provisions, or any part of the Rules not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these Rules from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these Rules.

ATTACHMENT A: **Consent and Waiver Agreement**

PARKER POINTE CDD - CONSENT AND WAIVER AGREEMENT

The Parker Pointe Community Development District ("**District**") owns and operates certain amenities, including a pool, and other facilities, and may from time to time offer certain amenity programs, to the District's patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, "**Activities**"), I, FOR MYSELF AND ON BEHALF OF MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVES AND NEXT OF KIN, HEREBY VOLUNTARILY ASSUME ANY AND ALL RISK, INCLUDING INJURY OR DEATH TO MY PERSON AND/OR DAMAGE TO MY PROPERTY, RELATING TO THE ACTIVITIES, AND AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, PULTE HOME COMPANY, LLC, AND _____, AND ANY OF THEIR AFFILIATES, SUPERVISORS, OFFICERS, STAFF, AGENTS, EMPLOYEES, VOLUNTEERS, ORGANIZERS, OFFICIALS OR CONTRACTORS (COLLECTIVELY, THE "**INDEMNITEES**") FROM ANY CLAIM, LIABILITY, COST, OR LOSS OF ANY KIND SUSTAINED OR INCURRED BY EITHER ANY OF THE INDEMNITEES OR BY OTHER RESIDENTS, USERS OR GUESTS, AND ARISING OUT OF OR INCIDENT TO THE ACTIVITIES, INCLUDING BUT NOT LIMITED TO WHERE THE LOSS IS WHOLLY OR PARTLY THE RESULT OF INDEMNITEES' NEGLIGENCE, GROSS NEGLIGENCE OR INTENTIONAL, WILLFUL, OR WANTON MISCONDUCT. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law. If any part of this waiver is determined to be invalid by law, all other parts of this waiver shall remain valid and enforceable.

Participant Name: _____

Participant Signature: _____

Date: _____

(if Participant is 18 years of age or older)

FOR PARENTS/GUARDIANS OF PARTICIPANT OF MINOR AGE (UNDER AGE 18 AT TIME OF REGISTRATION)

- This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above and relating to my minor child's involvement or participation in the Activities.

Parent/Guardian Name: _____

(if Participant is a minor child)

Parent/Guardian Signature: _____

Date: _____

(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE AMENITY MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the Amenity Manager.

PART 2: Parker Pointe Community Development District

Rule for Amenities Rates

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2025)

Effective Date: January 16, 2026, as amended _____

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parker Pointe Community Development District adopted the following rules to govern rates for the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.

2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Operating Rules of Parker Pointe Community Development District, as amended from time to time.

3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4. **Reservation Rates for Clubhouse.** Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room / Area	Rental Fee	Deposit
Club Room	<u>Residents and Non-Resident Patrons</u> \$100 for 4 hours + 25\$ each additional hour (up to 8 hour max.) <u>Non-Resident Non-Patrons</u> \$150 for 4 hours + 50\$ each additional hour (up to 8 hour max.)	\$250
Activity/Art Room	As above	
Club Room AND Activity/Art Room	<u>Residents and Non-Resident Patrons</u> \$225 for 4 hours <u>Non-Resident Non-Patrons</u> \$300 for 4 hours	\$250

* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. **Miscellaneous Fees.**

Item	Fee
Additional Daily Guest Pass	\$10.00
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

6. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

7. **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

8. **Adjustment of Rates.** The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

9. **Prior Rules; Rules.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Rules, as may be amended from time to time, govern all use of the Amenities.

10. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

PART 3: Parker Pointe Community Development District

Disciplinary and Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025)

Effective Date: January 16, 2026

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parker Pointe Community Development District adopted the following rules to govern disciplinary and enforcement matters. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Operating Rules.

2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, and Amenity Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Exhibits unsatisfactory behavior, deportment or appearance;
- c. Fails to pay amounts owed to the District in a proper and timely manner;
- d. Fails to abide by any District rules and policies;
- e. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- f. Damages or destroys District property; or
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of Amenity Manager.** The Amenity Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period to be established by the Amenity Manager. Any such

person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

5. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney’s fees as a contractual lien or as otherwise provided pursuant to Florida law.

6. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

4

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

4A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

PUBLIC NOTICE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT RE: AMENITY RULES AND RATES

Was published in said newspaper in the issue(s) of:

12/18/25

Affidavit further says that the said Miami Today is a
Newspaper published at Miami, in the said Miami-
Dade County, Florida and that the said newspaper
has heretofore been continuously published in Miami-
Dade County, Florida each week and has been entered
as second-class mail matter at the post office in
Miami, in the said Miami-Dade County, Florida for
a period of one year preceding the first publication of
the attached copy of advertisement; and affiant further
says that he/she has neither paid nor promised any
person, firm or corporation any discount, rebate or
commission or refund for the purpose of securing
this advertisement for publication in the said
newspaper.

Affiant further says that the website or newspaper
complies with all legal requirements for publication
in chapter 50, Florida Statutes.


Steve Rosenberg, Advertising Sales Consultant

Notary

Sworn to and subscribed before me this

18th day of December 2025

Public Notice

NOTICE OF RULEMAKING REGARDING THE PARKING RULES OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT -PARKING RULES- -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, Florida Statutes, the Parker Pointe Community Development District ("District") hereby gives notice of its intention to develop
• **Parking Rules** the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2025-01.
• **Amenity Rules and Rates** (together with the Parking Rules, the "Proposed Rules") the purpose of which are (i) to establish policies, rules and rates imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District, (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2025-02.

Prior notice of rule development relative to the Proposed Rules was published in the Miami Today on December 11, 2025.

A public hearing to adopt the Proposed Rules will be conducted by the Board of Supervisors (the "Board") of the District on **January 16, 2026, at 11:00 a.m.**, or as soon thereafter as the matter may be heard, at **Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179**. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The Proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The specific grant's rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.036, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A statement of estimated regulatory costs, as defined in Section 120.54(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related rules and regulations, if any, please contact the District Manager, Mr. Andrew Kantarzi, at 11000 Glades Road, Suite 4100, Miami, Florida 33130, or by email at kantarzi@willisgates.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record of the hearing without additional notice. It is hereby ordered that to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and shall accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff of Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Andrew Kantarzi, District Manager
Parker Pointe Community Development District

Summary of Proposed Amenity Rates

Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

Reservation Rates for Clubhouse. Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room Area	Rental Fee	Deposit
Club Room	Residents and Non-Resident Patrons \$100 for 4 hours + \$25 each additional hour (up to 8 hour max.) Non-Resident Non-Patrons \$150 for 4 hours + \$25 each additional hour (up to 8 hour max.)	\$250
Activity/Art Room	As above	
Club Room AND Activity/Art Room	Residents and Non-Resident Patrons \$250 for 4 hours Non-Resident Non-Patrons \$300 for 4 hours	\$500

* Rates and deposit based on facility being rented, type of event, and seating needs.

Miscellaneous Fees:

Item	Fee
Additional Daily Guest Pass	\$10.00
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

Homeowner's Association Meetings. Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Additional meetings beyond the one free meeting per month may be scheduled subject to the standard reservation rules set forth above.

Additional Costs. The District may in its sole discretion require additional staffing, insurance, cleaning, or other services for any given event based on the nature, size, or timing of the event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

Adjustment of Rates. The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

Publication date: December 18, 2025



CLASSIFIED ADVERTISING

Employment

IT Business Analyst

World Kinect Corporation seeks an IT Business Analyst-Principal I in Miami, FL to collaborate with the Product Owner, Stakeholders, and Delivery Teams to gather functional and non-functional requirements. Telecommuting is permitted. Apply at jobpostingtoday.com (Ref#54297)

Personal Financial Adv

Adv indiv/fam on inv, wealth mgmt, ret/est plan, tax & risk. Req: Bach in Econ/Fin/Acct or rel fld + 6 mos exp. Mail res: BLACK TORO LLC, 600 Brickell Ave, Miami FL 33131. EOE.

Real Estate

For Rent Section 8

672 NW 51st St. Miami, 33127. 2 bed 1 bath house \$2599/mo. 786-651-1119

SUBSCRIBE TO MIAMI TODAY'S E-PAPER ONLY \$60 A YEAR

Visit www.miamitodayepaper.com

Legal Advertising

Public Notice

NOTICE OF RULEMAKING REGARDING THE PARKING RULES OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT

-PARKING RULES-

-AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, Florida Statutes, the Parker Pointe Community Development District (“District”) hereby gives notice of its intention to develop:

- **“Parking Rules”** the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2026-01.
- **“Amenity Rules and Rates”** (together with the Parking Rules, the “Proposed Rules”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons’ use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-02.

Prior notice of rule development relative to the Proposed Rules was published in the Miami Today on December 11, 2025.

A public hearing to adopt the Proposed Rules will be conducted by the Board of Supervisors (the **“Board”**) of the District on **January 16, 2026, at 11:00 a.m.**, or as soon thereafter as the matter may be heard, **at Goldbetter, Miami Business Center (Office Park at California Club)1031 Ives Dairy Road, Suite 228, Miami, Florida 33179**. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The Proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com (the **“District Manager’s Office”**).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Andrew Kantarzhii, District Manager
Parker Pointe Community Development District

Summary of Proposed Amenity Rates

Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District’s annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident’s annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

Reservation Rates for Clubhouse. Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room Area	Rental Fee	Deposit
Club Room	<u>Residents and Non-Resident Patrons</u> \$100 for 4 hours + 25\$ each additional hour (up to 8 hour max.) <u>Non-Resident Non-Patrons</u> \$150 for 4 hours + 50\$ each additional hour (up to 8 hour max.)	\$250
Activity/Art Room	As above	
Club Room AND Activity/Art Room	<u>Residents and Non-Resident Patrons</u> \$225 for 4 hours <u>Non-Resident Non-Patrons</u> \$300 for 4 hours	\$250

* Rate and deposit based on facility being rented, type of event, and staffing needs.

Miscellaneous Fees.

Item	Fee
Additional Daily Guest Pass	\$10.00
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

Homeowner’s Association Meetings.

Unless otherwise provided in the District’s official policies, as may be amended from time to time, each homeowner’s association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Additional meetings beyond the one free meeting per month may be scheduled subject to the standard reservation rates set forth above.

Additional Costs.

The District may in its sole discretion require additional staffing, insurance, cleaning, or other services for any given event based on the nature, size, or timing of the event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

Adjustment of Rates.

The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

Publication date : December 18, 2025

Legal Advertising

Notice to Creditors

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF JOSE MANTILLA, deceased.

PROBATE DIVISION
File No. 2025-004677-CP-02
Division PMH 05

The administration of the estate of Jose Mantilla, deceased, whose date of death was September 2, 2025, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 73 West Flagler Street #238, Miami, Florida 33130. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 11, 2025.

Attorney for Personal Representative:
LAWRENCE A. FRANCO, ESQ.
Florida Bar Number: 0176461
Email: larry@francoaughey.com
FRANCO AUGHEY, P.A.
Attorneys for Petitioner
100 NW 82 Avenue, Suite 302
Plantation, Florida 33324
Telephone: (954)617-0440
Fax: (954) 703-5423
E-Service: pleadings@francoattorneys.com

Personal Representative:
Nersa Mantilla
10412 Ibis Circle
West Palm Beach, Florida 33412

Publication dates 12/11 & 12/18/25

Notice to Creditors

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.: 2025-004957-CP-02
SECTION:
JUDGE:

IN RE: ESTATE OF FELIX MANUEL PEREZ, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of FELIX MANUEL PEREZ, deceased (“Decedent”), whose date of death was September 2, 2025, is pending in the Circuit Court of the Eleventh Judicial Circuit, in and for Miami-Dade County, Florida, Probate Division, the address of which is 73 West Flagler Street, Miami, Florida 33128, and the telephone number of which is (305) 375-5978. The names and addresses of the Personal Representative and the Personal Representative’s attorneys are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent’s Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent’s Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES SHALL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS’ DATE OF DEATH IS BARRED.

Pursuant to Section 733.2121(1) of the Florida Statutes, the Personal Representative has no duty to discover whether any property held at the time of the Decedent’s death by the Decedent or the Decedent’s surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Sections 732.216 through 732.228 of the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211 of the Florida Statutes.

The date of first publication of this Notice is

Attorneys for the Personal Representative: Horacio Sosa, P.A.
2924 Davie Road, Suite I 02
Davie, Florida 33314
Telephone: (954) 532-9447
Facsimile: (954) 337-3819
E-Mail for E-Service: eservice@sosalegal.com
Website: www.sosalegal.com

Personal Representative: Manuel Jesus Perez
15165 SW 15th Street
Pembroke Pines, FL 33027

By: /s/ Horacio Sosa
Horacio Sosa, Esq.
Florida Bar No.: 584029
E-Mail Address: hsosa@sosalegal.com
Aaron Humphrey, Esq.
Florida Bar No.: 91167
E-Mail Address: ahumphrey@sosalegal.com

Publication dates: 12/11 & 12/18/25

Notice to Creditors

IN THE ELEVENTH JUDICIAL CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF JULIO LUIS GUARDADO, Decedent.

PROBATE DIVISION
Case No: 2025-4257-CP-02
Division: 04

NOTICE TO CREDITORS

The Administration of the Estate of JULIO L. GUARDADO, deceased, whose date of death July 20, 2025, is pending in the Circuit Court for Miami-Dade County, FL, Probate Division; File Number 2025-4257-CP-02; the address of which is Dade County Courthouse, 20 NW 1ST Avenue, Probate Division, 6th Floor, Miami, FL 33130. The names and addresses of the personal representative and her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death as described in ss. 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under se.732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS NOVEMBER 20, 2025.

The date of first publication of this notice is December 11, 2025.

ENRIQUE D. ZAMORA, ESQ.
Attorney for Personal Representative
Florida Bar No. 106810
ZAMORA, HILLMAN & VILLAVICENCIO
3006 Aviation Avenue, PH-4C
Coconut Grove, Florida 33133
Tel.: (305) 285-0285
Fax: (305) 285-3285
edzamora@zhvlaw.com

PATRICIA GRIMM
Personal Representative

Publication dates 12/11 & 12/18/25

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF JOSE DE BARROS, Deceased

PROBATE DIVISION
File No. 2025-005120-CP-02

The administration of the estate of JOSE DE BARROS, deceased, File number 2025-005120-CP-02 is pending in the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for MIAMI-DADE COUNTY, FLORIDA, Dade County Courthouse, Probate Department, the address of which is 73 West Flagler Street St #238, Miami, Florida 33130. The name and address of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against Decedent’s estate, including unmatured, contingent or unliquidated claims, of whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent’s estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

The date of publication of this Notice is December 18, 2025.

Attorney for Personal Representative and Resident Agent:
Leopoldo Escobar, Esq.Florida Bar No.: 1010220
Escobar Legal P.A.
8400 NW 36th St., Suite 450
Doral, Florida, 33166
786-543-1753
lescobar@escobar-legal.com

Personal Representative
Jose Avelino de Barros

Publication dates: 12/18 & 12/25/25

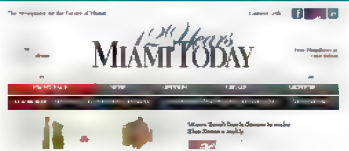
Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name WISDOM CAPITAL GROUP , located at 200 S Biscayne Blvd, Suite 20-115A, in the County of Miami-Dade, in the City of Miami, Florida 33131 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 11 day of December, 2025.

Wisdom Capital Group, LLC
Owner

FIND US ON THE WEB



Reliable news first at miamitodaynews.com

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

**PUBLIC NOTICE PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
RE: PARKING RULES**

Was published in said newspaper in the issue(s) of:

12/11/25

Affidavit further says that the said Miami Today is a
Newspaper published at Miami, in the said Miami-
Dade County, Florida and that the said newspaper
has heretofore been continuously published in Miami-
Dade County, Florida each week and has been entered
as second-class mail matter at the post office in
Miami, in the said Miami-Dade County, Florida for
a period of one year preceding the first publication of
the attached copy of advertisement; and affiant further
says that he/she has neither paid nor promised any
person, firm or corporation any discount, rebate or
commission or refund for the purpose of securing
this advertisement for publication in the said
newspaper.

Affidant further says that the website or newspaper
complies with all legal requirements for publication
in chapter 50, Florida Statutes.


Steve Rosenberg, Advertising Sales Consultant

Notary 

Sworn to and subscribed before me this

11th day of December 2025

Public Notice

NOTICE OF RULE DEVELOPMENT BY THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT -PARKING RULES- -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, *Florida Statutes*, the Parker Pointe Community Development District ("District") hereby gives notice of its intention to develop:

- "Parking Rules" the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2026-01.
- "Amenity Rules and Rates" (together with the Parking Rules, the "Proposed Rules") the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-02.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on January 16, 2026 at Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 at 11:00 a.m., or as soon thereafter as the matter may be heard.

Additional information regarding these public hearings may be obtained from the District's website, <https://parkerpointecdd.net> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhi@whhassociates.com.

Andrew Kantarzi, District Manager
Parker Pointe Community Development District

Publication date: December 11, 2025



Vote could ease long-delayed mental health center opening

By GENEVIEVE BOWEN

The Miami-Dade County Appropriations Committee is set to vote this week on the long-delayed Miami Center for Mental Health and Recovery’s operating plan, which, if approved, could see the center finally up and running within four to six months.

The vote would mark a key step in launching the first-of-its-kind, comprehensive diversion and treatment facility. Once open, the center could begin serving residents with serious mental illnesses by next summer, providing a coordinated system of care designed to interrupt the cycle of jail, hospitalization and homelessness while easing the burden on the county’s criminal justice and healthcare systems.

Retired Miami-Dade County Judge Steve Leifman, who spearheaded the project for years, said this week’s vote represents a long-overdue turning point.

“The county is spending \$7.2 million a year to keep it closed, and once it opens, that cost comes off the budget,” Mr. Leifman said, noting that Miami-Dade is currently spending millions annually to maintain the fully built facility while it sits idle.

These seven-story, 181,000-square-foot center was completed in 2023 and is certified for occupancy. It is to provide crisis stabilization, residential treatment, outpatient care, vocational training, transitional housing and even on-site legal support and a courtroom.

The project has faced delays due to county concerns about long-term funding and operational sustainability. In August, during a county Committee of the Whole meeting, commissioners cited worries about annual costs after initial funding runs out, even as leaders stated that federal rescue and opioid settlement dollars could cover the first two years at no cost to taxpayers.

Funding for the first two and a half years is already secured through those federal and opioid settlement dollars, and additional revenue streams aim to ensure long-term stability. Medicaid reimbursement would cover part of the center’s mental health and dental services, as well as a substantial portion of primary care, ophthalmology and podiatry. The State of Florida has committed to funding short-term residential treatment beds and allocated a dedicated state appropriation this year.

The Miami-Dade Homeless Trust will fund housing components while Workforce Florida will support the Culinary Supportive Employment Program and the Miami Foundation for Mental Health will raise philanthropic resources to expand services, vocational programs and system-of-care coordination.

The City of Miami has offered to contribute funding for specific services and Miami-Dade County will co-locate its residential co-occurring treatment program, New Direction, at the center, creating another reliable revenue stream.

During the initial operating period, the University of Miami’s Department of Public Health Sciences will independently evaluate the center’s outcomes and cost savings.

The center is designed as a transformative diversion resource. It will initially focus on people with five or more mental-health-related jail bookings, a population of about 1,049 people who account for 21% of all mental health jail bed days, nearly 89% of whom are homeless and who cost taxpayers

roughly \$17.7 million annually. By providing clinical, housing, medical and social services in one location, the center aims to break the repeating cycle of jail, hospitalization and homelessness, producing improved outcomes and significant cost savings.

Miami-Dade County jails make up the largest psychiatric institution in Florida, housing more people with serious mental illnesses than all state civil and forensic hospitals combined. In 2023,

75% of inmates were identified as having mental health needs, with multiple months exceeding 80% of the jail population. Individuals with mental illnesses remain in custody nearly three times longer than the general jail population.

The county currently spends \$1.1 million daily, or \$414 million per year, to incarcerate roughly 3,500 people with mental illnesses. Over the past decade, Miami-Dade spent \$3.9 billion on jail operations, of which \$2.5

billion – about 63% – was attributable to people with mental health needs.

Mr. Leifman emphasized both the fiscal and ethical importance of the facility, saying not only that it will save the county money but, “more importantly, it helps people get into recovery.” If approved by the county’s Appropriations Committee and then the full commission, the Miami Center for Mental Health and Recovery could finally open within months.

CLASSIFIED ADVERTISING

Legal Advertising

Notice to Creditors

IN THE ELEVENTH JUDICIAL CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA
IN RE: ESTATE OF JULIO LUIS GUARDADO,
Decedent. PROBATE DIVISION
Case No: 2025-4257-CP-02
Division: 04

NOTICE TO CREDITORS

The Administration of the Estate of JULIO L. GUARDADO, deceased, whose date of death July 20, 2025, is pending in the Circuit Court for Miami-Dade County, FL, Probate Division; File Number 2025-4257-CP-02; the address of which is Dade County Courthouse, 20 NW 1ST Avenue, Probate Division, 6th Floor, Miami, FL 33130. The names and addresses of the personal representative and her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death as described in ss. 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under ss. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS NOVEMBER 20, 2025.

The date of first publication of this notice is December 11, 2025.
ENRIQUE D. ZAMORA, ESQ. PATRICIA GRIMM
Attorney for Personal Representative Personal Representative
Florida Bar No. 106810
ZAMORA, HILLMAN & VILLAVICENCIO
3006 Aviation Avenue, PH-4C
Coconut Grove, Florida 33133
Tel.: (305) 285-0285
Fax: (305) 285-3285
edzamora@zhvllaw.com

Publication dates: 12/11 & 12/18/25

Public Notice

NOTICE OF RULE DEVELOPMENT BY THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT -PARKING RULES- -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, *Florida Statutes*, the Parker Pointe Community Development District (“**District**”) hereby gives notice of its intention to develop:

- “**Parking Rules**” the purpose of which are to address parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The proposed rule number is 2026-01.
- “**Amenity Rules and Rates**” (together with the Parking Rules, the “**Proposed Rules**”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-02.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on January 16, 2026 at Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 at 11:00 a.m., or as soon thereafter as the matter may be heard.

Additional information regarding these public hearings may be obtained from the District's website, <https://parkerpointecdd.net> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com.

Andrew Kantarzhia, District Manager
Parker Pointe Community Development District

Publication date : December 11, 2025

Invitation to Bid

LEGO Construction Company and Department of Military Affairs cordially invite interested subcontractors to complete and submit sealed bids by **6th January 2026**, no later than **02:00 PM**, for the following project/bid packages:

HARB Demo – Dept of Military Affairs (Project No. 225187) SELECT TRADE BID PACKAGES (see below)

This invitation to bid (ITB) includes the following trades. All contractors certified as SBE, MBE & M/WBE are encouraged to participate in any of these trades.

Trades:

- Demolition (Includes capping MEP)
- Asbestos and lead abatement
- Landscaping

The bid documents will be available by contacting Ruturaj Sonawane at rs@legocc.com or 305-381-8421 Ext 105. **There will be a mandatory Pre-bid conference and site visit on 17th December 2025 at 09:30 am.**

All bids must be received no later than 6th January 2026 @ 02:00 PM at LEGO Construction Co office located at 1011 Sunnybrook Road Suite 905, Miami Florida 33136. Bids must be delivered in a sealed envelope clearly marked “Sealed Bid for DMA/CMFO # 225187 – HARB DEMO” along with the name of your firm and the trades covered in your bid.

Subcontractors interested in working with LEGO must complete prequalification prior to bidding. **All questions regarding prequalification & the bid process should be directed to Ruturaj Sowane at rs@legocc.com.** Publication date: 12/11/25

Notice to Creditors

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
PROBATE DIVISION
IN RE: ESTATE OF FELIX MANUEL PEREZ,
Deceased. CASE NO.: 2025-004957-CP-02
SECTION:
JUDGE:

NOTICE TO CREDITORS

The administration of the Estate of FELIX MANUEL PEREZ, deceased (“Decedent”), whose date of death was September 2, 2025, is pending in the Circuit Court of the Eleventh Judicial Circuit, in and for Miami-Dade County, Florida, Probate Division, the address of which is 73 West Flagler Street, Miami, Florida 33128, and the telephone number of which is (305) 375-5978. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court **ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court **WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES SHALL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS' DATE OF DEATH IS BARRED.

Pursuant to Section 733.212(1) of the Florida Statutes, the Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Sections 732.216 through 732.228 of the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211 of the Florida Statutes.

The date of first publication of this Notice is

Attorneys for the Personal Representative:
Horacio Sosa, P.A.
2924 Davie Road, Suite 102
Davie, Florida 33314
Telephone: (954) 532-9447
Facsimile: (954) 337-3819
E-Mail for E-Service: eservice@sosalegal.com
Website: www.sosalegal.com

Personal Representative:
Manuel Jesus Perez
15165 SW 15th Street
Pembroke Pines, FL 33027

By: /s/ Horacio Sosa

Horacio Sosa, Esq.
Florida Bar No.: 584029
E-Mail Address: hsosa@sosalegal.com
Aaron Humphrey, Esq.
Florida Bar No.: 91167
E-Mail Address: ahumphrey@sosalegal.com

Publication dates: 12/11 & 12/18/25

Public Notice

NOTICE OF RULE DEVELOPMENT BY THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT -AMENITY RULES AND RATES-

In accordance with Chapters 120 and 190, *Florida Statutes*, the Stellar North Community Development District (“**District**”) hereby gives notice of its intention to develop:

- “**Amenity Rules and Rates**” (a/k/a the “**Proposed Rules**”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is 2026-01.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on January 16, 2026 at the Goldbetter, Miami Business Center (Office Park at California Club) 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 at 11:00 a.m., or as soon thereafter as the matter may be heard.

Additional information regarding these public hearings may be obtained from the District's website, <https://stellarnorthcdd.net> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com.

Andrew Kantarzhia, District Manager
Stellar North Community Development District

Publication date: December 11, 2025

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **RELATED REALTY**, located at 2999 NE 191 Street, Suite 510, in the County of Miami-Dade, in the City of Aventura, Florida 33180 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 9 day of December, 2025.
Related General Realty, LLC
Owner

Public Notice

CAPITAL GROUP ADVISORS INC. COMPANY NUMBER 2114863 (IN VOLUNTARY LIQUIDATION)

NOTICE is hereby given pursuant to section 204(1) (b) of the BVI Business Companies Act, 2004 that the company is in voluntary liquidation. The voluntary liquidation commenced on the 14th day of November 2025 and that Mr L. Marlon Marquis, with address at Alpha Solutions (BVI) Limited, The Alpha-Sphere, Ellen Skelton Building, Fishers Lane, Road Town, Tortola, BVI, has been appointed as liquidator. DATED: November 18, 2025.
Publication date: 12/11/25

Find us on the web

reliable news first at miamitodaynews.com

Call 305-358-1008 to place your ad

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING ENFORCEMENT; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; AND PROVIDING FOR SEVERABILITY AND 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, being situated in Miami-Dade County, Florida;

WHEREAS, the District owns and maintains certain common areas that are located within the boundaries of the District ("**District Property**");

WHEREAS, unauthorized vehicles or vessels on District Property restrict the District's vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement rule for District Property and to fine owners of vehicles hazardously parked on District Property and/or have the vehicles towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

WHEREAS, the District desires to adopt a *Parking Enforcement Rule* ("**Rule**") in accordance with the provisions of Section 715.07, Florida Statutes, authorize the engagement of a towing operator to tow unauthorized vehicles or vessels, and provide for the operation and enforcement of the Rule as set forth herein;

WHEREAS, the Board scheduled the date of the public hearing, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in Miami-Dade County, Florida, consistent with the requirements of the Act; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District Manager's actions in setting the public hearing are hereby ratified.

SECTION 2. The District hereby adopts the Rule, attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 16th day of January, 2026.

ATTEST:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Parking Enforcement Rule

Exhibit A: Parking Enforcement Rule

EXHIBIT A

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on January 16, 2026 at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Parker Pointe Community Development District ("District") adopted the following rule to govern overnight parking and parking enforcement on certain District property.

- 1. INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and find such owners consistent with this rule and as indicated herein.

2. PARKING RULES.

General

- a. Owners' vehicles shall be parked in the garage or driveway of the respective Owner's Lot and shall not block any sidewalks.
- b. No street parking is allowed in the District on any District-owned property, including roadways owned by the District, within the community.
- c. During holidays, the District understands that many will have visitors and there are not many parking areas. The District asks residents to be respectful to your neighbors and not block driveways or areas that prevent vehicles from backing up from their driveways.
- d. Parking on the grass is strictly prohibited.
- e. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.
- f. No vehicles used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.
- g. No vehicles which cannot operate on its own power shall remain on District property for more than (12) hours.

Clubhouse

- h. Amenity area parking is for amenity patrons and guests **only** and limited while enjoying the amenity area. No overnight parking is allowed, except for in certain designated spots as permitted by the District's amenity manager.
- i. Golf cart parking spaces are for golf cart use only.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
 - b. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
 - c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.
4. **OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), *Florida Statutes* and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.
5. **PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: January 16, 2026

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND
LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR
PUBLICATION, ESTABLISHING FORMS FOR THE LANDOWNER ELECTION;
AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, Parker Pointe Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of the City of Homestead Ordinance No. 23-95 creating the District (the "Ordinance") is November 17, 2023; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at ____:____ __.m., at

_____.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 16th day of January, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of January, 2026.

Attest:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Parker Pointe Community Development District (the "District") in Miami-Dade County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026

TIME: ____:____.m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: ____:____.m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT MIAMI-DADE COUNTY, FLORIDA LANDOWNERS' MEETING – November 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Parker Pointe Community Development District to be held at ____:____ __.m., on November 3, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Parker Pointe Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
2.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-04

A RESOLUTION OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE REMAINDER OF FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Parker Pointe Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of January, 2026.

Attest:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Goldbetter, Miami Business Center (Office Park at California Club)</i>		
<i>1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

7

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39(3)(c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Parker Pointe Community Development District
Miami-Dade County, Florida

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year ended September 30, 2024 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit 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. 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 audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the 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.

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 twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities 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 opinions. 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 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, 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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 we 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 Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 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, contracts, grant agreements and other matters. The purpose of that report is solely 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 the District's internal control over financial reporting and compliance.

June 18, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parker Pointe Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 23-95 of the Miami-Dade County, Florida effective on September 6, 2023, and no audit was required for the prior period. As a result, the balances as of and for the period ended September 30, 2023, are for less than a twelve-month period and are unaudited.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$325,141).
- The change in the District's total net position in comparison with the prior fiscal year was (\$323,569), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$450,155, an increase of \$451,727 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for deposits, and the remainder is unassigned deficit fund balance in the general fund and capital projects fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023 (Unaudited)
Current and other assets	\$ 554,429	\$ -
Capital assets, net of depreciation	8,390,321	-
Total assets	8,944,750	-
Current liabilities	224,472	1,572
Long-term liabilities	9,045,419	-
Total liabilities	9,269,891	1,572
Net position		
Net investment in capital assets	(655,098)	-
Restricted	321,520	-
Unrestricted	8,437	(1,572)
Total net position	\$ (325,141)	\$ (1,572)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to bond issue costs.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023* (Unaudited)
Revenues:		
Program revenues		
Charges for services	\$ 160,079	\$ -
Operating grants and contributions	118,017	-
Capital grants and contributions	15,062	-
Total revenues	293,158	-
Expenses:		
General government	84,799	1,572
Maintenance and operations	14,233	-
Bond issue costs	372,871	-
Interest	144,824	-
Total expenses	616,727	1,572
Change in net position	(323,569)	(1,572)
Net position - beginning	(1,572)	-
Net position - ending	\$ (325,141)	\$ (1,572)

*For the period from inception September 6, 2023 through September 30, 2023

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$616,727. The costs of the District's activities were partially funded by program revenues which were comprised of Developer contributions, special assessments, and interest income.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$8,404,554 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$14,233 has been taken, which resulted in a net book value of \$8,390,321. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$8,695,000 Bonds outstanding and \$370,110 leases payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the cost of the general operations of the District will increase during the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parker Pointe Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 9,670
Due from Developer	211,213
Prepaid items	7,600
Restricted assets:	
Investments	325,946
Capital assets:	
Nondepreciable	8,025,004
Depreciable, net	365,317
Total assets	<u>8,944,750</u>
LIABILITIES	
Accounts payable	75,502
Accrued interest payable	133,399
Due to Developer	15,571
Non-current liabilities:	
Due within one year	133,033
Due in more than one year	8,912,386
Total liabilities	<u>9,269,891</u>
NET POSITION	
Net investment in capital assets	(655,098)
Restricted for debt service	321,520
Unrestricted	8,437
Total net position	<u>\$ (325,141)</u>

See notes to the financial statements

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 84,799	\$ -	\$ 115,507	\$ -	\$ 30,708
Maintenance and operations	14,233	-	-	15,062	829
Interest on long-term debt	144,824	160,079	2,510	-	17,765
Bond issue costs	372,871	-	-	-	(372,871)
Total governmental activities	616,727	160,079	118,017	15,062	(323,569)
Change in net position					(323,569)
Net position - beginning					(1,572)
Net position - ending					<u>\$ (325,141)</u>

See notes to the financial statements

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 9,670	\$ -	\$ -	\$ 9,670
Investments	-	324,085	1,861	325,946
Due from Developer	56,721	141,291	13,201	211,213
Deposits	7,600	-	-	7,600
Total assets	<u>\$ 73,991</u>	<u>\$ 465,376</u>	<u>\$ 15,062</u>	<u>\$ 554,429</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 59,555	\$ 886	\$ 15,061	\$ 75,502
Due to Developer	6,000	9,571	-	15,571
Total liabilities	<u>65,555</u>	<u>10,457</u>	<u>15,061</u>	<u>91,073</u>
Deferred inflows of resources:				
Unavailable revenue	-	-	13,201	13,201
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>13,201</u>	<u>13,201</u>
Fund balances:				
Nonspendable:				
Deposits	7,600	-	-	7,600
Restricted for:				
Debt service	-	454,919	-	454,919
Unassigned	836	-	(13,200)	(12,364)
Total fund balances	<u>8,436</u>	<u>454,919</u>	<u>(13,200)</u>	<u>450,155</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 73,991</u>	<u>\$ 465,376</u>	<u>\$ 15,062</u>	<u>\$ 554,429</u>

See notes to the financial statements

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	450,155
-----------------------------------	----	---------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	8,404,554	
Accumulated depreciation	<u>(14,233)</u>	8,390,321

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.		13,201
--	--	--------

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(133,399)	
Lease payable	(370,110)	
Bonds Payable	<u>(8,675,309)</u>	<u>(9,178,818)</u>

Net position of governmental activities	\$	<u>(325,141)</u>
---	----	------------------

See notes to the financial statements

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ -	\$ 160,079	\$ -	\$ 160,079
Developer contributions	115,507	-	-	115,507
Interest earnings	-	2,510	1,861	4,371
Total revenues	115,507	162,589	1,861	279,957
EXPENDITURES				
Current:				
General government	84,799	-	-	84,799
Debt service:				
Principal	9,440	-	-	9,440
Interest	11,260	-	-	11,260
Bond issuance costs	-	372,871	-	372,871
Capital outlay	-	-	8,025,004	8,025,004
Total expenditures	105,499	372,871	8,025,004	8,503,374
Excess (deficiency) of revenues over (under) expenditures	10,008	(210,282)	(8,023,143)	(8,223,417)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	685,057	8,009,943	8,695,000
Original issue discount	-	(19,856)	-	(19,856)
Total other financing sources (uses)	-	665,201	8,009,943	8,675,144
Net change in fund balances	10,008	454,919	(13,200)	451,727
Fund balances - beginning	(1,572)	-	-	(1,572)
Fund balances - ending	\$ 8,436	\$ 454,919	\$ (13,200)	\$ 450,155

See notes to the financial statements

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
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	\$ 451,727
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	8,025,004
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	13,201
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	9,440
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(8,695,000)
The recognition of the right-to-use leased street light equipment results in the addition of a capital asset and the addition of a lease liability on the statement of net position.	
Addition of right-to-use leased equipment	379,550
Addition of capital lease liability	(379,550)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	19,856
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(165)
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(14,233)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(133,399)
Change in net position of governmental activities	<u>\$ (323,569)</u>

See notes to the financial statements

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Parker Pointe Community Development District (the "District") was established by the Miami-Dade County Ordinance No. 23-95 effective on September 6, 2023, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, certain Board members are affiliated with the Developer.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Right to use leased assets	20

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Leases

The District is a lessee for the right to use street light equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$25,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of 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 date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Goldman Sachs Financial Square Government Fund	\$ 325,946	S&P AAAm	Weighted average of the fund portfolio: 39 days
	<u>\$ 325,946</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

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

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction		\$ 8,025,004	\$ -	\$ 8,025,004
Total capital assets, not being depreciated	-	8,025,004	-	8,025,004
Capital assets, being depreciated				
Right-to-use leased equipment	-	379,550	-	379,550
Total capital assets, being depreciated	-	379,550	-	379,550
Less accumulated depreciation for:				
Right-to-use leased equipment	-	14,233	-	14,233
Total accumulated depreciation	-	14,233	-	14,233
Total capital assets being depreciated	-	365,317	-	365,317
Governmental activities capital assets, net	\$ -	\$ 8,390,321	\$ -	\$ 8,390,321

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$14,380,000. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year the District acquired infrastructure improvements from the Developer for a total cost of \$8,009,943.

NOTE 6 – LONG-TERM LIABILITIES

Series 2024

On July 2, 2024, the District issued \$8,695,000 Special Assessment Bonds, Series 2024 consisting of various Term Bonds with due dates from May 1, 2031 to May 1, 2054, and fixed interest rates ranging from 4.95% - 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each November 1 and May 1, commencing November 1, 2024. Principal on the Bonds is to be paid serially commencing May 1, 2025, through May 1, 2054.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2024 (Continued)

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements 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. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Lease Liability

In January 2024, the District entered into certain leases as a lessee for the use of streetlights. The lease agreement is for a term of 20 years. As of September 30, 2024, the value of the lease liability was \$370,110. The District is required to make total monthly fixed payments of \$2,300. The value of the right-to-use asset as of September 30, 2023 was \$379,550 with an accumulated amortization of \$14,233. At the end of the lease term, the District may elect to execute a new agreement based on current estimated replacement cost. The Lessor will retain ownership of the streetlights.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable					
Series 2023	\$ -	\$ 8,695,000	\$ -	\$ 8,695,000	\$ 120,000
Less: Original issue discount	-	(19,856)	(165)	(19,691)	-
Leases payable	-	379,550	9,440	370,110	13,033
Total	\$ -	\$ 9,054,694	\$ 9,275	\$ 9,045,419	\$ 133,033

At September 30, 2024, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 120,000	\$ 402,215	\$ 522,215
2026	125,000	478,333	603,333
2027	135,000	472,145	607,145
2028	140,000	465,463	605,463
2029	145,000	458,533	603,533
2030-2034	855,000	2,173,725	3,028,725
2035-2039	1,120,000	1,913,988	3,033,988
2040-2044	1,480,000	1,568,313	3,048,313
2045-2049	1,965,000	1,102,275	3,067,275
2050-2054	2,610,000	467,473	3,077,473
	<u>\$ 8,695,000</u>	<u>\$ 9,502,463</u>	<u>\$ 18,197,463</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the Lease payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 13,033	\$ 14,567	\$ 27,600
2026	13,564	14,036	27,600
2027	14,116	13,484	27,600
2028	14,691	12,909	27,600
2029	15,290	12,310	27,600
2030-2034	86,317	51,683	138,000
2035-2039	105,393	32,607	138,000
2040-2044	107,706	9,593	117,299
Total	<u>\$ 370,110</u>	<u>\$ 161,189</u>	<u>\$ 531,299</u>

NOTE 7 – DEVELOPER TRANSACTION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$115,507 which includes a receivable of \$56,721 as of September 30, 2024. In addition, assessments received in the debt service fund include those levied on lots owned by the Developer. The District has recorded a receivable from the Developer of \$141,291 for debt service assessments as of September 30, 2024.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	\$ 297,598	\$ 115,507	\$ (182,091)
Total revenues	<u>297,598</u>	<u>115,507</u>	<u>(182,091)</u>
EXPENDITURES			
Current:			
General government	87,598	84,799	2,799
Maintenance and operations	210,000	-	210,000
Debt service:			
Principal	-	9,440	(9,440)
Interest	-	11,260	(11,260)
Total expenditures	<u>297,598</u>	<u>105,499</u>	<u>192,099</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	10,008	<u>\$ 10,008</u>
Fund balance - beginning		<u>(1,572)</u>	
Fund balance - ending		<u>\$ 8,436</u>	

See notes to required supplementary information

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors.

**PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	\$0
Independent contractor compensation	\$44,892
Construction projects to begin on or after October 1; (>\$65K)	Series 2024
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - N/A Debt Service - \$1,549.11 - \$1,848.94
Special assessments collected	\$160,079
Outstanding Bonds:	See Note 6 for details



**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**

To the Board of Supervisors
Parker Pointe Community Development District
Miami-Dade 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 of the governmental activities and each major fund of Parker Pointe Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 18, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 a 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 were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and 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.

June 18, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Parker Pointe Community Development District
Miami-Dade County, Florida

We have examined Parker Pointe Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report 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, management, and the Supervisors of Parker Pointe Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 18, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Parker Pointe Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Parker Pointe Community Development District, Miami-Dade County, Florida ("District") as of and for fiscal year ended September 30, 2024, and have issued our report thereon dated June 18, 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 Reporting Requirements

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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 18, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Parker Pointe Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Parker Pointe Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 18, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable. First year audit.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

7A

RESOLUTION 2026-05

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

WHEREAS, the District's Auditor, Grau & Associates, 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 PARKER POINTE 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 16th day of January, 2026.

ATTEST:

**PARKER POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

8

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

8A

PARKER POINTE 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 ☐ Not Applicable ☐

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 ☐ Not Applicable ☐

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 ☐

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 ☐ Not Applicable ☐

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 ☐ Not Applicable ☐

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 ☐ Not Applicable ☐



District Manager

Andrew Kenzinger

Print Name

8/16/24

Date



Chair/Vice Chair, Board of Supervisors

William Rife

Print Name

8/16/24

Date

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

8B

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐ Not Applicable ☐

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 ☐ Not Applicable ☐

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 ☐

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 ☐ Not Applicable ☐

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 ☐ Not Applicable ☐

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 ☐ Not Applicable ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

9

AGREEMENT FOR FOUNTAIN/POOL MAINTENANCE SERVICES

This "Agreement" is by and between: **Parker Pointe Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with a mailing address of c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"), and **APS of Hollywood, LLC** ("Contractor") with an address of 5819-A North Andrews Way, Fort Lauderdale, Florida 33309 and is dated January 8, 2026:

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date first written above.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
3. **TERM.** Contractor shall provide the Services beginning upon the full execution of this Agreement and continue through September 30, 2026, unless terminated earlier pursuant to its terms. This Agreement shall automatically renew for one-year periods beginning October 1, 2026 (i.e., based on the District's fiscal year), unless terminated pursuant to the terms herein.
4. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Notwithstanding the immediately preceding sentence, the District shall give the Contractor a reasonable amount of time to perform said repairs if the materials required are not available in time for the Contractor to complete such repairs within a 24-hour period. Any such repairs shall be a Contractor's sole expense, unless otherwise agreed in writing by the District.
6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have against the Contractor.
7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. The District, and its staff and Board Supervisors, shall be considered Additional Insureds under the insurance set forth in **Exhibit B**.
8. **SOVEREIGN IMMUNITY.** Contractor or hereafter agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or otherwise statute.
9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 14 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

11. **ATTORNEY'S FEES.** In the event that either 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 fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

13. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

14. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

15. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this document controls.

[Signature blocks on the following page]

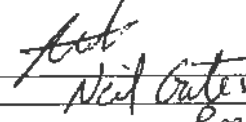
IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT

APS OF HOLLYWOOD, LLC

DocuSigned by:
 _____

By: William E. Fife
Its: Chairperson, Board of Supervisors

 _____
By: _____
Its: President

- Exhibit A: Proposal
- Exhibit B: Insurance Certificate with Endorsements

Exhibit A: Proposal



www.americanpool.com

Parker Pointe CDD
Pool Maintenance Contract

Part 1 - General Specifications

American Pool Service, located at 5819-A North Andrews Way, Ft Lauderdale, FL 33309- agrees to provide the following services for Parker Pointe CDD located at 112 NE 14th Terrace, Homestead, FL 33033, beginning on 12/1/2025 and ending on 12/31/2026.

Services

American Pool Service, Inc. will be responsible for performing 2 weekly visits (weather permitting and excluding holidays) in which the following services will be performed as necessary:

1. Vacuum pool
2. Brush pool
3. Clean skimmer baskets and skimmer gutters
4. Clean waterline tile
5. Clean hair and lint strainer
6. Test pool water chemistry and adjust as needed
7. Skim pool surface to remove floating debris
8. Maintain filter room in a clean and safe condition
9. Backwash filtration system and/or clean filter cartridges
10. Inspect all equipment to ensure proper operation
11. Notify OWNER of any parts, repairs or chemicals needed

Facilities Included: (0) pool(s); (0) spa(s); (1) fountain(s); (0) wading pool(s)

Balancing Chemicals Included?: Yes

Water Balancing Chemicals (i.e. Isocyanuric Acid Stabilizer, Calcium Chloride and Sodium Bicarbonate) are included in this proposal.

Special Notes:

This Agreement may be canceled by either party with a Thirty (30) day written notice. Fountain maintenance includes skimming, clean basket and filter, adding liquid chlorine and acid, as required. Calcium removal is excluded

Compensation and Terms

The charge for the services listed above shall be: **# Visits/Week: 2 \$350.00 Per Month**

Any chemicals, parts or repairs over the amount of \$100.00 will be submitted to the owner in writing for approval prior to American Pool Service commencing corrective action. All invoices presented to OWNER will be paid in full within 30 days of the invoice date or will be subject to a 1.5% per month finance charge (18% annually). This agreement is subject to the terms and conditions attached in Parts 2-7.

Accepted:

Owner/Agent

Neil Gates

President

Date: _____

Date: _____


 1/9/26

Exhibit B: Certificate of Insurance

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2025**

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 398,294	\$ -	\$ -	\$ 398,294
Investments				
Revenue	-	11,441	-	11,441
Reserve	-	303,883	-	303,883
Construction	-	-	15,444	15,444
Cost of issuance	-	10	-	10
Interest	-	75	-	75
Due from Landowner	6,839	-	-	6,839
Due from general fund	-	257,584	-	257,584
Utility deposit	11,128	-	-	11,128
Total assets	<u>416,261</u>	<u>572,993</u>	<u>15,444</u>	<u>1,004,698</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 40,805	\$ -	\$ -	\$ 40,805
Due to Landowner	-	9,571	-	9,571
Due to debt service fund	257,584	-	-	257,584
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>304,389</u>	<u>9,571</u>	<u>-</u>	<u>313,960</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	6,839	-	-	6,839
Total deferred inflows of resources	<u>6,839</u>	<u>-</u>	<u>-</u>	<u>6,839</u>
Fund balances:				
Restricted for:				
Debt service	-	563,422	-	563,422
Capital projects	-	-	15,444	15,444
Unassigned	105,033	-	-	105,033
Total fund balances	<u>105,033</u>	<u>563,422</u>	<u>15,444</u>	<u>683,899</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 416,261</u>	<u>\$572,993</u>	<u>\$ 15,444</u>	<u>\$ 1,004,698</u>

**PARKER POINTE
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				
Assessment levy: on-roll - net	\$ 136,145	\$ 136,145	\$ 319,135	43%
Total revenues	<u>136,145</u>	<u>136,145</u>	<u>319,135</u>	43%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	4,300	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	83	167	1,000	17%
Trustee	-	-	5,500	0%
EMMA software service	2,500	2,500	2,500	100%
Telephone	17	33	200	17%
Postage	-	-	500	0%
Printing & binding	42	83	500	17%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	175	175	100%
Tax collector	1,417	1,417	3,324	43%
Insurance	-	-	6,500	0%
Contingencies/bank charges	80	161	1,500	11%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	145	210	69%
Total professional & administrative	<u>8,139</u>	<u>13,386</u>	<u>109,414</u>	12%
Field Operations				
Contracted services				
Field operations management	1,622	3,244	18,720	17%
Field operations accounting	-	-	2,500	0%
Landscape maintenance	9,524	9,524	58,000	16%
Electricity	-	-	10,000	0%
Property insurance	-	-	15,000	0%
Stormwater dewatering work and permit	-	-	12,500	0%
Repairs & supplies				
Porter services	-	-	6,000	0%
Electricity	-	-	15,000	0%
Internet	-	-	2,000	0%
Landscape maintenance	-	-	5,000	0%
Pool maintenance	-	-	10,000	0%
Streetlighting	6,664	10,578	50,000	21%
Misc. field operations	-	-	5,000	0%
Total field operations	<u>17,810</u>	<u>23,346</u>	<u>209,720</u>	11%
Total expenditures	<u>25,949</u>	<u>36,732</u>	<u>319,134</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	110,196	99,413	1	
Fund balances - beginning	(5,163)	5,620	-	
Fund balances - ending	<u>\$ 105,033</u>	<u>\$ 105,033</u>	<u>\$ 1</u>	

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 260,294	\$ 260,294	\$ 610,159	43%
Interest	1,734	3,441	-	N/A
Total revenues	<u>262,028</u>	<u>263,735</u>	<u>610,159</u>	43%
EXPENDITURES				
Principal	-	-	125,000	0%
Interest	239,166	239,166	478,333	50%
Tax collector	2,710	2,710	6,356	43%
Total expenditures	<u>241,876</u>	<u>241,876</u>	<u>609,689</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	20,152	21,859	470	4651%
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(12,766)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(12,766)</u>	<u>-</u>	N/A
Net change in fund balances	20,152	9,093	470	
Fund balance - beginning	543,270	554,329	700,220	
Fund balance - ending	<u>\$ 563,422</u>	<u>\$ 563,422</u>	<u>\$ 700,690</u>	

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 42	\$ 50
Total revenues	<u>42</u>	<u>50</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	42	50
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	12,766
Total other financing sources/(uses)	<u>-</u>	<u>12,766</u>
Net change in fund balances	42	12,816
Fund balances - beginning	15,402	2,628
Fund balances - ending	<u>\$ 15,444</u>	<u>\$ 15,444</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 June 20, 2025 at 11:00 a.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

Bill Fife	Chair
Luis Carcamo	Vice Chair
Debbie Leonard	Assistant Secretary
Jon Seifel	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Shirley Artega	First Service Residential (FSR)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:00 p.m. The meeting was delayed as he conducted two prior meetings at the location, which commenced before 11:00 a.m.

There were no members of the public present.

Supervisors Seifel, Fife, Carcamo and Leonard were present. Supervisor Smith 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 2025-03, 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

Mr. Kantarzhi presented Resolution 2025-03. He spoke to the District Engineer and will need to add new budget items for the Dewatering Permit and the plan for stormwater pursuant to the recently passed Miami-Dade County stormwater bill. Funds from the “Misc Field operations” budget will be used to fund those costs. After incorporating the changes, the updated Fiscal Year 2026 budget will be emailed for final review.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH 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 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2025-04, Providing for Funding for the Fiscal Year 2026 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

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

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2025-04, Providing for Funding for the Fiscal Year 2026 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, was adopted.

FIFTH ORDER OF BUSINESS

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

Mr. Kantarzhi presented Resolution 2025-05.

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Change "June __, 2026" to "June 19, 2026"

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

SIXTH ORDER OF BUSINESS

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

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

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

**On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the
Unaudited Financial Statements as of April 30, 2025, were accepted.**

EIGHTH ORDER OF BUSINESS

**Approval of March 21, 2025 Regular
Meeting Minutes**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the
March 21, 2025 Regular Meeting Minutes, as presented, were approved.**

NINETH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated he reviewed the draft Project Completion Resolution and related documents and expects to have them on the next agenda.

- **Discussion/Consideration to Implement Parking/Towing Rules and Amenity Rules**
This item was an addition to the agenda.

Mr. Earlywine proposed implementing No Parking Rules and Amenity Rules similar to the Stellar North CDD.

**On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor,
authorizing Staff to prepare Amenity Rules; approving Interim Amenity Rules,
effective today on an interim basis, subject to Staff and Chair review; and
setting a Public Hearing on August 15, 2025 at 11:00 a.m., at the Office Park at
California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, was
approved.**

**On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor,
authorizing Staff to prepare Parking/Towing Rules; approving Interim
Parking/Towing Rules, effective today on an interim basis, subject to Staff and
Chair review; and setting a Public Hearing on August 15, 2025 at 11:00 a.m., at
the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami,
Florida 33179, was approved.**

B. District Engineer: Alvarez Engineers, Inc

There was no report.

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

- **NEXT MEETING DATE: July 18, 2025 at 11:00 AM**

- **QUORUM CHECK**

The July 18, 2025 meeting will be cancelled. The next meeting will likely be on August 15, 2025.

Mr. Kantarzhi reminded the Board Members to file Form 1 electronically by July 1, 2025 and to complete the required four hours of ethics training by December 31, 2025. He will email the instructions to the Board.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

- **Field Operations: First Service Residential**

This item was an addition to the agenda.

This item will be included on future agendas.

Ms. Artega stated that payments are due to the Water Department now, in order to have the meters installed. Mr. Kantarzhi stated he will check on the status of the payment.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the meeting adjourned at 12:13 p.m.
--

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

189

190

191

192 _____
Secretary/Assistant Secretary

Chair/Vice Chair