

Parrish Lakes
Community Development District

Adopted Budget
FY 2026–2027

Presented at the August 25, 2026 Meeting



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**Parrish Lakes Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Second Amendment FY 2026	Actual Thru 6/30/26	Projected July 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ -	\$ 79,224	\$ 915,448	\$ 917,104	\$ -	\$ 917,104	\$ 1,360,419
Operations & Maintenance Assessments - Off-Roll	167,250	247,756	230,831	-	-	-	157,510
Operations & Maintenance Assessments - Lot Closings	110,948	517,948	-	693,560	-	693,560	-
Developer Funding Agreement	-	109,838	-	-	-	-	-
Miscellaneous Revenue	-	-	-	4,115	-	4,115	-
Interest Income	55	321	-	9,222	3,074	12,296	-
Tax Collector Excess Fees	-	708	-	-	-	-	-
Total Revenue	278,253	955,795	1,146,280	1,624,001	3,074	1,627,075	1,517,929
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	6,102	7,400	12,000	5,800	3,000	8,800	12,000
Payroll Taxes	474	566	500	444	230	673	918
Payroll Processing	300	750	500	350	117	467	1,000
Professional Services - Management Consulting Services	48,000	48,000	48,000	36,000	12,000	48,000	63,544
Professional Services - Construction Accounting Services	9,000	9,000	9,000	6,750	2,250	9,000	-
Professional Services - Administrative	3,600	3,600	3,600	2,700	900	3,600	-
Professional Services - Auditing Services	3,200	3,400	3,400	-	3,600	3,600	4,100
Professional Services - Engineering Services	4,328	1,453	4,500	2,240	747	2,987	2,900
Professional Services - Legal Services	34,285	8,152	15,000	14,354	6,864	21,219	22,200
Legal Advertisements	1,214	750	3,000	70	912	982	1,000
Insurance	14,929	16,861	38,981	40,933	14,622	55,555	62,062
Regulatory & Permit Fees	175	175	175	175	-	175	175
Bank Fees	-	-	150	-	150	150	600
Travel Per Diem	-	820	1,000	213	197	410	500
Meeting Room Rental	271	307	1,040	364	121	485	500
Postage & Printing	-	-	-	-	-	-	1,000
Website Compliance	2,015	2,015	2,015	1,511	504	2,015	1,515
Administrative Contingency	452	608	5,000	171	359	530	4,550
Total Administrative	128,346	103,857	147,861	112,075	46,572	158,646	178,564
Debt Administration							
Dissemination Agent	6,500	6,453	13,500	10,542	2,958	13,500	13,750
Trustee Fees	3,192	13,018	13,018	9,910	3,108	13,018	13,768
Arbitrage	475	1,425	1,425	475	950	1,425	1,425
Gap Loan - Cost of Issuance	-	-	7,870	7,870	-	7,870	-
Gap Loan Interest	-	-	19,199	9,633	9,566	19,199	22,360
Total Debt Administration	10,167	20,897	55,012	38,429	16,583	55,012	51,303
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	1,925	14,277	15,000	23,911	7,970	31,882	36,000

**Parrish Lakes Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Second Amendment FY 2026	Actual Thru 6/30/26	Projected July 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Streetpole Lighting	14,200	138,057	232,600	162,991	54,330	217,322	279,519
Water	5,302	49,441	30,876	37,585	12,528	50,114	43,929
Total Utilities	21,427	201,775	278,476	224,488	74,829	299,317	359,448
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	-	4,583	15,000	11,250	3,750	15,000	15,000
Landscape Maintenance	23,781	206,717	383,110	-	95,622	95,622	-
Contracts - Landscape Maintenance	-	-	-	231,856	-	231,856	208,980
Contracts - Grounds Performance Monitoring	-	-	-	-	2,511	2,511	10,044
Contracts - Fountain	-	-	-	-	5,250	5,250	21,000
Landscape Replacement & Replenishment	-	87,942	40,000	118,475	39,492	157,966	89,900
Landscape - Mulch	-	-	-	-	-	-	16,667
Landscape - Tree/Palm Trimming	-	-	-	-	-	-	10,800
Landscape - Tree Removal & Replacement	-	-	-	-	-	-	12,000
R&M - Irrigation	-	6,342	30,000	61,486	20,495	81,982	41,800
R&M - Water Feature Fountain	-	-	18,000	-	-	-	20,000
R&M - Sidewalks / Hardscape	-	-	-	-	-	-	5,000
R&M - Signage	-	-	-	-	-	-	1,100
Total Common Areas & Right of Ways	23,781	305,584	486,110	423,067	167,120	590,187	452,291
Flood Control/Stormwater Management							
Lake/Pond Maintenance	21,150	28,200	40,000	-	7,552	7,552	-
Contracts - Aquatic Maintenance	-	-	-	21,150	-	21,150	31,002
R&M - Pond	-	-	-	3,500	1,167	4,667	139,900
Total Flood Control/Stormwater Management	21,150	28,200	40,000	24,650	8,719	33,369	170,902
Security							
Security	-	-	24,000	-	24,000	24,000	-
Contracts - Security Services & Monitoring Equipment	-	-	-	-	-	-	24,000
Total Security	-	-	24,000	-	24,000	24,000	24,000
Capital & Contingency Reserves							
Emergency Response & Disaster Recovery	-	-	116,601	-	116,601	116,601	50,000
Physical Environment Contingency	-	412,103	100,000	159,798	-	159,798	100,000
Total Capital & Contingency Reserves	-	412,103	216,601	159,798	116,601	276,399	150,000
Total Physical Environment	66,358	947,661	1,045,187	832,003	391,269	1,223,272	1,156,640
Total Expenditures	204,870	1,072,415	1,248,060	982,507	454,424	1,436,931	1,386,507
Excess (Deficiency) of Revenues Over (Under) Expenditures	73,382	(116,620)	(101,780)	641,494	(451,350)	190,144	131,422

**Parrish Lakes Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Second Amendment FY 2026	Actual Thru 6/30/26	Projected July 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
III. Other Financing Sources (Uses)							
Gap Loan Proceeds	-	-	387,029	387,029	-	387,029	387,029
Gap Loan Repayment	-	-	(270,428)	(270,478)	-	(270,478)	(387,029)
Gap Loan Repayment (Hurricane Damage)	-	-	-	-	-	-	(116,601)
Gap Loan Reserve	-	-	(14,821)	(14,821)	14,821	-	(14,821)
Total Other Financing Sources (Uses)	-	-	101,780	101,730	14,821	116,551	(131,422)
IV. Net Change in Fund Balance	73,382	(116,620)	-	743,225	(436,529)	306,696	-
Fund Balance - Beginning	8,747	82,129	(34,490)	(34,490)	-	(34,490)	272,206
Transfer for Gap Loan Reserve	-	-	-	14,821	(14,821)	-	14,821
Fund Balance - Ending	\$ 82,129	\$ (34,490)	\$ (34,490)	\$ 723,555	\$ (451,350)	\$ 272,206	\$ 287,027

**PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 - 2027 BUDGET NARRATIVE**

REVENUES

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year -end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by Grau & Associates in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Stantec and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Straley Robin Vericker and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors LLC and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

TRAVEL PER DIEM

Provides reimbursement for District-related travel expenses incurred by Board Members or staff. Eligible costs may include mileage, lodging, meals, and other expenses consistent with Florida Statutes and District policies.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District's public-records obligations.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and DTS and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by US Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

GAP LOAN INTEREST

Provides for interest accrued on the outstanding balance of the gap loan during the period between issuance and repayment from annual tax collection proceeds.

PHYSICAL ENVIRONMENT EXPENDITURES

Certain physical-environment services within the District are governed by a Permanent Easement Agreement for Maintenance between the District and the associated homeowners' association (HOA). Under this agreement, the HOA maintains designated services for a portion of the fiscal year and the District funds the balance. The line items below that are subject to the agreement reflect the District's share only.

UTILITIES

ELECTRICITY

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by Peace River Electric Cooperative, Inc based on usage and applicable utility rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by Gig Fiber, LLC based on the number of fixtures and applicable rate schedules.

WATER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by Manatee County Utilities and charges are based on usage and prevailing rates.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District's assets. Services are provided by Kai Connected, LLC and include coordinating with vendors, monitoring service levels, and reporting maintenance concerns.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract. Services are performed by Florida Commercial Care for an annual amount of \$208,980.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Supports early identification of maintenance needs to ensure consistent service quality and community appearance. Services are performed by Optic Systems for an annual amount of \$10,044.

CONTRACTS - ENTRY FOUNTAIN

Provides for the contracted maintenance and repair of the District's entry fountain. Services include routine inspections, cleaning, chemical balancing, and minor repairs to keep the system operating properly. Services are performed by Oasis Pools & Aquatics for an annual amount of \$21,000.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE - MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE - TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District's common areas as needed to maintain safety, visibility, and aesthetic standards.

LANDSCAPE - TREE REMOVAL & REPLACEMENT

This category includes the cost of removing damaged or declining trees and installing approved replacement trees in accordance with community landscape standards and safety requirements.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - WATER FEATURE FOUNTAIN

Supports routine maintenance, repairs, and upkeep of decorative fountains located at entries and amenity areas. Includes service to pumps, lighting, plumbing components, and aesthetic elements to preserve the feature's visual appeal.

R&M - SIDEWALKS / HARDSCAPE

Funds repairs to sidewalks, walkways, concrete pads, or other hardscape elements to address safety issues, surface damage, or aesthetic improvements.

R&M - SIGNAGE

Covers the cost of repairing, replacing, or maintaining community signage, including entry monuments, directional signs, and regulatory or informational signs located throughout the District.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Steadfast Environmental LLC for an annual amount of \$31,002.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted roving patrols of the District's common areas. Also covers operation and maintenance of perimeter gates and resident key fob access equipment. Services are performed for an annual amount of \$24,000.

CAPITAL & CONTINGENCY RESERVES

EMERGENCY RESPONSE & DISASTER RECOVERY

Provides funding for non-recurring costs associated with hurricanes, severe weather, flooding, or other extraordinary events. These funds may be used for emergency response, temporary repairs, debris removal, and related services not otherwise included in routine maintenance contracts.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

OTHER FINANCING SOURCES (USES)

GAP LOAN PROCEEDS

Represents proceeds received from a short-term gap loan issued to provide interim funding for District operations prior to the receipt of annual assessment revenues. These funds are repaid with tax collection proceeds once received.

GAP LOAN REPAYMENT

Provides for the repayment of principal associated with the short-term gap loan issued to fund District operations prior to the receipt of annual assessment revenues. The loan is repaid using tax collection proceeds once received and is expected to be fully satisfied within the fiscal year.

GAP LOAN REPAYMENT (HURRICANE DAMAGE)

Provides for the repayment of principal associated with a separate gap loan draw used to fund hurricane damage remediation incurred by the District. Repayment is funded through tax collection proceeds and other available revenues during the fiscal year.

GAP LOAN REQUIRED RESERVE

Provides for the required reserve established in connection with the gap loan, as required by the loan agreement, to ensure timely payment of debt service and related obligations during the period the loan is outstanding.

Parrish Lakes Community Development District
Fiscal Year 2027 Annual Budget
Series 2023 Debt Service Fund

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ -	\$ 295,187	\$ 275,371	\$ -	\$ 275,371	\$ 382,133
Debt Service Assessments - Off-Roll	490,200	208,043	-	5,894	5,894	-
Debt Service Assessments - Lot Closings	278,316	-	185,796	-	185,796	-
Prepayment Income	1,502,199	-	1,803,203	-	1,803,203	-
Interest	65,093	-	35,612	-	35,612	-
Total Revenue	2,335,808	503,230	2,299,982	5,894	2,305,876	382,133
II. Expenditures						
Debt Service						
Principal Debt Retirement	135,000	125,000	125,000	-	125,000	100,000
Interest Expense	543,549	375,443	377,673	-	377,673	279,018
Prepayment Expense	4,760,000	-	1,810,000	-	1,810,000	-
Total Debt Service	5,438,549	500,443	2,312,673	-	2,312,673	379,018
Total Expenditures	5,438,549	500,443	2,312,673	-	2,312,673	379,018
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,102,741)	2,788	(12,691)	5,894	(6,797)	3,115
III. Other Financing Sources (Uses)						
Interfund Transfer-Out	-	-	(251,298)	-	(251,298)	-
Total Other Sources (Uses)	-	-	(251,298)	-	(251,298)	-
IV. Net Change in Fund Balance	(3,102,741)	2,788	(263,988)	5,894	(258,094)	3,115
Fund Balance - Beginning	3,828,639	725,898	725,898	-	725,898	467,803
Fund Balance - Ending	\$ 725,898	\$ 728,685	\$ 461,909	\$ 5,894	\$ 467,803	\$ 470,919

Parrish Lakes Community Development District
\$12,400,000 Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One)

Period Ending	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/01/2026			4.63%	188,971.25	188,971		7,305,000
05/01/2026	125,000	1,800,000	4.63%	188,701	313,701	502,673	5,380,000
11/01/2026			4.63%	139,509	139,509		5,380,000
05/01/2027	100,000		4.63%	139,509	239,509	379,018	5,280,000
11/01/2027			4.63%	137,509	137,509		5,280,000
05/01/2028	100,000		4.63%	137,509	237,509	375,018	5,180,000
11/01/2028			4.63%	135,509	135,509		5,180,000
05/01/2029	105,000		4.63%	135,509	240,509	376,018	5,075,000
11/01/2029			4.63%	133,409	133,409		5,075,000
05/01/2030	110,000		4.63%	133,409	243,409	376,818	4,965,000
11/01/2030			4.63%	131,209	131,209		4,965,000
05/01/2031	115,000		5.38%	131,209	246,209	377,418	4,850,000
11/01/2031			5.38%	128,262	128,262		4,850,000
05/01/2032	120,000		5.38%	128,262	248,262	376,524	4,730,000
11/01/2032			5.38%	125,187	125,187		4,730,000
05/01/2033	125,000		5.38%	125,187	250,187	375,374	4,605,000
11/01/2033			5.38%	121,984	121,984		4,605,000
05/01/2034	135,000		5.38%	121,984	256,984	378,968	4,470,000
11/01/2034			5.38%	118,524	118,524		4,470,000
05/01/2035	140,000		5.38%	118,524	258,524	377,049	4,330,000
11/01/2035			5.38%	114,937	114,937		4,330,000
05/01/2036	150,000		5.38%	114,937	264,937	379,874	4,180,000
11/01/2036			5.38%	111,093	111,093		4,180,000
05/01/2037	155,000		5.38%	111,093	266,093	377,186	4,025,000
11/01/2037			5.38%	107,121	107,121		4,025,000
05/01/2038	165,000		5.38%	107,121	272,121	379,243	3,860,000
11/01/2038			5.38%	102,893	102,893		3,860,000
05/01/2039	175,000		5.38%	102,893	277,893	380,786	3,685,000
11/01/2039			5.38%	98,409	98,409		3,685,000
05/01/2040	185,000		5.38%	98,409	283,409	381,818	3,500,000
11/01/2040			5.38%	93,668	93,668		3,500,000
05/01/2041	190,000		5.38%	93,668	283,668	377,336	3,310,000
11/01/2041			5.38%	88,799	88,799		3,310,000
05/01/2042	200,000		5.38%	88,799	288,799	377,599	3,110,000
11/01/2042			5.38%	83,674	83,674		3,110,000
05/01/2043	215,000		5.38%	83,674	298,674	382,349	2,895,000
11/01/2043			5.38%	78,165	78,165		2,895,000
05/01/2044	225,000		5.63%	78,165	303,165	381,330	2,670,000
11/01/2044			5.63%	72,090	72,090		2,670,000
05/01/2045	235,000		5.63%	72,090	307,090	379,180	2,435,000
11/01/2045			5.63%	65,745	65,745		2,435,000
05/01/2046	250,000		5.63%	65,745	315,745	381,490	2,185,000
11/01/2046			5.63%	58,995	58,995		2,185,000
05/01/2047	265,000		5.63%	58,995	323,995	382,990	1,920,000
11/01/2047			5.63%	51,840	51,840		1,920,000
05/01/2048	280,000		5.63%	51,840	331,840	383,680	1,640,000
11/01/2048			5.63%	44,280	44,280		1,640,000
05/01/2049	295,000		5.63%	44,280	339,280	383,560	1,345,000
11/01/2049			5.63%	36,315	36,315		1,345,000
05/01/2050	310,000		5.63%	36,315	346,315	382,630	1,035,000
11/01/2050			5.63%	27,945	27,945		1,035,000
05/01/2051	325,000		5.63%	27,945	352,945	380,890	710,000
11/01/2051			5.63%	19,170	19,170		710,000
05/01/2052	345,000		5.63%	19,170	364,170	383,340	365,000
11/01/2052			5.63%	9,855	9,855		365,000
05/01/2053	365,000		5.63%	9,855	374,855	384,710	0
Total	5,505,000			5,249,864	10,754,864	10,754,864	

**Parrish Lakes Community Development District
Fiscal Year 2027 Annual Budget
Series 2023A Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 61,945	\$ 141,754	\$ 141,756	\$ -	\$ 141,756	\$ 423,090
Debt Service Assessments - Off-Roll	478,645	511,105	246,800	107,426	354,225	228,985
Debt Service Assessments - Lot Closings	78,306	-	279,300	-	279,300	-
Interest	28,782	-	20,487	-	20,487	-
Total Revenue	647,678	652,859	688,343	107,426	795,769	652,075
II. Expenditures						
Debt Service						
Principal Debt Retirement	145,000	145,000	150,000	-	150,000	155,000
Interest Expense	510,719	507,366	504,013	-	504,013	497,075
Total Debt Service	655,719	652,366	654,013	-	654,013	652,075
Total Expenditures	655,719	652,366	654,013	-	654,013	652,075
Excess (Deficiency) of Revenues Over (Under) Expenditures	(8,041)	494	34,330	107,426	141,756	-
IV. Net Change in Fund Balance	(8,041)	494	34,330	107,426	141,756	-
Fund Balance - Beginning	688,236	680,195	680,195	-	680,195	821,951
Fund Balance - Ending	\$ 680,195	\$ 680,689	\$ 714,525	\$ 107,426	\$ 821,951	\$ 821,951

Parrish Lakes Community Development District
\$9,540,000 Capital Improvement Revenue Bonds, Series 2023A (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/01/2025	-	4.625%	252,006	252,006		9,260,000
05/01/2026	150,000	4.625%	252,006	402,006	654,013	9,110,000
11/01/2026	-	4.625%	248,538	248,538		9,110,000
05/01/2027	155,000	4.625%	248,538	403,538	652,075	8,955,000
11/01/2027	-	4.625%	244,953	244,953		8,955,000
05/01/2028	165,000	4.625%	244,953	409,953	654,906	8,790,000
11/01/2028	-	4.625%	241,138	241,138		8,790,000
05/01/2029	170,000	4.625%	241,138	411,138	652,275	8,620,000
11/01/2029	-	4.625%	237,206	237,206		8,620,000
05/01/2030	180,000	4.625%	237,206	417,206	654,413	8,440,000
11/01/2030	-	4.625%	233,044	233,044		8,440,000
05/01/2031	190,000	5.375%	233,044	423,044	656,088	8,250,000
11/01/2031	-	5.375%	227,938	227,938		8,250,000
05/01/2032	200,000	5.375%	227,938	427,938	655,875	8,050,000
11/01/2032	-	5.375%	222,563	222,563		8,050,000
05/01/2033	210,000	5.375%	222,563	432,563	655,125	7,840,000
11/01/2033	-	5.375%	216,919	216,919		7,840,000
05/01/2034	225,000	5.375%	216,919	441,919	658,838	7,615,000
11/01/2034	-	5.375%	210,872	210,872		7,615,000
05/01/2035	235,000	5.375%	210,872	445,872	656,744	7,380,000
11/01/2035	-	5.375%	204,556	204,556		7,380,000
05/01/2036	250,000	5.375%	204,556	454,556	659,113	7,130,000
11/01/2036	-	5.375%	197,838	197,838		7,130,000
05/01/2037	260,000	5.375%	197,838	457,838	655,675	6,870,000
11/01/2037	-	5.375%	190,850	190,850		6,870,000
05/01/2038	275,000	5.375%	190,850	465,850	656,700	6,595,000
11/01/2038	-	5.375%	183,459	183,459		6,595,000
05/01/2039	290,000	5.375%	183,459	473,459	656,919	6,305,000
11/01/2039	-	5.375%	175,666	175,666		6,305,000
05/01/2040	305,000	5.375%	175,666	480,666	656,331	6,000,000
11/01/2040	-	5.375%	167,469	167,469		6,000,000
05/01/2041	325,000	5.375%	167,469	492,469	659,938	5,675,000
11/01/2041	-	5.375%	158,734	158,734		5,675,000
05/01/2042	340,000	5.375%	158,734	498,734	657,469	5,335,000
11/01/2042	-	5.375%	149,597	149,597		5,335,000
05/01/2043	360,000	5.375%	149,597	509,597	659,194	4,975,000
11/01/2043	-	5.375%	139,922	139,922		4,975,000
05/01/2044	380,000	5.625%	139,922	519,922	659,844	4,595,000
11/01/2044	-	5.625%	129,234	129,234		4,595,000
05/01/2045	405,000	5.625%	129,234	534,234	663,469	4,190,000
11/01/2045	-	5.625%	117,844	117,844		4,190,000
05/01/2046	425,000	5.625%	117,844	542,844	660,688	3,765,000
11/01/2046	-	5.625%	105,891	105,891		3,765,000
05/01/2047	450,000	5.625%	105,891	555,891	661,781	3,315,000
11/01/2047	-	5.625%	93,234	93,234		3,315,000
05/01/2048	475,000	5.625%	93,234	568,234	661,469	2,840,000
11/01/2048	-	5.625%	79,875	79,875		2,840,000
05/01/2049	505,000	5.625%	79,875	584,875	664,750	2,335,000
11/01/2049	-	5.625%	65,672	65,672		2,335,000
05/01/2050	535,000	5.625%	65,672	600,672	666,344	1,800,000
11/01/2050	-	5.625%	50,625	50,625		1,800,000
05/01/2051	565,000	5.625%	50,625	615,625	666,250	1,235,000
11/01/2051	-	5.625%	34,734	34,734		1,235,000
05/01/2052	600,000	5.625%	34,734	634,734	669,469	635,000
11/01/2052	-	5.625%	17,859	17,859		635,000
05/01/2053	635,000	5.625%	17,859	652,859	670,719	0
Total	9,260,000		9,196,469	18,456,469	18,456,469	

Parrish Lakes Community Development District
Fiscal Year 2027 Annual Budget
Series 2024 Debt Service Fund

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ -	\$ 250,225	\$ 262,121	\$ -	\$ 262,121	\$ 442,293
Debt Service Assessments - Off-Roll	1,200	2,129,935	1,487,905	179,839	1,667,743	1,679,592
Debt Service Assessments - Lot Closings	1,939,745	-	200,710	-	200,710	-
Prepayment Income	5,136,694	-	1,380,953	-	1,380,953	-
Interest	144,482	-	117,134	-	117,134	-
Total Revenue	7,222,121	2,380,160	3,448,823	179,839	3,628,662	2,121,885
II. Expenditures						
Debt Service						
Principal Debt Retirement	505,000	495,000	445,000	-	445,000	435,000
Interest Expense	1,648,952	1,882,785	1,814,004	-	1,814,004	1,686,885
Prepayment Expense	2,715,000	-	3,315,000	-	3,315,000	-
Cost of Issuance	10,000	-	-	-	-	-
Total Debt Service	4,878,952	2,377,785	5,574,004	-	5,574,004	2,121,885
Total Expenditures	4,878,952	2,377,785	5,574,004	-	5,574,004	2,121,885
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,343,169	2,375	(2,125,181)	179,839	(1,945,342)	-
IV. Net Change in Fund Balance	2,343,169	2,375	(2,125,181)	179,839	(1,945,342)	-
Fund Balance - Beginning	3,205,523	5,548,692	5,548,692	-	5,548,692	3,603,350
Fund Balance - Ending	\$ 5,548,692	\$ 5,551,067	\$ 3,423,512	\$ 179,839	\$ 3,603,350	\$ 3,603,350

Parrish Lakes Community Development District
\$37,000,000 Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Three)

Period Ending	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/01/2025				947,580	947,580		31,310,000
02/01/2026	845,000			11,856	856,856		30,465,000
05/01/2026	445,000	2,180,000	5.000%	854,568	1,299,568	2,247,148	27,840,000
11/01/2026				843,443	843,443		27,840,000
05/01/2027	435,000		5.000%	843,443	1,278,443	2,121,885	27,405,000
11/01/2027				831,693	831,693		27,405,000
05/01/2028	455,000		5.000%	831,693	1,286,693	2,118,385	26,950,000
11/01/2028				819,318	819,318		26,950,000
05/01/2029	480,000		5.000%	819,318	1,299,318	2,118,635	26,470,000
11/01/2029				806,318	806,318		26,470,000
05/01/2030	505,000		5.000%	806,318	1,311,318	2,117,635	25,965,000
11/01/2030				792,693	792,693		25,965,000
05/01/2031	530,000		5.000%	792,693	1,322,693	2,115,385	25,435,000
11/01/2031				778,318	778,318		25,435,000
05/01/2032	560,000		5.500%	778,318	1,338,318	2,116,635	24,875,000
11/01/2032				761,680	761,680		24,875,000
05/01/2033	590,000		5.500%	761,680	1,351,680	2,113,360	24,285,000
11/01/2033				744,080	744,080		24,285,000
05/01/2034	625,000		5.500%	744,080	1,369,080	2,113,160	23,660,000
11/01/2034				725,518	725,518		23,660,000
05/01/2035	660,000		5.500%	725,518	1,385,518	2,111,035	23,000,000
11/01/2035				705,993	705,993		23,000,000
05/01/2036	695,000		5.500%	705,993	1,400,993	2,106,985	22,305,000
11/01/2036				685,368	685,368		22,305,000
05/01/2037	735,000		5.500%	685,368	1,420,368	2,105,735	21,570,000
11/01/2037				663,505	663,505		21,570,000
05/01/2038	780,000		5.500%	663,505	1,443,505	2,107,010	20,790,000
11/01/2038				640,405	640,405		20,790,000
05/01/2039	825,000		5.500%	640,405	1,465,405	2,105,810	19,965,000
11/01/2039				616,068	616,068		19,965,000
05/01/2040	870,000		5.500%	616,068	1,486,068	2,102,135	19,095,000
11/01/2040				590,355	590,355		19,095,000
05/01/2041	920,000		5.500%	590,355	1,510,355	2,100,710	18,175,000
11/01/2041				563,130	563,130		18,175,000
05/01/2042	970,000		5.500%	563,130	1,533,130	2,096,260	17,205,000
11/01/2042				534,393	534,393		17,205,000
05/01/2043	1,025,000		5.500%	534,393	1,559,393	2,093,785	16,180,000
11/01/2043				504,005	504,005		16,180,000
05/01/2044	1,085,000		5.500%	504,005	1,589,005	2,093,010	15,095,000
11/01/2044				471,830	471,830		15,095,000
05/01/2045	1,145,000		5.800%	471,830	1,616,830	2,088,660	13,950,000
11/01/2045				436,015	436,015		13,950,000
05/01/2046	1,215,000		5.800%	436,015	1,651,015	2,087,030	12,735,000
11/01/2046				398,025	398,025		12,735,000
05/01/2047	1,290,000		5.800%	398,025	1,688,025	2,086,050	11,445,000
11/01/2047				357,715	357,715		11,445,000
05/01/2048	1,365,000		5.800%	357,715	1,722,715	2,080,430	10,080,000
11/01/2048				315,085	315,085		10,080,000
05/01/2049	1,445,000		5.800%	315,085	1,760,085	2,075,170	8,635,000
11/01/2049				269,845	269,845		8,635,000
05/01/2050	1,530,000		5.800%	269,845	1,799,845	2,069,690	7,105,000
11/01/2050				221,995	221,995		7,105,000
05/01/2051	1,625,000		5.800%	221,995	1,846,995	2,068,990	5,480,000
11/01/2051				171,245	171,245		5,480,000
05/01/2052	1,720,000		5.800%	171,245	1,891,245	2,062,490	3,760,000
11/01/2052				117,450	117,450		3,760,000
05/01/2053	1,825,000		5.800%	117,450	1,942,450	2,059,900	1,935,000
11/01/2053				60,465	60,465		1,935,000
05/01/2054	1,935,000		5.800%	60,465	1,995,465	2,055,930	0
	29,130,000			31,718,319	60,848,319	60,939,043	

**Parrish Lakes Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

	General & DS		
	Admin & Stormwater	Physical Environment	Total
AR = Total Expenditures - Net:	\$400,768.60	\$1,117,160.89	\$1,517,929.48
Plus: Early Payment Discount (4.0%)	\$17,145.18	\$47,792.98	\$64,938.16
Plus: County Collection Charges (2.50%)	\$10,715.74	\$29,870.61	\$40,586.35
Total Expenditures - GROSS	\$428,629.52	\$1,194,824.48	\$1,623,453.99 [a]
Total ERU:	1345.68	816.80 [b]	
Total AR / ERU - GROSS (as if all On-Roll):	\$318.52	\$1,462.81 [a] / [b]	
Total AR / ERU - NET:	\$297.82	\$1,367.73	

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

A. General & Debt Service Administration & Stormwater Management Assessment Allocation

Product ¹	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22'-26' TH	454	0.52	236.08	28.90%	\$154.87	\$70,309.03	\$165.63	\$75,196.82
30'-32'	84	0.60	50.40	6.17%	\$178.69	\$15,010.06	\$191.11	\$16,053.54
40'	327	0.80	261.60	32.03%	\$238.25	\$77,909.36	\$254.82	\$83,325.52
50'	507	1.00	507.00	62.07%	\$297.82	\$150,994.05	\$318.52	\$161,490.97
60'	185	1.20	222.00	27.18%	\$357.38	\$66,115.74	\$382.23	\$70,712.02
70'	49	1.40	68.60	8.40%	\$416.95	\$20,430.36	\$445.93	\$21,850.65
Total	1606		1345.68	164.75%		\$400,768.60		\$428,629.52

B. Physical Environment Assessment Allocation

Product ¹	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22'-26' TH	180	0.52	93.60	11.46%	\$711.22	\$128,019.42	\$760.66	\$136,919.16
30'-32'	84	0.60	50.40	6.17%	\$820.64	\$68,933.53	\$877.69	\$73,725.70
40'	169	0.80	135.20	16.55%	\$1,094.18	\$184,916.93	\$1,170.25	\$197,772.12
50'	258	1.00	258.00	31.59%	\$1,367.73	\$352,874.03	\$1,462.81	\$377,405.38
60'	177	1.20	212.40	26.00%	\$1,641.27	\$290,505.60	\$1,755.37	\$310,701.17
70'	48	1.40	67.20	8.23%	\$1,914.82	\$91,911.38	\$2,047.94	\$98,300.94
Total	916		816.80	100.00%		\$1,117,160.89		\$1,194,824.48

Parrish Lakes Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

C. Total Operations & Maintenance Assessment Allocation

Product ¹	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22'-26' TH	274	0.52	142.48	17.44%	\$154.87	\$42,433.20	\$165.63	\$45,383.10
22'-26' TH	180	0.52	93.60	11.46%	\$866.08	\$155,895.24	\$926.29	\$166,732.88
30'-32'	84	0.60	50.40	6.17%	\$999.33	\$83,943.59	\$1,068.80	\$89,779.24
40'	158	0.80	126.40	15.48%	\$238.25	\$37,644.28	\$254.82	\$40,261.26
40'	169	0.80	135.20	16.55%	\$1,332.44	\$225,182.02	\$1,425.07	\$240,836.38
50'	249	1.00	249.00	30.48%	\$297.82	\$74,156.84	\$318.52	\$79,312.13
50'	258	1.00	258.00	31.59%	\$1,665.55	\$429,711.24	\$1,781.33	\$459,584.22
60'	8	1.20	9.60	1.18%	\$357.38	\$2,859.06	\$382.23	\$3,057.82
60'	177	1.20	212.40	26.00%	\$1,998.66	\$353,762.28	\$2,137.60	\$378,355.38
70'	1	1.40	1.40	0.17%	\$416.95	\$416.95	\$445.93	\$445.93
70'	48	1.40	67.20	8.23%	\$2,331.77	\$111,924.79	\$2,493.87	\$119,705.66
Total	1606		1345.68	164.75%		\$1,517,929.48		\$1,623,453.99

2. Assessment Comparison Summary By Fiscal Year

Assessment Area One - Phases 1B-1 and 1C-1

Product	Units	Operations & Maintenance ²			Series 2023 Debt Service ²			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
26'	74	\$926.29	\$1,153.23	-20%	\$909.09	\$909.09	0%	\$1,835.38	\$2,062.32	-\$226.94	-11%
32'	55	\$1,068.80	\$1,330.65	-20%	\$1,069.52	\$1,069.52	0%	\$2,138.32	\$2,400.17	-\$261.85	-11%
40'	51	\$1,425.07	\$1,774.19	-20%	\$1,283.42	\$1,283.42	0%	\$2,708.49	\$3,057.61	-\$349.12	-11%
50'	134	\$1,781.33	\$2,217.74	-20%	\$1,604.28	\$1,604.28	0%	\$3,385.61	\$3,822.02	-\$436.41	-11%
Total	314										

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance ²			Series 2023 Debt Service ²			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
26'	19	\$165.63	\$1,153.23	-86%	\$909.09	\$909.09	0%	\$1,074.72	\$2,062.32	-\$987.60	-48%

Parrish Lakes Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

Assessment Area Two - Phases 1A-1, 1D-1 and 1E-1

Product	Units	Operations & Maintenance ²			Series 2023A Debt Service ²			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
26'	28	\$926.29	\$1,153.23	-20%	\$834.22	\$834.22	0%	\$1,760.52	\$1,987.45	-\$226.93	-11%
40'	43	\$1,425.07	\$1,774.19	-20%	\$1,283.42	\$1,283.42	0%	\$2,708.49	\$3,057.62	-\$349.13	-11%
50'	65	\$1,781.33	\$2,217.74	-20%	\$1,604.28	\$1,604.28	0%	\$3,385.61	\$3,822.02	-\$436.41	-11%
60'	126	\$2,137.60	\$2,661.29	-20%	\$1,925.13	\$1,925.13	0%	\$4,062.73	\$4,586.43	-\$523.69	-11%
70'	11	\$2,493.87	\$3,104.84	-20%	\$2,245.99	\$2,245.99	0%	\$4,739.86	\$5,350.83	-\$610.97	-11%
Total	273										

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance ²			Series 2023A Debt Service ²			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
26'	16	\$165.63	\$1,153.23	-86%	\$834.22	\$834.22	0%	\$999.86	\$1,987.45	-\$987.59	-50%
40'	48	\$254.82	\$1,774.19	-86%	\$1,283.42	\$1,283.42	0%	\$1,538.24	\$3,057.62	-\$1,519.38	-50%
50'	102	\$318.52	\$2,217.74	-86%	\$1,604.28	\$1,604.28	0%	\$1,922.80	\$3,822.02	-\$1,899.22	-50%
60'	5	\$382.23	\$2,661.29	-86%	\$1,925.13	\$1,925.13	0%	\$2,307.36	\$4,586.43	-\$2,279.06	-50%
Total	171										

Assessment Area Three - Phases A-2, 1B-2, 1C-2, 1D-2 and 1E-2

Product	Units	Operations & Maintenance ²			Series 2024 Debt Service ^{2,3}			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
TH 22' LNR	30	\$926.29	\$1,153.23	-20%	\$909.09	\$909.09	0%	\$1,835.38	\$2,062.32	-\$226.93	-11%
26'	48	\$926.29	\$1,153.23	-20%	\$834.22	\$834.22	0%	\$1,760.52	\$1,987.45	-\$226.93	-11%
30'	29	\$1,068.80	\$1,330.65	-20%	\$1,069.52	\$1,069.52	0%	\$2,138.32	\$2,400.16	-\$261.85	-11%
40'	75	\$1,425.07	\$1,774.19	-20%	\$1,283.42	\$1,283.42	0%	\$2,708.49	\$3,057.62	-\$349.13	-11%
50'	59	\$1,781.33	\$2,217.74	-20%	\$1,604.28	\$1,604.28	0%	\$3,385.61	\$3,822.02	-\$436.41	-11%
60'	51	\$2,137.60	\$2,661.29	-20%	\$1,925.13	\$1,925.13	0%	\$4,062.73	\$4,586.43	-\$523.69	-11%
70'	37	\$2,493.87	\$3,104.84	-20%	\$2,245.99	\$2,245.99	0%	\$4,739.86	\$5,350.83	-\$610.97	-11%
Total	329										

Parrish Lakes Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance ²			Series 2024 Debt Service ^{2,3}			Total ²			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
TH 22' LNR	127	\$165.63	\$1,153.23	-86%	\$909.09	\$909.09	0%	\$1,074.72	\$2,062.32	-\$987.59	-48%
26'	112	\$165.63	\$1,154.23	-86%	\$834.22	\$834.22	0%	\$999.86	\$1,988.45	-\$988.59	-50%
40'	110	\$254.82	\$1,775.19	-86%	\$1,283.42	\$1,283.42	0%	\$1,538.24	\$3,058.62	-\$1,520.38	-50%
50'	147	\$318.52	\$2,218.74	-86%	\$1,604.28	\$1,604.28	0%	\$1,922.80	\$3,823.02	-\$1,900.22	-50%
60'	3	\$382.23	\$2,662.29	-86%	\$1,925.13	\$1,925.13	0%	\$2,307.36	\$4,587.43	-\$2,280.06	-50%
70'	1	\$445.93	\$3,105.84	-86%	\$2,245.99	\$2,245.99	0%	\$2,691.92	\$5,351.83	-\$2,659.91	-50%
Total	500										

Net⁴

Physical Environment Deficit

\$ -

Footnotes

1. The Product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect Product types that did not exist in the prior year or
2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.
3. Debt service amounts reflected are subsequent to a partial pay down.
4. Developer will enter into an O&M deficit funding agreement for the FY 2026/2027 budget to cover any shortfalls in the FY 2026/2027 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.