

Parrish North Community Development District

January 15, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 262 898 673 955 8 PASSCODE: VR3pu98g

[**Join the meeting now**](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



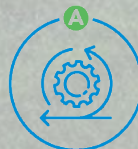
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Parrish North Community Development District

Board of Supervisors

Blake Murphy, Chairman
Allison Martin, Vice Chair
John Suskauer, Assistant Secretary
Austin Cooper, Assistant Secretary
Mike LeWallen, Assistant Secretary

District Staff

Jayna Cooper, District Manager
Rollamay Turkoane, District Manager
Brian Lamb, District Secretary
John Vericker, District Counsel
Chris Fisher, District Engineer

Meeting Agenda

The Regular Meetings of the Parrish North Community Development District will be held on **January 15, 2026 at 3:00 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish Florida 34219**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

Meeting ID: 262 898 673 955 8

Phone 1 646-838-1601,,329010218#

Passcode: VR3pu98g

Phone Conference ID: 329 010 218#

All cellular phones and pagers must be turned off during the meeting.

1. CALL TO ORDER

2. PUBLIC COMMENT PERIOD *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*

3. BUSINESS MATTERS

- A. Consideration of FY 2026 Goals and Objectives
- B. Consideration of Resolution 2026-01 Designating Officers

4. CONSENT AGENDA

- A. Consideration of Minutes for the August 21, 2025 Meeting
- B. Consideration of Operation and Maintenance Expenditures for September, October, November, December 2025
- C. Acceptance of the Financials and Approval of the Check Register for September, October, November, December 2025

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer
 - i. Acceptance of Public Facilities Report

6. BOARD MEMBERS COMMENTS

7. ADJOURNMENT

The next Meeting is scheduled for Thursday, February 19, 2026 at 3:00 p.m.

Page 1 of 2

**Parrish North Community Development District (“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 twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-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 twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

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 District 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 or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF PARRISH NORTH
COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Parrish North 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 Manatee County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desire to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Blake Murphy</u>	Chairman
<u>Allison Martin</u>	Vice Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Jayna Cooper</u>	Assistant Secretary
<u>Rollamay Turkoane</u>	Assistant Secretary
<u>John Suskauer</u>	Assistant Secretary
<u>Austin Cooper</u>	Assistant Secretary
<u>Mike LeWallen</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON JANUARY 15, 2026.

ATTEST:

**PARRISH NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/ Assistant Secretary

Name: _____
Chair/ Vice Chair of the Board of Supervisors

**MINUTES OF MEETING
PARRISH NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Parrish North Community Development District was held on Thursday, August 21, 2025 and called to order at 4:19 p.m. at 3804 North Rye Road, Parrish, Florida 34219.

Present and constituting a quorum were:

Blake Murphy	Chairperson
Allison Martin	Vice Chairperson
Mike LeWallen	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Cari Allen Webster	District Counsel
Chris Fisher	District Engineer (<i>via phone</i>)

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2026 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget

On MOTION by Ms. Martin seconded by Mr. Murphy, with all in favor,
Public Hearing on Adopting Fiscal Year 2026 Final Budget, was opened.
3-0

B. Discussion on Fiscal Year 2026 Budget

No discussion ensued regarding this item.

C. Close Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Ms. Martin seconded by Mr. Murphy, with all in favor,
Public Hearing on Adopting Fiscal Year 2026 Final Budget, was closed.
3-0

D. Consideration of Resolution 2025-32; Adopting Final Fiscal Year 2026 Budget

On MOTION by Ms. Martin seconded by Mr. LeWallen, with all in favor, Resolution 2025-32; Adopting Final Fiscal Year 2026 Budget, was adopted. 3-0

E. Consideration of Developer Budget Funding Agreement

On MOTION by Mr. Murphy seconded by Mr. LeWallen, with all in favor, Developer Budget Funding Agreement, was approved. 3-0

FOURTH ORDER OF BUSINESS**Business Matters****A. Consideration of Resolution 2025-33; Setting FY 2026 Meeting Schedule**

The following is the Fiscal Year 2026 CDD Meeting Schedule:

- October 16, 2025
- November 20, 2025
- December 18, 2025
- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026
- May 21, 2026
- June 18, 2026
- July 16, 2026
- August 20, 2026
- September 17, 2026

** Meetings may be rescheduled or canceled due to the holiday.*

All meetings will convene at 3:30 PM. at the Fire-Station # 2 training Room located at 3804 N Rye Road Parrish, Florida 34219.

On MOTION by Ms. Martin seconded by Mr. LeWallen, with all in favor, Resolution 2025-33; Setting Fiscal Year 2026 Meeting Schedule, adjusting the time to 3:30 pm ET, as detailed above, was adopted. 3-0

FIFTH ORDER OF BUSINESS**Consent Agenda**

- A. Consideration of Minutes for the July 17, 2025 Meeting**
- B. Consideration of Operation and Maintenance Expenditures July 2025**
- C. Acceptance of the Financials and Approval of the Check Register for July 2025**
- D. Ratification of Insurance Policy Term 8/5/2025-10/1/2025 from Egis**

On MOTION by Ms. Martin seconded by Mr. LeWallen, with all in favor,
the Consent Agenda, was approved. 3-0

SIXTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Board Members' Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Martin seconded by Mr. Murphy, with all in favor,
the meeting was adjourned at 4:22 p.m. 3-0

Jayna Cooper
District Manager

Blake Murphy
Chairperson

Parrish North CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/5/2025	158210	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158210	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	9/5/2025	158210	\$125.00	\$3,208.33	WEBSITE MAINTENANCE/ADMIN
Monthly Contract Subtotal			\$3,208.33	\$3,208.33	
Regular Services					
EGIS INSURANCE ADVISORS, LLC	9/19/2025	29661	\$5,500.00	\$5,500.00	INSURANCE
Regular Services Subtotal			\$5,500.00	\$5,500.00	
TOTAL			\$8,708.33	\$8,708.33	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158210

CUSTOMER ID

C7203

PO#

INVOICE

DATE

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

Parrish North Community
Development District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
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Tax	\$0.00
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Total Due	\$3,208.33
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Customer	Parrish North Community Development District
Acct #	1646
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

Parrish North Community Development District
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

Payment Information	
Invoice Summary	\$ 5,500.00
Payment Amount	
Payment for:	Invoice#29661
1001251228	

Thank You

Please detach and return with payment



Customer: Parrish North Community Development District

Invoice	Effective	Transaction	Description	Amount
29661	10/01/2025	Renew policy	Policy #1001251228 10/01/2025-10/01/2026 Florida Insurance Alliance / Colony Insurance Company Package - Renew policy Due Date: 9/19/2025	5,500.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 5,500.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/19/2025

Parrish North CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BUSINESS OBSERVER	1/31/2025	25-00122M	\$153.12	\$153.12	LEGAL ADVERTISING
INFRAMARK LLC	10/8/2025	160755	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK LLC	10/8/2025	160755	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	10/8/2025	160755	\$125.00	\$3,208.33	WEBSITE ADMIN
STRALEY ROBIN VERICKER	9/16/2025	27154	\$510.00	\$510.00	DISTRICT COUNSEL SERVICES
Monthly Contract Subtotal			\$3,871.45	\$3,871.45	
Regular Services					
BUSINESS OBSERVER	9/26/2025	25-01808M	\$76.56	\$76.56	LEGAL ADVERTISING
BUSINESS OBSERVER	11/22/2024	24-01750M	\$87.50	\$87.50	NOTICE OF MEETING
FLORIDA COMMERCE	10/1/2025	93831	\$175.00	\$175.00	FY25-26 SPECIAL DISTRICT FEES
Regular Services Subtotal			\$339.06	\$339.06	
TOTAL			\$4,210.51	\$4,210.51	

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-00122M

Date 01/31/2025

Attn:
Parrish North CDD - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-00122M

\$153.12

Notice of Public Hearing

RE: Meeting on February 20, 2025 at 2:30pm; Parrish North CDD

Published: 1/31/2025, 2/7/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

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Total

\$153.12

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Parrish North Community Development District

The Board of Supervisors (the “**Board**”) of the Parrish North Community Development District (the “**District**”) will hold a public hearing and a meeting on February 20, 2025, at 2:30 p.m. at the Parrish Fire Department Meeting Hall at Station 2 located at 3804 N. Rye Road, Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager’s office via email at jayna.cooper@inframark.com or via phone at (813) 608-8242.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Jayna Cooper
District Manager
Jan. 31; Feb. 7, 2025

25-00122M

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160755

CUSTOMER ID

C7203

PO#

INVOICE

DATE

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

BILL TO

Parrish North Community
Development District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
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Tax	\$0.00
------------	--------

Total Due	\$3,208.33
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Parrish North CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33606

September 16, 2025
Client: 001634
Matter: 000001
Invoice #: 27154

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/8/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/20/2025	CAW	REVIEW AGENDA AND PREPARE FOR AUGUST 21ST BOARD MEETING.	0.2	\$75.00
8/21/2025	CAW	PREPARE FOR AND ATTEND AUGUST 21ST BOARD MEETING IN PERSON.	0.7	\$262.50
8/29/2025	AM	COMPLETE FLORIDA LOCAL GOVERNMENT RETIREMENT PLAN SURVEY.	0.3	\$58.50
8/29/2025	KCH	REVIEW ONLINE SURVEY REGARDING EMPLOYEES AND RETIREMENT.	0.2	\$75.00
Total Professional Services			1.6	\$510.00

September 16, 2025
Client: 001634
Matter: 000001
Invoice #: 27154

Page: 2

Total Services	\$510.00	
Total Disbursements	\$0.00	
Total Current Charges		\$510.00
Previous Balance		\$487.50
PAY THIS AMOUNT		\$997.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26990	August 15, 2025	\$487.50	\$0.00	\$0.00	\$0.00	\$997.50
Total Remaining Balance Due						\$997.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$510.00	\$487.50	\$0.00	\$0.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01808M

Date 09/26/2025

Attn:
Parrish North CDD - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01808M

\$76.56

Notice of Regular Board Meeting Schedule

RE: Fiscal Year 2026

Published: 9/26/2025

Important Message

**Please include our Serial #
on your check**

**Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)**

Paid

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Total

\$76.56

**Payment is expected within 30 days of the
first publication date of your notice.**

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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INVOICE

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NOTICE OF REGULAR BOARD MEETING SCHEDULE

FISCAL YEAR 2026

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parrish North Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2026 to be held at **The Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd Parrish, FL 34219** on the following dates at **3:00 p.m.**:

October 16, 2025
November 20, 2025
December 18, 2025*
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

* Please note that meeting dates/location may change.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper
District Manager
September 26, 2025 25-01808M

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-01750M

Date 11/22/2024

Attn:
Parrish North CDD - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-01750M Notice of Special Organizational Meeting RE: Meeting on December 05, 2024 at 10:00 am; Parrish North CDD Published: 11/22/2024	\$87.50

Important Message		Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Total	\$87.50
		Payment is expected within 30 days of the first publication date of your notice.	

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF SPECIAL ORGANIZATIONAL MEETING OF THE PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

The Special Organizational meeting of the Board of Supervisors (the 'Board') of the **Parrish North Community Development District** is scheduled to be held on **Thursday December 05, 2024, at 10:00 a.m., at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, FL 34219.**

The purpose of the meeting is to consider organizational matters relating to the District; to consider certain operating policies for the conduct of District business; elect certain District officers; consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; and to conduct any other business that may properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained during normal business hours, seven days prior to the meeting, from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; telephone (813) 873-7300.

There may be occasions when one or more Supervisors, Consultants or District Staff will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

This meeting may be continued to a date and time certain; if a continuance is required said date and time certain will be announced at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise Inframark at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, for assistance.

A person who decides to appeal any decision of the Board with respect to any matter considered at the meeting, 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.

Brian K. Lamb
District Manager
November 22, 2024

24-01750M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93831
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Parrish North Community Development District

Mr. John M. Vericker, Esq.

Straley Robin Vericker

1510 West Cleveland Street

Tampa, Florida 33606



- 2. Telephone:** 813-223-9400 Ext:
- 3. Fax:**
- 4. Email:** jvericker@srvlegal.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** ~~Not on file - Due by the end of the first fiscal year after creation.~~ <https://www.parrishnorthcdd.com/>
- 8. County(ies):** Manatee
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 11/20/2024
- 11. Creation Document on File:** 11/20/2024
- 12. Date Established:** 11/08/2024
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Manatee County
- 15. Creation Document(s):** County Ordinance 24-79
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____

Date: _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 1, 2025
Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update
Due by 11:59 p.m. on December 2, 2025

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update* (invoice).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2025 – 2026 state fee is now due and remains \$175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at www.FloridaJobs.org/SpecialDistrictFee. This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on December 2, 2025. Otherwise, a \$25 late fee will automatically be assessed on December 3, 2025. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. To help ensure completeness and accuracy, each special district's registered agent must annually review the profile printed on the invoice, identify any needed corrections or updates by marking directly on the invoice, provide any missing information, sign and date the invoice and return the invoice to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following five steps by 11:59 p.m. on December 2, 2025:

STEP 1: Review the special district's profile on the invoice:

- ☐ Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- ☐ Complete any missing or unknown information.
- ☐ Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

STEP 2: Certify accuracy and completeness by signing and dating where indicated.

STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:

- ☐ **STEP 3.a.: If paying the state fee:**
 - ☐ Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
 - ☐ Write "Paid Online" on the invoice.
 - ☐ In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- ☐ **STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
 - ☐ Initial **both** statements.
 - ☐ For those special districts not required to file an Annual Financial Report covering Fiscal Year 2023 – 2024 (e.g., newly created special districts or housing authorities), provide an income statement verifying \$3,000 or less in revenues for the current fiscal year.

STEP 4: Make a copy of the completed invoice for your records.

STEP 5: Email the completed invoice and any other requested documents to
SpecialDistricts@Commerce.fl.gov.

Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)

www.FloridaJobs.org/SpecialDistrictFee

Special District Accountability Program Contact

Jack Gaskins Jr.
850-717-8430
SpecialDistricts@Commerce.fl.gov

Parrish North CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	11/11/2025	163594	\$1,458.33			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163594	\$458.33			ACCOUNTING SERVICES-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163594	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163594	\$125.00			WEBSITE ADMIN
INFRAMARK LLC	11/11/2025	163594	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163594	\$708.33			ASSESSMENT ROLL
INFRAMARK LLC	11/11/2025	163594	\$416.67			DISSEMINATION SERVICES-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163594	\$708.33	\$6,374.99	\$6,374.99	ASSESSMENT ROLL-RETRO BILLING OCTOBER
Monthly Contract Subtotal			\$6,374.99			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27472	\$771.00			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$771.00			
TOTAL						
			\$7,145.99			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163594

CUSTOMER ID

C7203

PO#**DATE**

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

BILL TO

Parrish North Community
Development District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Accounting Services-Retro-Billing October	1	Ea	458.33		458.33
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	708.33		708.33
Dissemination Services- Retro Billing October	1	Ea	416.67		416.67
Assessment Roll-Retro Billing October	1	Ea	708.33		708.33
Subtotal					6,374.99

Subtotal

\$6,374.99

Tax

\$0.00

Total Due

\$6,374.99

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Parrish North CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33606

November 14, 2025
Client: 001634
Matter: 000001
Invoice #: 27472

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/7/2025	AM	RECIEVE AND REVIEW FLORIDA COMMERCE FY 2025-2026 SPECIAL DISTRICT STATE FEE INVOICE.	0.2	\$39.00
10/9/2025	JMV	REVIEW AND FILE FLORIDA DEPARTMENT OF COMMERCE REGISTERED AGENT FORM.	0.3	\$121.50
10/9/2025	CAW	REVIEW LAWS AND INFORMATION ON OPEN CARRY OF FIRE ARMS; DRAFT MEMORANDUM WITH GUIDANCE ON OPEN CARRY LAWS.	0.5	\$187.50
10/9/2025	AM	RECEIVE AND PROCESS EXECUTED FLORIDA COMMERCE INVOICE TO THE DISTRICT MANAGER WITH INSTRUCTIONS.	0.2	\$39.00
10/14/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
10/14/2025	CAW	PREPARE FOR AND ATTEND MONTHLY STATUS CONFERENCE CALL.	0.2	\$75.00
10/21/2025	CAW	UPDATE AND REVISE MEMORANDUM WITH GUIDANCE ON OPEN CARRY LAWS.	0.5	\$187.50
Total Professional Services			2.2	\$771.00

November 14, 2025
Client: 001634
Matter: 000001
Invoice #: 27472

Page: 2

Total Services	\$771.00	
Total Disbursements	\$0.00	
Total Current Charges		\$771.00
Previous Balance		\$997.50
Less Payments		(\$997.50)
PAY THIS AMOUNT		\$771.00

Please Include Invoice Number on all Correspondence

Parrish North CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	12/1/2025	165721	\$1,458.33			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165721	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165721	\$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/1/2025	165721	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165721	\$708.33	\$4,791.66	\$4,791.66	ASSESSMENT ROLL
Monthly Contract Subtotal			\$4,791.66			
Variable Contract						
STRALEY ROBIN VERICKER	12/15/2025	27644	\$100.50			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$100.50			
Miscellaneous						
VOID VOID VOID	12/23/2025	122325	\$0.01			Misc. Service Revenue
Miscellaneous Subtotal			\$0.01			
TOTAL						
			\$4,892.17			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165721

CUSTOMER ID

C7203

PO#**DATE**

12/1/2025

NET TERMS

Due On Receipt

DUE DATE

12/1/2025

BILL TO

Parrish North Community
Development District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	708.33		708.33
Subtotal					4,791.66

Subtotal \$4,791.66

Tax \$0.00

Total Due \$4,791.66

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Parrish North Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 12,090
Prepaid Insurance	5,500
TOTAL ASSETS	\$ 17,590
<u>LIABILITIES</u>	
Accounts Payable	\$ 6,417
TOTAL LIABILITIES	6,417
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Insurance	5,500
Unassigned:	5,673
TOTAL FUND BALANCES	11,173
TOTAL LIABILITIES & FUND BALANCES	\$ 17,590

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
Developer Contribution	828,075	68,000	(760,075)	8.21%
TOTAL REVENUES	828,075	68,025	(760,050)	8.21%

EXPENDITURES

Administration

Supervisor Fees	10,000	-	10,000	0.00%
ProfServ-Dissemination Agent	3,500	-	3,500	0.00%
Field Management	12,000	-	12,000	0.00%
Trustees Fees	4,000	-	4,000	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	12,500	19,140	(6,640)	153.12%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	20,556	4,444	82.22%
Accounting Services	17,500	9,867	7,633	56.38%
Auditing Services	5,200	-	5,200	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
General Liability	5,000	858	4,142	17.16%
Public Officials Insurance	5,000	-	5,000	0.00%
Property & Casualty Insurance	25,000	-	25,000	0.00%
Legal Advertising	1,500	1,669	(169)	111.27%
Special Events	2,500	-	2,500	0.00%
Bank Fees	200	404	(204)	202.00%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	4,358	(2,858)	290.53%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	-	175	0.00%
Total Administration	153,875	56,852	97,023	36.95%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Street Lights	138,000	-	138,000	0.00%
Utility - All Others	27,000	-	27,000	0.00%
Amenity Internet	1,650	-	1,650	0.00%
Water/Waste	18,000	-	18,000	0.00%
Total Utility Services	184,650	-	184,650	0.00%
<u>Landscape Services</u>				
Wildlife Control	6,000	-	6,000	0.00%
Debris Cleanup	5,000	-	5,000	0.00%
Aquatics - Contract	25,000	-	25,000	0.00%
Landscaping - R&M	20,000	-	20,000	0.00%
Irrigation Maintenance	15,000	-	15,000	0.00%
Landscaping - Annuals	10,000	-	10,000	0.00%
Landscaping - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance - Contract	300,000	-	300,000	0.00%
Total Landscape Services	391,000	-	391,000	0.00%
<u>Amenities</u>				
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Janitorial - Contract	10,000	-	10,000	0.00%
Garbage Dumpster - Rental/Collection	9,000	-	9,000	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Amenity R&M	18,000	-	18,000	0.00%
Facility A/C	1,800	-	1,800	0.00%
Entrance Monuments, Gates, Walls R&M	5,000	-	5,000	0.00%
Sidewalk, Pavement, Signage R&M	16,000	-	16,000	0.00%
Playground Maintenance	5,400	-	5,400	0.00%
Access Control R&M	3,500	-	3,500	0.00%
Special Events	1,300	-	1,300	0.00%
Holiday Decorations	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,400	-	1,400	0.00%
Dog Waste Station	1,500	-	1,500	0.00%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Pool Permits	650	-	650	0.00%
Total Amenities	98,550	-	98,550	0.00%
TOTAL EXPENDITURES	828,075	56,852	771,223	6.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11,173	11,173	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 11,173		

Parrish North CDD

Statement Date 09/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/08/2025		JE000006	Developer Contribution	Developer Funding	15,500.00	15,500.00	0.00
09/30/2025		JE000007	Interest - Investments	Interest Earned	24.95	24.95	0.00
Total Deposits					15,524.95	15,524.95	0.00
Checks							
							0.00
08/19/2025	Payment	1011	EGIS INSURANCE ADVISORS, LLC	Check for Vendor V00010	-858.00	-858.00	0.00
09/30/2025		JE000008	Bank Fees	Service Charge	-137.58	-137.58	0.00
Total Checks					-995.58	-995.58	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
09/29/2025	Payment	1012	STRALEY ROBIN VERICKER	Check for Vendor V00004			-487.50
09/29/2025	Payment	1013	EGIS INSURANCE ADVISORS, LLC	Check for Vendor V00010			-5,500.00
Total Outstanding Checks							-5,987.50
Outstanding Deposits							
Total Outstanding Deposits							

Parrish North Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 410,426
TOTAL ASSETS	\$ 410,426
<u>LIABILITIES</u>	
Accounts Payable	\$ 6,417
Due To Developer	402,598
TOTAL LIABILITIES	409,015
<u>FUND BALANCES</u>	
Unassigned:	1,411
TOTAL FUND BALANCES	1,411
TOTAL LIABILITIES & FUND BALANCES	\$ 410,426

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 36	\$ 36	0.00%
Special Assmnts- Tax Collector	1,409,715	-	(1,409,715)	0.00%
TOTAL REVENUES	1,409,715	36	(1,409,679)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	3,500	-	3,500	0.00%
Field Management	12,000	-	12,000	0.00%
Recording Secretary	3,500	-	3,500	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	7,000	-	7,000	0.00%
District Counsel	15,000	510	14,490	3.40%
District Engineer	20,000	-	20,000	0.00%
District Management	25,000	2,083	22,917	8.33%
Accounting Services	17,500	1,000	16,500	5.71%
Auditing Services	6,500	-	6,500	0.00%
Onsite Staff	40,000	-	40,000	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Rental and Leases	3,500	-	3,500	0.00%
General Liability	12,500	3,250	9,250	26.00%
Public Officials Insurance	7,500	2,250	5,250	30.00%
Property & Casualty Insurance	45,000	-	45,000	0.00%
Legal Advertising	1,500	317	1,183	21.13%
Administration	3,500	-	3,500	0.00%
Special Services	2,000	-	2,000	0.00%
Data Storage	2,400	-	2,400	0.00%
Bank Fees	200	88	112	44.00%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	125	1,375	8.33%
Onsite Office Supplies	190	-	190	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	262,165	9,798	252,367	3.74%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Street Lights	260,000	-	260,000	0.00%
Utility - All Others	35,000	-	35,000	0.00%
Amenity Internet	1,650	-	1,650	0.00%
Water/Waste	18,000	-	18,000	0.00%
Total Utility Services	314,650	-	314,650	0.00%
<u>Landscape Services</u>				
Wildlife Control	6,000	-	6,000	0.00%
Debris Cleanup	5,000	-	5,000	0.00%
Aquatics - Contract	35,000	-	35,000	0.00%
Landscaping - R&M	55,000	-	55,000	0.00%
Irrigation Maintenance	20,000	-	20,000	0.00%
Landscaping - Annuals	25,000	-	25,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscape Maintenance - Contract	420,000	-	420,000	0.00%
Landscaping - Plant Replacement Program	40,000	-	40,000	0.00%
Wetland Management Program	12,000	-	12,000	0.00%
Aquatics - Plant Replacement	5,000	-	5,000	0.00%
Total Landscape Services	640,500	-	640,500	0.00%
<u>Amenities</u>				
Pool Maintenance - Contract	18,000	-	18,000	0.00%
Janitorial - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	12,000	-	12,000	0.00%
Garbage Dumpster - Rental/Collection	9,000	-	9,000	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Amenity R&M	17,750	-	17,750	0.00%
Facility A/C	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	12,000	-	12,000	0.00%
Sidewalk, Pavement, Signage R&M	16,000	-	16,000	0.00%
Amenity Camera R&M	5,000	-	5,000	0.00%
Playground Maintenance	5,400	-	5,400	0.00%
Access Control R&M	3,500	-	3,500	0.00%
Misc	15,000	-	15,000	0.00%
Special Events	4,500	-	4,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Janitorial - Supplies/Other	1,400	-	1,400	0.00%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Dog Waste Station	1,500	-	1,500	0.00%
Pool Permits	650	-	650	0.00%
Total Amenities	157,400	-	157,400	0.00%
<u>Reserves</u>				
Non Insurable Asset Reserve	35,000	-	35,000	0.00%
Total Reserves	35,000	-	35,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,409,715	9,798	1,399,917	0.70%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(9,762)	(9,762)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		11,173		
FUND BALANCE, ENDING		\$ 1,411		

Parrish North CDD

Statement Date 10/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/30/2025		JE000010	Other Miscellaneous Revenues	Homes by West Bay - Wire #10002-ET037988 - 10/30/2025 - S038.88-Cros	402,598.42	402,598.42	0.00
10/31/2025		JE000013	Interest - Investments	Interest Earned	35.61	35.61	0.00
Total Deposits					402,634.03	402,634.03	0.00
Checks							
							0.00
09/29/2025	Payment	1012	STRALEY ROBIN VERICKER	Check for Vendor V00004	-487.50	-487.50	0.00
09/29/2025	Payment	1013	EGIS INSURANCE ADVISORS, LLC	Check for Vendor V00010	-5,500.00	-5,500.00	0.00
10/03/2025	Payment	1014	INFRAMARK LLC	Check for Vendor V00003	-3,208.33	-3,208.33	0.00
10/17/2025	Payment	1015	BUSINESS OBSERVER	Check for Vendor V00009	-317.18	-317.18	0.00
10/17/2025	Payment	1016	FLORIDA COMMERCE	Check for Vendor V00011	-175.00	-175.00	0.00
10/24/2025	Payment	1017	STRALEY ROBIN VERICKER	Check for Vendor V00004	-510.00	-510.00	0.00
10/31/2025		JE000014	Bank Fees	Service Charges	-87.53	-87.53	0.00
Total Checks					-10,285.54	-10,285.54	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Parrish North Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 6,992
TOTAL ASSETS	\$ 6,992
<u>LIABILITIES</u>	
Accounts Payable	\$ 12,792
TOTAL LIABILITIES	12,792
<u>FUND BALANCES</u>	
Unassigned:	(5,800)
TOTAL FUND BALANCES	(5,800)
TOTAL LIABILITIES & FUND BALANCES	\$ 6,992

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 86	\$ 86	0.00%
Special Assmnts- Tax Collector	1,409,715	-	(1,409,715)	0.00%
TOTAL REVENUES	1,409,715	86	(1,409,629)	0.01%

EXPENDITURES

Administration

Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	3,500	-	3,500	0.00%
Field Management	12,000	-	12,000	0.00%
Recording Secretary	3,500	-	3,500	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	1,417	3,583	28.34%
Disclosure Report	7,000	833	6,167	11.90%
District Counsel	15,000	1,281	13,719	8.54%
District Engineer	20,000	-	20,000	0.00%
District Management	25,000	4,167	20,833	16.67%
Accounting Services	17,500	2,917	14,583	16.67%
Auditing Services	6,500	-	6,500	0.00%
Onsite Staff	40,000	-	40,000	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Rental and Leases	3,500	-	3,500	0.00%
General Liability	12,500	3,250	9,250	26.00%
Public Officials Insurance	7,500	2,250	5,250	30.00%
Property & Casualty Insurance	45,000	-	45,000	0.00%
Legal Advertising	1,500	317	1,183	21.13%
Administration	3,500	-	3,500	0.00%
Special Services	2,000	-	2,000	0.00%
Data Storage	2,400	-	2,400	0.00%
Bank Fees	200	202	(2)	101.00%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	250	1,250	16.67%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Onsite Office Supplies	190	-	190	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	262,165	17,059	245,106	6.51%
<u>Utility Services</u>				
Street Lights	260,000	-	260,000	0.00%
Utility - All Others	35,000	-	35,000	0.00%
Amenity Internet	1,650	-	1,650	0.00%
Water/Waste	18,000	-	18,000	0.00%
Total Utility Services	314,650	-	314,650	0.00%
<u>Landscape Services</u>				
Wildlife Control	6,000	-	6,000	0.00%
Debris Cleanup	5,000	-	5,000	0.00%
Aquatics - Contract	35,000	-	35,000	0.00%
Landscaping - R&M	55,000	-	55,000	0.00%
Irrigation Maintenance	20,000	-	20,000	0.00%
Landscaping - Annuals	25,000	-	25,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscape Maintenance - Contract	420,000	-	420,000	0.00%
Landscaping - Plant Replacement Program	40,000	-	40,000	0.00%
Wetland Management Program	12,000	-	12,000	0.00%
Aquatics - Plant Replacement	5,000	-	5,000	0.00%
Total Landscape Services	640,500	-	640,500	0.00%
<u>Amenities</u>				
Pool Maintenance - Contract	18,000	-	18,000	0.00%
Janitorial - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	12,000	-	12,000	0.00%
Garbage Dumpster - Rental/Collection	9,000	-	9,000	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Amenity R&M	17,750	-	17,750	0.00%
Facility A/C	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	12,000	-	12,000	0.00%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Sidewalk, Pavement, Signage R&M	16,000	-	16,000	0.00%
Amenity Camera R&M	5,000	-	5,000	0.00%
Playground Maintenance	5,400	-	5,400	0.00%
Access Control R&M	3,500	-	3,500	0.00%
Misc	15,000	-	15,000	0.00%
Special Events	4,500	-	4,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Janitorial - Supplies/Other	1,400	-	1,400	0.00%
Dog Waste Station	1,500	-	1,500	0.00%
Pool Permits	650	-	650	0.00%
Total Amenities	157,400	-	157,400	0.00%
<u>Reserves</u>				
Non Insurable Asset Reserve	35,000	-	35,000	0.00%
Total Reserves	35,000	-	35,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,409,715	17,059	1,392,656	1.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(16,973)	(16,973)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		11,173		
FUND BALANCE, ENDING		\$ (5,800)		

Parrish North CDD

Statement Date 11/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/30/2025		JE000015	Interest - Investments	Interest Earned	49.61	49.61	0.00
Total Deposits					49.61	49.61	0.00
Checks							
11/03/2025		JE000012	Due To Developer	Wire to Homes by West	-402,598.42	-402,598.42	0.00
11/18/2025	Payment	1018	STRALEY ROBIN VERICKER	Check for Vendor V00004	-771.00	-771.00	0.00
11/30/2025		JE000016	Bank Fees	Service Charges	-114.18	-114.18	0.00
Total Checks					-403,483.60	-403,483.60	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

***Parrish North
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



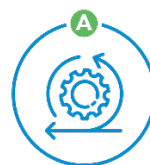
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 3,690
Accounts Receivable	1,250
TOTAL ASSETS	\$ 4,940
<u>LIABILITIES</u>	
Accounts Payable	\$ 14,475
TOTAL LIABILITIES	14,475
<u>FUND BALANCES</u>	
Unassigned:	(9,535)
TOTAL FUND BALANCES	(9,535)
TOTAL LIABILITIES & FUND BALANCES	\$ 4,940

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 92	\$ 92	0.00%
Special Assmnts- Tax Collector	1,409,715	-	(1,409,715)	0.00%
TOTAL REVENUES	1,409,715	92	(1,409,623)	0.01%

EXPENDITURES

Administration

Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	3,500	-	3,500	0.00%
Field Management	12,000	-	12,000	0.00%
Recording Secretary	3,500	-	3,500	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	2,125	2,875	42.50%
Disclosure Report	7,000	-	7,000	0.00%
District Counsel	15,000	1,382	13,618	9.21%
District Engineer	20,000	-	20,000	0.00%
District Management	25,000	6,250	18,750	25.00%
Accounting Services	17,500	4,375	13,125	25.00%
Auditing Services	6,500	-	6,500	0.00%
Onsite Staff	40,000	-	40,000	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Rental and Leases	3,500	-	3,500	0.00%
General Liability	12,500	3,250	9,250	26.00%
Public Officials Insurance	7,500	2,250	5,250	30.00%
Property & Casualty Insurance	45,000	-	45,000	0.00%
Legal Advertising	1,500	317	1,183	21.13%
Administration	3,500	-	3,500	0.00%
Special Services	2,000	-	2,000	0.00%
Data Storage	2,400	-	2,400	0.00%
Bank Fees	200	301	(101)	150.50%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	375	1,125	25.00%
Onsite Office Supplies	190	-	190	0.00%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	262,165	20,800	241,365	7.93%
<u>Utility Services</u>				
Street Lights	260,000	-	260,000	0.00%
Utility - All Others	35,000	-	35,000	0.00%
Amenity Internet	1,650	-	1,650	0.00%
Water/Waste	18,000	-	18,000	0.00%
Total Utility Services	314,650	-	314,650	0.00%
<u>Landscape Services</u>				
Wildlife Control	6,000	-	6,000	0.00%
Debris Cleanup	5,000	-	5,000	0.00%
Aquatics - Contract	35,000	-	35,000	0.00%
Landscaping - R&M	55,000	-	55,000	0.00%
Irrigation Maintenance	20,000	-	20,000	0.00%
Landscaping - Annuals	25,000	-	25,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscape Maintenance - Contract	420,000	-	420,000	0.00%
Landscaping - Plant Replacement Program	40,000	-	40,000	0.00%
Wetland Management Program	12,000	-	12,000	0.00%
Aquatics - Plant Replacement	5,000	-	5,000	0.00%
Total Landscape Services	640,500	-	640,500	0.00%
<u>Amenities</u>				
Pool Maintenance - Contract	18,000	-	18,000	0.00%
Janitorial - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	12,000	-	12,000	0.00%
Garbage Dumpster - Rental/Collection	9,000	-	9,000	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Amenity R&M	17,750	-	17,750	0.00%
Facility A/C	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	12,000	-	12,000	0.00%
Sidewalk, Pavement, Signage R&M	16,000	-	16,000	0.00%
Amenity Camera R&M	5,000	-	5,000	0.00%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Playground Maintenance	5,400	-	5,400	0.00%
Access Control R&M	3,500	-	3,500	0.00%
Misc	15,000	-	15,000	0.00%
Special Events	4,500	-	4,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Janitorial - Supplies/Other	1,400	-	1,400	0.00%
Dog Waste Station	1,500	-	1,500	0.00%
Pool Permits	650	-	650	0.00%
Total Amenities	157,400	-	157,400	0.00%
<u>Reserves</u>				
Non Insurable Asset Reserve	35,000	-	35,000	0.00%
Total Reserves	35,000	-	35,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,409,715	20,800	1,388,915	1.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,708)	(20,708)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		11,173		
FUND BALANCE, ENDING		\$ (9,535)		

Parrish North CDD

Statement Date 12/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/31/2025		JE000019	Interest - Investments	Interest Earned	5.61	5.61	0.00
Total Deposits					5.61	5.61	0.00
Checks							
12/03/2025	Payment	1019	INFRAMARK LLC	Check for Vendor V00003	-3,208.33	-3,208.33	0.00
12/31/2025		JE000018	Bank Fees	Service Charges	-99.58	-99.58	0.00
Total Checks					-3,307.91	-3,307.91	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1012	09/29/25	V00004	STRALEY ROBIN VERICKER	26990	DISTRICT COUNSEL THROUGH 07/31/25	DISTRICT COUNSEL	531146-51301	\$487.50
001	1013	09/29/25	V00010	EGIS INSURANCE ADVISORS, LLC	29661	INSURANCE-POLICY# 1001251228 10/01/25-10/01/26	INSURANCE	155100-51301	\$5,500.00

Fund Total	\$5,987.50
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Total Checks Paid	\$5,987.50
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PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1014	10/03/25	V00003	INFRAMARK LLC	155355	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1014	10/03/25	V00003	INFRAMARK LLC	155355	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1014	10/03/25	V00003	INFRAMARK LLC	155355	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1015	10/17/25	V00009	BUSINESS OBSERVER	25-01808M	LEGAL ADVERTISING 09/26/25	LEGAL ADVERTISING	548002-51301	\$76.56
001	1015	10/17/25	V00009	BUSINESS OBSERVER	25-00122M	JAN 25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$153.12
001	1015	10/17/25	V00009	BUSINESS OBSERVER	24-01750M	NOTICE OF MEETING	Legal Advertising	548002-51301	\$87.50
001	1016	10/17/25	V00011	FLORIDA COMMERCE	93831	FY25-26 SPECIAL DISTRICT FEES	Dues, Licenses & Fees	554020-51301	\$175.00
001	1017	10/24/25	V00004	STRALEY ROBIN VERICKER	27154	PROFESSIONAL SERVICES THROUGH 08/31/258	DISTRICT COUNSEL SERVICES	531146-51301	\$510.00

Fund Total	\$4,210.51
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Total Checks Paid	\$4,210.51
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PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>								
001	1018	11/18/25	STRALEY ROBIN VERICKER	27472	DISTRICT COUNSEL THROUGH 10/31/25	PROFESSIONAL SERVICES	531146-51301	\$771.00
Fund Total								<u>\$771.00</u>

Total Checks Paid	\$771.00
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PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1019	12/03/25	V00003	INFRAMARK LLC	158210	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1019	12/03/25	V00003	INFRAMARK LLC	158210	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1019	12/03/25	V00003	INFRAMARK LLC	158210	DISTRICT MANAGEMENT SEPTEMBER 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00

Fund Total	<u>\$3,208.33</u>
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Total Checks Paid	\$3,208.33
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Parrish North

COMMUNITY DEVELOPMENT DISTRICT

PUBLIC FACILITIES REPORT

Prepared For:

**Board of Supervisors
Parrish North Community Development District
Manatee County, Florida**

Prepared by:

**Chris Fisher, P.E.
Clearview Land Design, P.L.
Tampa, Florida**

Date: December 2025

**PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
PUBLIC FACILITIES REPORT / FY 2025 ANNUAL INSPECTION REPORT**

I. PURPOSE AND SCOPE

This report is provided at the request of the Parrish North Community Development District (the "District") to comply with the requirement of Section 189.08, *Florida Statutes*, regarding the Special District Public Facilities Report, the requirement (if any) under the District's applicable trust indenture(s) regarding annual inspections, and the requirement (if any) in the District's Goals and Objectives adopted in accordance with Section 189.0694, *Florida Statutes*.

II. PUBLIC FACILITIES

As of November 30, 2025, the District does not own, operate or maintain any public improvements. However, the District anticipates owning, operating, and maintaining all or portions of the public improvements comprising the District's "Capital Improvement Plan," as described in the District's *Engineer's Report* dated November 2024 (the "Engineer's Report"), a copy of which is attached hereto as Exhibit A. The public improvements will be located within the District (or adjacent thereto) and are intended to have the capacity necessary to provide services to the planned units listed in the Engineer's Report.

III. PROPOSED EXPANSIONS (7 YEAR HORIZON)

The District plans to expand its boundaries within the next seven years to coincide with future phases of development within the District and attached hereto as Exhibit B is a description of the land intended to be added to the District's boundaries ("Future Expansion Area"). The public improvements and community facilities within the Future Expansion Area are currently reflected in the District's Capital Improvement Plan and Engineer's Report. The District may construct or acquire components of the Capital Improvement Plan within the Future Expansion Area.

IV. REPLACEMENT OF FACILITIES (10 YEAR HORIZON)

The District does not propose to replace any public facilities within the next 10 years.

V. CONSULTING ENGINEER'S ANNUAL INSPECTION REPORT

The Consulting Engineer performed an annual inspection for Fiscal Year 2025. No open maintenance items were identified in the Consulting Engineer's annual inspection for Fiscal Year 2025 as the District does not own, operate or maintain any public improvements as of November 30, 2025.

Clearview Land Design, P.L.



Christopher Fisher
Florida License #85555
3010 W Azeele Street Suite 150
Tampa, Florida 33609

Exhibit “A”

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

CLEARVIEW LAND DESIGN, P.L.

NOVEMBER 2024

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the Parrish North Community Development District ("District").

2. GENERAL SITE DESCRIPTION

The District consists of approximately 763.4 acres of land and is located entirely within Manatee County, Florida. Phase VI will consist of 111.8± Acres and 239 single family lots. The site is generally located east of Spencer Parrish Road on the north side of SR 62 and north of the existing FPL transmission lines.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development. The following chart shows the planned product types for the District:

PRODUCT TYPES

Lot Count Table						
Phase	40'	50'	60'	70'	Townhome	Total
North Parcel	66	82				148
West Parcel		104	103	108	142	457
East Parcel	240	168				408
Phase VI	71	50			118	239
Totals	377	404	103	108	260	1252

*North, West & East are future lot counts and subject to change based on final design.

The public infrastructure for the project is as follows:

Roadway Improvements:

The district will construct some offsite roadway improvements to existing public roads to provide access to the community. All roads within the District will be 2-lane undivided roads except for the community entrance roads. All roadways are planned to be public roadways at this time. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable design requirements.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, drainage pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No private earthwork is included in the CIP.

Water, Wastewater and Reclaimed Water Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection, as well as reclaim utility lines also within rights-of-way and used for irrigation purposes. Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite a lift station.

The water, wastewater collection, and reclaimed systems for all phases will be constructed and/or acquired by the District and then dedicated to a local, public utility provider for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Perimeter Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping outside of any gated areas. The project will at a minimum meet or exceed any local design requirements.

All such perimeter landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way outside of the boundaries of the district and owned by a local general purpose government, will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems located within gated areas would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with a local utility provider and will fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

Recreational Amenities:

As part of the overall development, recreational facilities may be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space,

parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

Environmental Conservation

The District will own and maintain existing, onsite wetland conservation areas.

Off-Site Improvements

Offsite improvements include the extensions of Ranch Oak Parkway (FKA Keen Road) and Spencer Parrish Road. There will be Intersection improvements to Spencer Parrish Road and SR 62 SR 62 and Ranch Oak Parkway.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Phases	# Units	Zoning	ACOE Permit	Manatee County Construction Permits	SWFWMD	Anticipated Start of Construction	Anticipated Completion of Construction
Phases VI	239	Yes	-	Expected 1/31/2025	Expected 1/14/2025	Q1 2025	Q2 2026
*Future Phases	1013	Yes	Will be Required	-	-	Q2 2026	Q2 2028
*There will be three additional phases and construction phases for the future expansion parcels.							

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents, among other things, a cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

CIP COST ESTIMATE

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT					
ESTIMATED PROJECT COSTS					
INFRASTRUCTURE COSTS	CURRENT DISTRICT COSTS	RANCH OAK PARKWAY EXTENSION	TOTAL COSTS	CURRENT DISTRICT ANNUAL OUTLAY	
				2025	2026-2030
EARTHWORK (EXCLUDING LOTS)	\$10,914,750.00	\$2,125,000.00	\$13,039,750.00	\$3,274,425.00	\$9,765,325.00
STORMWATER	\$8,599,500.00	\$3,562,000.00	\$12,161,500.00	\$2,579,850.00	\$9,581,650.00
ROADWAYS & PAVING	\$7,500,000.00	\$3,319,951.57	\$10,819,951.57	\$0.00	\$0.00
POTABLE WATER	\$5,953,500.00	\$1,511,842.25	\$7,465,342.25	\$1,786,050.00	\$5,679,292.25
RECLAIMED WATER	\$3,307,500.00	\$939,656.48	\$4,247,156.48	\$992,250.00	\$3,254,906.48
SANITARY SEWER	\$11,907,000.00	\$914,068.83	\$12,821,068.83	\$3,572,100.00	\$9,248,968.83
LANDSCAPE, HARDSCAPE	\$3,750,000.00	\$2,250,000.00	\$6,000,000.00	\$1,125,000.00	\$4,875,000.00
RECREATIONAL FACILITIES	\$3,750,000.00	-	\$3,750,000.00	\$1,125,000.00	\$2,625,000.00
SUBTOTAL	\$55,682,250.00	\$14,622,519.13	\$70,304,769.13	\$16,704,675.00	\$53,600,094.13
PROFESSIONAL SERVICES:	\$3,340,935.00	\$877,351.15	\$4,218,286.15	\$1,002,280.50	\$3,216,005.65
CONTINGENCY:	\$5,568,225.00	\$1,462,251.91	\$7,030,476.91	\$4,454,580.00	\$2,575,896.91
TOTAL:	\$64,591,410.00	\$16,962,122.19	\$81,553,532.19	\$22,161,535.50	\$59,391,996.69

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar to all lands within the District. The general public, property owners outside of the district, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.