

***Parrish North
Community Development
District***

February 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 262 898 673 955 8 PASSCODE: VR3pu98g

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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 **February 19, 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 Establishing an Audit Committee and Setting a date for the First Meeting of the Audit Committee
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes for the January 15, 2026 Meeting
 - B. Consideration of Operation and Maintenance Expenditures for January 2026
 - C. Acceptance of the Financials and Approval of the Check Register for January 2026
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 6. BOARD MEMBERS COMMENTS**
- 7. ADJOURNMENT**

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

- 42 • John Suskauer Assistant Secretary
- 43 • Austin Cooper Assistant Secretary
- 44 • Mike LeWallen Assistant Secretary

45
46 On MOTION by Ms. Martin seconded by Mr. Murphy, with all in favor,
47 Resolution 2026-01 Designating Officers, as described above, was
48 adopted. 3-0

49
50 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

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

56
57 On MOTION by Ms. Martin seconded by Mr. LeWallen, with all in favor,
58 the Consent Agenda, was approved. 3-0

59
60 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 61 **A. District Counsel**
- 62 **B. District Engineer**
- 63 There being no reports, the next item followed.
- 64 **C. District Manager**
- 65 **i. Acceptance of Public Facilities Report**
- 66 Mr. Fischer presented the Public Facilities Report, a copy of which was included

67 in the agenda package.

68
69 On MOTION by Ms. Martin seconded by Mr. LeWallen, with all in favor,
70 Public Facilities Report, was approved. 3-0

71
72 **SIXTH ORDER OF BUSINESS** **Board Members' Comments**

73 There being none, the next order of business followed.

74
75 **SEVENTH ORDER OF BUSINESS** **Adjournment**

76 There being no further business,

77
78 On MOTION by Mr. Murphy seconded by Mr. LeWallen, with all in
79 favor, the meeting was adjourned at 4:14 p.m. 3-0

80
81
82
83 _____
84 Jayna Cooper/Rollamay Turkoane
District Manager

80
81
82
83 _____
84 Blake Murphy
Chairperson

<p>Parrish North CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/27/2026	169887	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/27/2026	169887	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	1/27/2026	169887	\$125.00	\$3,208.33	\$3,208.33	WEBSITE MAINTENANCE/ADMIN
Monthly Contract Subtotal			\$3,208.33			
Regular Services						
SCHOOLSTATUS, LLC	12/19/2025	INV-SS-5715	\$1,613.00			Annual Website Fee
Regular Services Subtotal			\$1,613.00			
TOTAL			\$4,821.33			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169887

DATE

1/27/2026

BILL TO

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

CUSTOMER ID

C7203

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/27/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces # 165721					
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
Tax	\$0.00
Total Due	\$3,208.33

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.

Bill To
Parrish North CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607
United States

Total Due:	\$1,613.00
Due Date:	1/18/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	1/18/2026		1/24/2026	1/23/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$1,613.00
Tax Total	\$0.00
Total	\$1,613.00
Amount Paid	\$0.00
Amount Due	\$1,613.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

***Parrish North
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 18,487
Accounts Receivable	1,250
TOTAL ASSETS	\$ 19,737
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,625
TOTAL LIABILITIES	9,625
<u>FUND BALANCES</u>	
Unassigned:	10,112
TOTAL FUND BALANCES	10,112
 TOTAL LIABILITIES & FUND BALANCES	 \$ 19,737

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 98	\$ 98	0.00%
Special Assmnts- Tax Collector	1,409,715	-	(1,409,715)	0.00%
Developer Contribution	-	19,800	19,800	0.00%
TOTAL REVENUES	1,409,715	19,898	(1,389,817)	1.41%
EXPENDITURES				
<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	(1,250)	8,250	-17.86%
District Counsel	15,000	1,382	13,618	9.21%
District Engineer	20,000	-	20,000	0.00%
District Management	25,000	8,333	16,667	33.33%
Accounting Services	17,500	4,000	13,500	22.86%
Auditing Services	6,500	-	6,500	0.00%
Onsite Staff	40,000	-	40,000	0.00%
Website ADA Compliance	1,800	1,613	187	89.61%
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	389	(189)	194.50%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	500	1,000	33.33%
Onsite Office Supplies	190	-	190	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	262,165	20,959	241,206	7.99%

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT
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For the Period Ending January 31, 2026
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 January 31, 2026
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	20,959	1,388,756	1.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,061)	(1,061)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		11,173		
FUND BALANCE, ENDING		\$ 10,112		

Bank Account Statement

Parrish North CDD

Bank Account No. 9970
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101002 Balance	18,486.59	Statement Balance	23,307.92
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	23,307.92
Subtotal	18,486.59	Outstanding Checks	-4,821.33
Negative Adjustments	0.00	Ending Balance	18,486.59
Ending G/L Balance	18,486.59		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/30/2026		JE000021	Accounts Receivable	ACH #000824 - PN12292025-FR - CWR LAC	19,800.00	19,800.00	0.00
01/31/2026		JE000024	Interest - Investments	Interest Earned	6.43	6.43	0.00
Total Deposits					19,806.43	19,806.43	0.00
Checks							
							0.00
01/09/2026	Payment	1021	STRALEY ROBIN VERICKER	Check for Vendor V00004	-100.50	-100.50	0.00
01/31/2026		JE000023	Bank Fees	Service Charges	-87.53	-87.53	0.00
Total Checks					-188.03	-188.03	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/30/2026	Payment	1022	INFRAMARK LLC	Check for Vendor V00003			-3,208.33
01/30/2026	Payment	1023	SCHOOLSTATUS, LLC	Check for Vendor V00007			-1,613.00
Total Outstanding Checks							-4,821.33
Outstanding Deposits							
Total Outstanding Deposits							

PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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
GENERAL FUND - 001									
001	1021	01/09/26	V00004	STRALEY ROBIN VERICKER	27644	DISTRICT COUNSEL THROUGH 11/19/25	PROFESSIONAL SERVICES	531146-51301	\$100.50
001	1022	01/30/26	V00003	INFRAMARK LLC	160755	OCT 25-DISTRICT MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1022	01/30/26	V00003	INFRAMARK LLC	160755	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1022	01/30/26	V00003	INFRAMARK LLC	160755	OCT 25-DISTRICT MANAGEMENT	WEBSITE ADMIN	549936-51301	\$125.00
001	1023	01/30/26	V00007	SCHOOLSTATUS, LLC	INV-SS-5715	Annual Website Fee	Website Admin Services	549936-51301	\$1,613.00
Fund Total									\$4,921.83

Total Checks Paid	\$4,921.83
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