



**CENTRAL PARC
COMMUNITY DEVELOPMENT
DISTRICT**

SARASOTA COUNTY

**REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 16, 2022
2:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.centralparccdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT
19503 S. West Villages Parkway #A4
Venice, Florida 34293
REGULAR BOARD MEETING & PUBLIC HEARING
August 16, 2022
2:00 P.M.

- A. Call to Order
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- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public
- F. Approval of Minutes
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- H. New Business
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- K. Staff Reports
 - 1. District Manager
 - 2. District Counsel
 - 3. District Engineer
- L. Comments from the Public for Items Not on the Agenda
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- N. Adjourn

PROOF OF PUBLICATION

Central Parc Community Developme
Laura Archer
Central Parc Community Development Dist.
C/O Special District Services, Inc.
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

10/06/2021

and that the fees charged are legal.
Sworn to and subscribed before on 10/06/2021

Linda Turt

Legal Clerk

Al But

Notary, State of WI, County of Brown
7/27/28

My commision expires

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SARAH BERTELSEN
Notary Public
State of Wisconsin

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Central Parc Community Development District will hold Regular Board Meetings at the offices of Special District Services located at 19503 S. West Villages Parkway, #A4 Venice, Florida 34293 at 2:00 p.m. on the following dates:
October 19, 2021
November 16, 2021
December 21, 2021
January 18, 2022
February 15, 2022
March 15, 2022
April 19, 2022
May 17, 2022
June 21, 2022
July 19, 2022
August 16, 2022
September 20, 2022

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 941-244-2805 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure 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. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 941-244-2805 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting. Meetings may be cancelled from time to time without advertised notice.
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
www.centralparccdd.org
10/6/2021
6359192

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 17, 2022**

A. CALL TO ORDER

The Regular Board Meeting of the Central Parc Community Development District (the “District”) was called to order at 2:00 p.m. in the offices at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Sarasota Herald Tribune* on May 6, 2022, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman Mark Gerenger	Present
Vice Chairman	Vacant
Supervisor	Vacant
Supervisor Sean Landers	Present
Supervisor James Blucher	Present

Staff in attendance via telephone were:

William Crosley	District Manager	Special District Services, Inc.
Wes Haber (via phone)	District Counsel	Kutak Rock LLP

Also present was Jonathan Hunter.

D. ADDITIONS OR DELETIONS TO THE AGENDA

A **motion** was made by Mr. Gerenger, seconded by Mr. Landers and passed unanimously amending today’s meeting agenda to include Consider Appointment of New Supervisor to Seat #3.

E. APPROVAL OF MINUTES

1. August 31, 2021, Public Hearing & Regular Board Meeting

A **motion** was made by Mr. Blucher, seconded by Mr. Landers and passed unanimously approving the minutes of the August 31, 2021, Public Hearing & Regular Board Meeting, as presented.

F. OLD BUSINESS

There were no Old Business items to come before the Board.

G. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Designating a Seat Number for Appointed Board Member Jim Blucher

Resolution No. 2022-01 was presented, entitled:

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A SEAT NUMBER FOR APPOINTED BOARD MEMBER JIM BLUCHER; AND PROVIDING AN EFFECTIVE DATE.

Mr. Blucher was appointed as a Supervisor at the June 30, 2021, meeting. At that time the Board did not clearly designate the specific seat to be filled by Supervisor Blucher. This resolution appoints Supervisor Blucher to Seat 2, which carries a four year term.

A **motion** was made by Mr. Gerenger, seconded by Mr. Blucher and passed unanimously adopting Resolution No. 2022-01, as presented.

2. Consider Resolution No. 2022-02 – Extending the Terms of Office of Current Supervisors to Coincide with General Election

Resolution No. 2022-02 was presented, entitled:

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Seat 1, currently held by Mark Gerenger; Seat 2, currently held by James Blucher, which terms will be extended to coincide with the General Election, when required. Seat 5, currently held by Sean Landers and Seats 3 and 4, which are currently vacant, will also have their terms extended to coincide with the General Election, when required.

A **motion** was made by Mr. Gerenger, seconded by Mr. Landers and passed unanimously adopting Resolution No. 2022-02, as presented.

3. Consider Resolution No. 2022-03 – Adopting Prompt Payment Policies and Procedures

Resolution No. 2022-03 was presented, entitled:

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

It was noted that it would be in the best interest of the District to establish prompt payment policies and procedures for vendors and contractors providing certain goods and/or services to the District. These policies and procedures are necessary in order to conduct District business and will remain in full force until the Board should amend or replace them from time to time.

A **motion** was made by Mr. Blucher, seconded by Mr. Landers and passed unanimously adopting Resolution No. 2022-03, as presented.

4. Consider Resolution No. 2022-04 – Setting the Landowners’ Meeting

Resolution No. 2022-04 was presented, entitled:

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

The District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors on the first Tuesday in November. This Resolution designates November 1, 2022, as the landowners’ election and establishes forms that will be used in that meeting and election, specifically the legal advertisement, meeting instructions, landowner proxy, and official ballot.

A **motion** was made by Mr. Blucher, seconded by Mr. Landers and passed unanimously adopting Resolution No. 2022-04, as presented.

5. Consider Acquisition Agreement between the District and Sabal Trace Development Partners, LLC

A **motion** was made by Mr. Gerenger, seconded by Mr. Blucher and passed unanimously approving the Acquisition Agreement between the District and Sabal Trace Development Partners, LLC, in substantial form, in order to allow developer’s counsel time to review and upon approval, can be executed by Supervisor Jim Blucher on behalf of the District.

6. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2022/2023 Proposed Budget

Resolution No. 2022-05 was presented, entitled:

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed budget for fiscal year beginning October 1, 2022, and ending September 30, 2023, is in the amount of \$101,531. This resolution also sets the public hearing to consider the final budget for July 19, 2022, at 2:00 PM at the offices of Special District Services located at 19503 S West Villages Parkway Venice, Florida 34293 in the meeting room across from Suite #A14.

A **motion** was made by Mr. Gerenger, seconded by Mr. Landers and passed unanimously adopting Resolution No. 2022-05, as presented, setting the public hearing to consider the final budget for July 19, 2022, at 2:00 PM at the offices of Special District Services located at 19503 S West Villages Parkway Venice, Florida 34293 in the meeting room across from Suite #A14.

7. Consider Appointment of New Supervisor

A motion was made by Mr. Gerenger seconded by Mr. Landers and passed unanimously appointing Jonathan Hunter to Seat #3.

Mr. Hunter was sworn in and joined the other Supervisors. Mr. Haber explained the duties and responsibilities of a Supervisor, including Sunshine laws and public records.

H. ADMINISTRATIVE MATTERS

It was noted that the next meeting would include a final budget public hearing and is scheduled for June 21, 2022, at 2:00 pm at the offices of Special District Services located at 19503 S West Villages Parkway, Venice, Florida 34293, in the meeting room across from Suite A14

I. STAFF REPORTS

1. District Manager

There was no Staff Report at this time.

2. District Counsel

- **Discussion Regarding Best Practices for Responding to Public Records Requests**

Mr. Haber presented the memo that his firm shared with all CDDs regarding public records requests. This memo basically outlines the protocol for how Supervisors should follow, if they should receive a request.

3. District Engineer

There was no District Engineer Report at this time.

J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Landers, seconded by Mr. Blucher and passed unanimously to adjourn the meeting at 2:41 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2022-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2022/2023 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Central Parc Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2022-05 approving a proposed budget and setting a public hearing for July 19, 2022; and

WHEREAS, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

WHEREAS, the public hearing has been rescheduled for August 16, 2022, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. Resolution No. 2022-05 is hereby amended to change the date and time of the Public Hearing to August 16, 2022 at 2:00 p.m. in the 19503 S. West Villages Parkway #A4 Venice, Florida 34293, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.
2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

PASSED, ADOPTED and EFFECTIVE this 16th day of July, 2022.

ATTEST:

**CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Central Parc Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT, SARASOTA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED AND EFFECTIVE THIS 16th DAY OF August, 2022.

ATTEST:

**CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the **Central Parc Community Development District** will hold Regular Board Meetings at the offices of Special District Services located at 19503 S. West Villages Parkway, #A4 Venice, Florida 34293 at 2:00 p.m. on the following dates:

**October 18, 2022
November 15, 2022
December 20, 2022
January 17, 2023
February 21, 2023
March 21, 2023
April 18, 2023
May 16, 2023
June 20, 2023
July 18, 2023
August 15, 2023
September 19, 2023**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 941-244-2805 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 941-244-2805 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

www.centralparccdd.org

PUBLISH: Sarasota Herald Tribune 00/006/2022

Miscellaneous Notices



Published in Sarasota Herald-Tribune on July 27, 2022

Location

Sarasota County,

Notice Text

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Central Parc Community Development District (District) will hold a public hearing on August 16, 2022, at 2:00 p.m. in the offices of Special District Services, Inc. located at 19503 S. West Villages Parkway, in a meeting room across from Suite #A14, Venice, Florida 34293, for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (Fiscal Year 2022/2023). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 19503 S. West Villages Parkway, Venice, Florida 34293, (941) 244-2805 (District Manager s Office), during normal business hours, or by visiting the District s website at www.centralparccdd.org.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 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.

William Crosley

District Manager

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

www.centralparccdd.org

SARASOTA HERALD TRIBUNE 07/27/22 & 08/03/22

RESOLUTION 2022-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Central Parc Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Central Parc Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$101,531 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>101,531</u>
TOTAL ALL FUNDS	\$ <u>101,531</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF August, 2022.

ATTEST:

**CENTRAL PARC COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Central Parc
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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FINAL BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	101,531
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 101,531
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections/Report Management	7,000
Legal	25,056
Assessment Roll	40,000
Audit Fees	4,000
Arbitrage Rebate Fee	0
Insurance	5,500
Legal Advertisements	11,500
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Website Management	1,000
Trustee Fees	0
Continuing Disclosure Fee	0
TOTAL EXPENDITURES	\$ 101,531
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	73,160	101,811	101,531	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	6	0	0	
TOTAL REVENUES	\$ 73,166	\$ 101,811	\$ 101,531	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections/Report Management	1,145	7,000	7,000	
Legal	24,000	24,336	25,056	CPI Adjustment (Capped At 3%)
Assessment Roll	15,874	40,000	40,000	
Audit Fees	0	4,000	4,000	For 2023 Assessment Roll
Arbitrage Rebate Fee	3,400	4,000	4,000	
Insurance	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Legal Advertisements	5,000	5,500	5,500	Insurance Estimate
Miscellaneous	1,075	12,500	11,500	\$1,000 Decrease From 2021/2022 Budget
Postage	62	1,500	1,500	No Change From 2021/2022 Budget
Office Supplies	8	300	300	No Change From 2021/2022 Budget
Dues & Subscriptions	174	1,500	1,500	No Change From 2021/2022 Budget
Website Management	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	1,000	1,000	1,000	\$1,000 Per Year
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
TOTAL EXPENDITURES	\$ 51,913	\$ 101,811	\$ 101,531	
REVENUES LESS EXPENDITURES	\$ 21,253	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ 21,253	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ 21,253	\$ -	\$ -	