



**CENTRAL PARC
COMMUNITY DEVELOPMENT
DISTRICT**

SARASOTA COUNTY

**REGULAR BOARD MEETING
& PUBLIC HEARING
SEPTEMBER 9, 2025
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
5005 Schubert Trail
North Port, Florida 34287
REGULAR BOARD MEETING & PUBLIC HEARING
September 9, 2025
2:00 P.M.

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- D. Additions or Deletions to Agenda
- E. Comments from the Public
- F. Approval of Minutes
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- G. Old Business
- H. New Business
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CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Central Parc Community Development District ("District") will hold the following rescheduled public hearings and regular meeting:

DATE: September 9, 2025
TIME: 2:00 p.m.
LOCATION: 5005 Schubert Trail
North Port, Florida 34287

These public hearings are being rescheduled from the hearings originally noticed for August 12, 2025 and August 26, 2025. There will be no public hearing or board meeting on August 26, 2025, as previously noticed. The first rescheduled public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second rescheduled public hearing is being held pursuant to Chapters 170, 190, and 197 Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
35' Villa Units	272	0.6364	\$1,005.19
52' Single Family	228	1	\$ 1,579.50
Undeveloped Mixed Use Land	22.59 Acres	0.159 per acre	\$ 251.30
Recreation/Amenity Center	3,600 Square Feet	0.0004 per square foot	\$ 0.63

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Sarasota County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

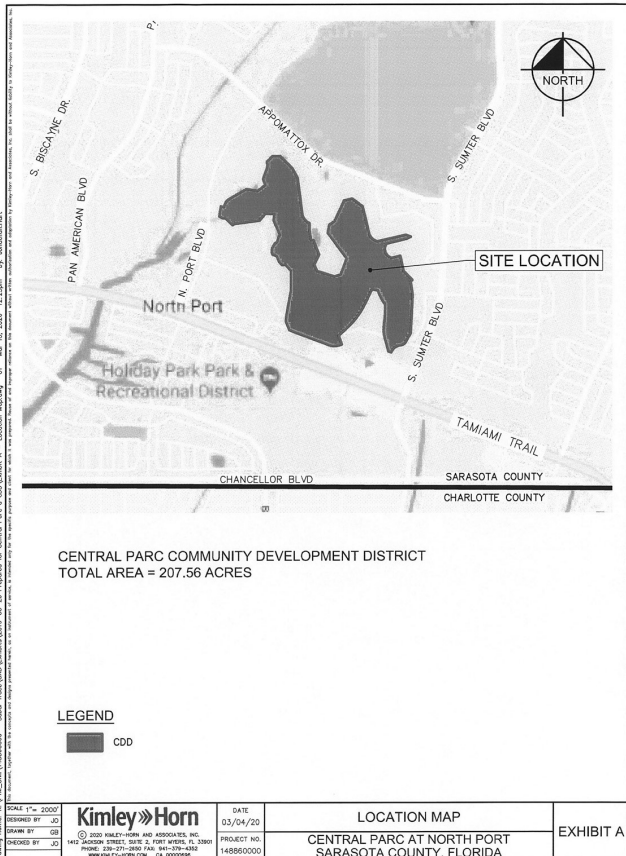
Additional Provisions

The rescheduled public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Michelle Krizen, Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, FL 33410, (941) 223-2475 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://centralparccdd.org>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager



CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Central Parc Community Development District ("**District**") will hold a rescheduled public hearing and regular meeting as follows:

DATE: September 9, 2025
TIME: 2:00 p.m.
LOCATION: 5005 Schubert Trail
North Port, Florida 34287

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. This public hearing is being rescheduled from the hearings originally noticed for August 12, 2025 and August 26, 2025. There will be no public hearing or board meeting on August 26, 2025, as previously noticed. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Michelle Krizen, Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, FL 33410, (941) 223-2475 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

District Manager

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

www.centralparccdd.org

PUBLISH: SARASOTA HERALD TRIBUNE 08/27/25

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 17, 2025**

A. CALL TO ORDER

The June 17, 2025, Regular Board Meeting of the Central Parc Community Development District (the “District”) was called to order at 2:03 p.m. in the Meeting Room across from Suite A14 in the offices located 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 June 10, 2025, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chair	Kim Fields	Present via phone
Vice Chair	Matthew Mootz	Present
Supervisor	Alexis Lamb	Present
Supervisor	Catherine Edelen	Present
Supervisor	Kelly Levin	Absent*

Staff in attendance were:

William Crosley	District Manager	Special District Services, Inc.
Mike Eckert (via phone)	District Counsel	Kutak Rock LLP
Peter Van Buskirk (via phone)	District Engineer	Kimley-Horn and Associates, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There was a consensus of the Board to add a discussion regarding utility transfer under New Business.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public.

F. APPROVAL OF MINUTES

1. April 15, 2025, Regular Board Meeting

A motion was made by Ms. Lamb, seconded by Mr. Mootz and passed unanimously approving the minutes of the April 15, 2025, Regular Board Meeting, as presented.
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F. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-03 – Amending the Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-03 was presented, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-02; AMENDING THE PROPOSED BUDGET AND SETTING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 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.

The mixed-use parcel has no debt assigned. Based on the benefits received by the mixed-use parcel is assigned an ERU factor of 25% of the Villa ERU. This budget set a high water mark, and prior to the Final Budget, the line items will be reviewed for potential reduction.

A **motion** was made by Ms. Edelen, seconded by Ms. Lamb and passed unanimously adopting Resolution No. 2025-03, as presented, setting the Public Hearing for August 12, 2025.

*Supervisor Kelly Levin arrived at approximately 2:12 p.m.

2. Consider Phase 1 Turnover Forms

Mr. Van Buskirk presented Bills of Sale for execution in order to complete the transfer from the District to the City.

A **motion** was made by Ms. Lamb, seconded by Mr. Mootz and passed unanimously approving the Phase 1 turnover forms, as presented.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. STAFF REPORTS

1. District Manager

The next meeting will be the public hearing on August 12. Next year there will be three meetings included on the meeting schedule.

2. District Counsel

This legislative session did not have any updates with implications for the District.

3. District Engineer

Mr. Van Buskirk had nothing further.

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

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

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Lamb, seconded by Mr. Mootz and passed unanimously adjourning the meeting at 2:18 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RE-SCHEDULING AND RE-NOTICING THE PUBLIC HEARINGS ON THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND THE LEVY OF OPERATIONS AND MAINTENANCE ASSESSMENTS; AMENDING RESOLUTION 2025-02 AND 2025-03 TO RESET THE PUBLIC HEARINGS THEREON FOR September 9, 2025, AT 2:00 P.M. AT 5005 SCHUBERT TRAIL, NORTH PORT, FLORIDA, 34287.

WHEREAS, the Central Parc Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District held a meeting of its Board of Supervisors on April 15, 2025, and adopted Resolution 2025-02, approving the proposed budget for Fiscal Year 2025/2026 and declaring operation and maintenance assessments and setting public hearings on the proposed budget and proposed operations and maintenance assessments for July 15, 2025, at 2:00 p.m.; and

WHEREAS, on June 17, 2025, the Board adopted Resolution No. 2025-03 amending Resolution No. 2025-02 and setting public hearing on the proposed budget for August 12, 2025, at 2:00 p.m.

WHEREAS, due to the inability to meet the quorum requirement, as set forth in Chapter 190, *Florida Statutes*, the Board was unable to hold the public hearings on August 12, 2025; and

WHEREAS, the District Manager, at the direction of the Chair of the Board of Supervisors, rescheduled the date of the public hearings to September 9, 2025, at 2:00 p.m. at 5005 Schubert Trail, North Port, Florida 34287, and caused notice thereof to be provided pursuant to Florida law.

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

SECTION 1. Resolutions 2025-02 and 2025-03 are hereby amended to reflect the changed date and time of the public hearings to adopt the Fiscal Year 2025/2026 proposed budget(s) and for the levy of operation and maintenance assessments from July 15, 2025 and August 12, 2025 to September 9, 2025, at 2:00 p.m. at 5005 Schubert Trail, North Port, Florida 34287. Except as otherwise provided herein, all of the provisions of Resolutions 2025-02 and 2025-03 continue in full force and effect.

SECTION 2. The actions of the District Manager in re-scheduling and re-noticing the public hearings are hereby ratified and approved.

SECTION 3. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Adopted this 9th day of September 2025.

ATTEST:

**CENTRAL PARC COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED AND EFFECTIVE THIS 9th DAY OF SEPTEMBER, 2025.

ATTEST:

**CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 5005 Schubert Trail, North Port, Florida 34287 at 2:00 p.m. on the following dates:

**October 21, 2025
April 21, 2026
July 21 2026**

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 941-223-2475 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 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.

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 941-223-2475 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 00/00/2025

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT REMOVING AN OFFICER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Central Parc Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to remove an officer of the District.

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

SECTION 1. Kelly Levin is hereby removed from the position of Assistant Secretary.

SECTION 2. This Resolution shall take effect upon its passage.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2025.

ATTEST:

**CENTRAL PARC COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair / Vice Chair, Board of Supervisors

**AGREEMENT BETWEEN THE CENTRAL PARC COMMUNITY
DEVELOPMENT DISTRICT AND MG ELECTRICAL DEVELOPERS, INC.
FOR AERATION SYSTEM INSTALLATION AND ELECTRICAL SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into this 3rd day of AUGUST, 2025, by and between:

Central Parc Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Sarasota County, Florida, with an address of 2501A Burns Road, Palm Beach Gardens, Florida 33410 ("District"); and

MG Electrical Developers, Inc., a Florida profit corporation, with a mailing address of 6130 Neal Road, Fort Myers, Florida 33905 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to sell and install aeration systems and provide electrical services for the ponds located within the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide the services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall install the Airmax Aeration Systems and provide all necessary electrical services, as well as any additional Services required, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and

demonstrated in **Exhibit A**, including, but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B.** Services shall commence upon execution of this Agreement and shall be completed within a commercially reasonable period of time following such execution, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to ensure completion of the Services.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents, and its landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery, and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A.** the District shall pay Contractor Two Hundred Seventy-Eight Thousand, Two Hundred Thirty Dollars and Sixty-Two Cents (\$278,230.62) for the Services as identified in **Exhibit A** attached hereto. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. Such amounts include



all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers, or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for three (3) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient, or not in accordance with the Agreement, Contractor shall correct, remove, and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, its consultants, and its supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right, but not the obligation, to secure such required insurance, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees, and its agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the

District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Central Parc Community Development District
2501 A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: MG Electrical Developers, Inc.
6130 Neal Road
Fort Myers, Florida 33905
Attn: MARK GRANT

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the

Handwritten signature and initials

place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Michelle Krizen** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

KRT
m. Krizen

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (941) 223-2475, MKRIZEN@SDSINC.ORG OR AT 2501A BURNS ROAD PALM BEACH GARDENS, FL 33410.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. The Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

KPS
m. h.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

**CENTRAL PARC COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

MG ELECTRICAL DEVELOPERS, INC

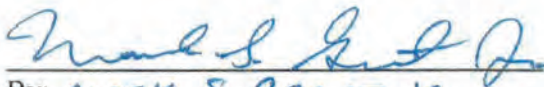

By: MARK S. GRANT JR.
Its: PRESIDENT

Exhibit A: Scope of Services

Exhibit A
Scope of Services



Mark S. Grant Jr.
6130 Neal Road, Fort Myers, FL 33905
Email: mgelectricaldevelopers@gmail.com
Cell: 239 841 3122

To: Central Parc Community Development District
C/o Special District Services Inc
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Date: 7 / 23 / 2025

Project: Central Parc – Fountains and Aeration Project

Rev.2

Electrical:

As Described Below:

Total: \$ 278,230. 62

Lake 1:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

Lake 2:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Add hung step down transformer to existing 480v Irrigation Pump service and add load center w/ disconnect and electric connections to aeration system.

Lake 3:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric connections w/disconnect switch to aeration system from load center.

Lake 4:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

Lake 5:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.

Lake 6:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric connections from existing CDD load center near Irrigation Timers.

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ms

Lake 7:

- Provide and install (1) Airmax 3Hp Floating Fountain w/UV Resistant black float, all stainless steel hardware, choice of nozzle, LED light fixture w/remote. Includes weatherproof UL listed control panel with digital timers and photocell.
- Electric service from FPL mounted on existing structure with connections to Fountains 1&2, front entry gates, and clock tower. Includes (2) directional drills to limit disturbance of exiting irrigation and landscape.

Lake 8:

- Provide and install (1) Airmax 3Hp Floating Fountain w/UV Resistant black float, all stainless steel hardware, choice of nozzle, LED light fixture w/remote. Includes weatherproof UL listed control panel with digital timers and photocell.

Lake 9:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

Lake 10:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

Lake 11:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric connections to aeration system from existing CDD load center near Irrigation Timers.

Lake 12:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

Lake 13:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric connections to aeration system from rear entry gates load center.

Lake 14/15:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

Lake 16:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

Lake 17:

- Provide and install Airmax Aeration System. 1/4Hp Compressor w/soundproof enclosure and cooling fan. (1) Membrane Sticks on Diffuser Plate. 3yr parts warranty.
- Electric service from FPL w/meter can and load center on equipment support with connections to aeration system.

INCLUDES: All required excavation and backfill. Address requests. Permitting/Inspections. FPL coordination.

DOES NOT INCLUDE: Surveyed property corners if needed. Surveyed as-builts. Sod restoration.

Authorization to Conduct Work/Service

Contractor/Customer acknowledges this "Service Work Authorization" as a chargeable work order and/or purchase order for services to be rendered. No materials or permitting will be acquired until proposal has been signed and returned. Company and/or individual authorizing this work acknowledges responsibility for payment.

Thank You,
Mark S. Grant Jr.

X _____
Signature Date

Printed Name & Title

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**CONSIDER RATIFICATION OF OPENING
OF FPL ACCOUNTS IN CDD NAME**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027
With Two Year Option (2027/2028 and 2028/2029)
Sarasota County, Florida**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than October 14, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Central Parc Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

Central Parc Community Development District
c/o Special District Services
2501 A Burns Road
Palm Beach Gardens, FL 33410

Via E-mail

August 25, 2025

D.R. Horton, Inc.
Attn: Dwayne Hill, Division President
10541 Ben C. Pratt Six Mile Cypress Parkway
Ft. Myers, Florida 33966
E-mail: DMHill@drhorton.com

Sabal Trace Development Partners, LLC
c/o Fields-Realty, LLC
550 SE 5th Avenue, Apt 304S
Boca Raton, Florida 33432
Attn: Kim B. Fields
E-mail: kim@fields-realty.com

RE: Repair Items in Central Parc Community Development District (the “**District**”) to be performed by Sabal Trace Development Partners, LLC (“**STDP**”) instead of D.R. Horton, Inc. (“**DRHI**”)

Ladies and Gentlemen:

Upon the District’s receipt of written confirmation from DRHI and STDP, in the form attached to this letter as **Exhibit 1**, that the Lot Purchase Agreement dated July 23, 2019 between DRHI and STDP is terminated (the “**LPA Termination**”), this letter shall constitute the District’s acknowledgement that STDP (and not DRHI) is responsible for the repair items previously caused by DRHI (or its employees, agents, or contractors), which are specified on **Exhibit 2** attached to this letter (collectively, the “**Repair Items**”), and the District will look to STDP (and not DRHI) for completion of the Repair Items.

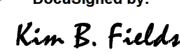
This letter may be executed in counterparts and by electronic means (such as DocuSign), which shall have the same force and effect as an original.

Sincerely,

DocuSigned by:

Kim B. Fields, CCE776AFA176480...
Chair Board of Supervisors for
Central Parc Community Development District

This letter is joined by STDP for the purposes of acknowledging its responsibility to the District for the Repair Items effective upon the LPA Termination becoming effective.

Sabal Trace Development Partners, LLC,
a Florida limited liability company
By: Fields-Realty, LLC,
a Florida limited liability company
Its Manager 
By: Kim B. Fields, CCE776AFA176480...
Kim B. Fields, Authorized Member

cc: Matthew P. Gordon, Esq. (via e-mail)
Michelle Jessell, Esq. (via e-mail)
Michael C. Eckert, Esq., District Counsel (via e-mail)
Board of Supervisors of Central Parc CDD

Exhibit 1

Form of Notice of Termination of Lot Purchase Agreement

Via E-mail

Central Parc Community Development District
Attn: Board of Supervisors
c/o Special District Services
2501 A Burns Road
Palm Beach Gardens, FL 33410

Re: Notice to the Central Parc Community Development District (the “**District**”) of
Termination of Lot Purchase Agreement dated July 23, 2019 between D.R. Horton, Inc.,
and Sabal Trace Development Partners, LLC (the “**LPA**”)

Ladies and Gentlemen:

This letter constitutes notice and written confirmation by the undersigned to the District that the
LPA is terminated.

This letter may be executed in counterparts and by electronic means (such as DocuSign), which
shall have the same force and effect as an original.

Sincerely,

Sabal Trace Development Partners, LLC,
a Florida limited liability company

By: Fields-Realty, LLC,
a Florida limited liability company
Its Manager

By: _____
Kim B Fields, Authorized Member

Date: _____

D.R. Horton, Inc.,
a Delaware corporation

By: _____
Dwayne Hill, Division President

Date: _____

Exhibit 2

Repair Items

1. STDP has replaced or shall replace all directional and required traffic signage on the roundabout of Tuscola Boulevard to the entrance of the Subdivision.
2. STDP has repaired damage to sod, irrigation and grading in the Subdivision at the construction trailer site at Lot 1, Central Parc Phase 1 according to the Plat thereof, as recorded in Plat Book 58, Page 50, of the Public Records of Sarasota County, Florida (the “**Phase 1 Plat**”).
3. STDP has or will repair damage to curbs in the Community located at Lots on the Phase 1 Plat, with the following addresses 5052, 5044, 5036, 5028, 4988, 4980 and 4972 Shubert Trail.
4. STDP has repaired damage to sidewalks in the Community located adjacent to Lot 261, according to the Phase 1 Plat.
5. STDP has repaired damaged irrigation facilities adjacent to Lot 272, according to the Phase 1 Plat.

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Central Parc Community Development District ("District") will hold the following rescheduled public hearings and regular meeting:

DATE: September 9, 2025
TIME: 2:00 p.m.
LOCATION: 5005 Schubert Trail
North Port, Florida 34287

These public hearings are being rescheduled from the hearings originally noticed for August 12, 2025 and August 26, 2025. There will be no public hearing or board meeting on August 26, 2025, as previously noticed. The first rescheduled public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second rescheduled public hearing is being held pursuant to Chapters 170, 190, and 197 Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
35' Villa Units	272	0.6364	\$1,005.19
52' Single Family	228	1	\$ 1,579.50
Undeveloped Mixed Use Land	22.59 Acres	0.159 per acre	\$ 251.30
Recreation/Amenity Center	3,600 Square Feet	0.0004 per square foot	\$ 0.63

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Sarasota County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

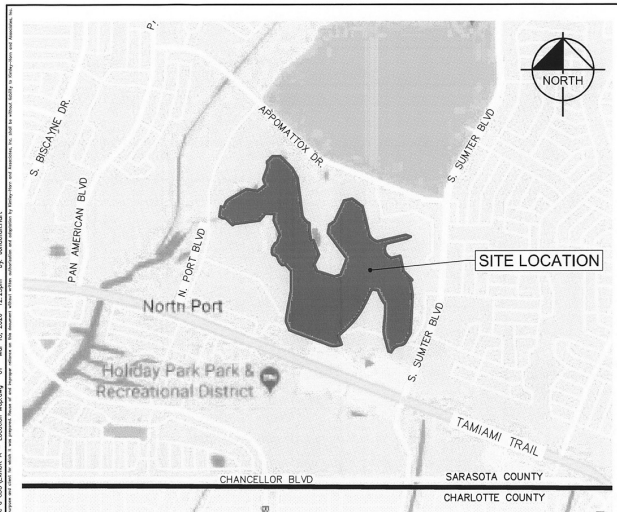
Additional Provisions

The rescheduled public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Michelle Krizen, Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, FL 33410, (941) 223-2475 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://centralparccdd.org>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

District Manager



CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
TOTAL AREA = 207.56 ACRES

LEGEND

CDD

DATE: 03/04/20 DESIGNED BY: JH DRAWN BY: JH CHECKED BY: JH	Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4401 SANDOZ STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: (239) 339-1100 FAX: (239) 339-1101 WWW.KIMLEY-HORN.COM CA 00000000	DATE: 03/04/20 PROJECT NO: 1480800000	LOCATION MAP CENTRAL PARC AT NORTH PORT SARASOTA COUNTY, FLORIDA	EXHIBIT A
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CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Central Parc Community Development District ("**District**") will hold a rescheduled public hearing and regular meeting as follows:

DATE: September 9, 2025
TIME: 2:00 p.m.
LOCATION: 5005 Schubert Trail
North Port, Florida 34287

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. This public hearing is being rescheduled from the hearings originally noticed for August 12, 2025 and August 26, 2025. There will be no public hearing or board meeting on August 26, 2025, as previously noticed. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Michelle Krizen, Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, FL 33410, (941) 223-2475 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

District Manager

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

www.centralparccdd.org

PUBLISH: SARASOTA HERALD TRIBUNE 08/27/25

RESOLUTION 2025-07
[FY 2025/2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2025/2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Central Parc Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

- a. 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.
- b. 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, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025/2026, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025/2026 or within 60 days following the end of the FY 2025/2026 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 this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 9th DAY OF SEPTEMBER, 2025.

ATTEST:

**CENTRAL PARC COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025/2026 Budget

Exhibit A

Central Parc Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II DETAILED FINAL BUDGET**
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FINAL BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	610,481
Developer Contribution - O&M	0
Debt Assessments	727,500
Interest Income	480
TOTAL REVENUES	\$ 1,338,461
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	26,760
Legal	20,000
Assessment Roll	4,000
Audit Fees	5,400
Arbitrage Rebate Fee	650
Insurance	6,580
Legal Advertisements	3,000
Miscellaneous	1,100
Postage	300
Office Supplies	1,100
Dues & Subscriptions	175
Website Management & ADA Compliance	1,000
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 75,565
Maintenance Expenditures	
Effluent Water	25,000
Engineering/Inspections	23,000
Lake Maintenance	32,525
Landscaping	225,000
Irrigation Maintenance	2,000
Irrigation Utilities	3,000
Surface Water Management Maintenance	10,842
Roadway Repairs/Reserve/Sidewalk Maintenance	16,096
Soft Gate Maintenance	5,000
Gate Utility	5,000
Security	0
Street Lighting	151,304
Total Maintenance Expenditures	\$ 498,767
Total O&M Expenditures	\$ 574,332
REVENUES LESS EXPENDITURES	\$ 764,129
Bond Payments	(683,850)
BALANCE	\$ 80,279
County Appraiser & Tax Collector Fee	(26,760)
Discounts For Early Payments	(53,519)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	0	0	610,481	Expenditures Less Interest/.94
Developer Contribution - O&M	118,404	618,983	0	
Debt Assessments	0	727,500	727,500	Bond Payments/.94
Interest Income	1,238	240	480	Interest Projected At \$40 Per Month
TOTAL REVENUES	\$ 119,642	\$ 1,346,723	\$ 1,338,461	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	25,260	26,016	26,760	CPI Adjustment
Legal	50,697	38,000	20,000	FY 24/25 Expenditure Through Feb 25 Was \$14,712
Assessment Roll	0	4,000	4,000	As Per Contract
Audit Fees	3,700	5,000	5,400	Amount Has Increased From 24/25 Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	5,980	6,580	6,580	FY 24/25 Expenditure Was \$6,220
Legal Advertisements	1,987	8,000	3,000	Expenditure Should Decrease With Bond Being Issued
Miscellaneous	159	1,200	1,100	\$100 Decrease From 2024/2025 Budget
Postage	224	300	300	No Change From 2024/2025 Budget
Office Supplies	110	1,200	1,100	\$100 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,000	1,000	1,000	No Change From 2024/2025 Budget
Trustee Fees	0	4,500	4,500	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	1,000	Commences In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 89,292	\$ 97,621	\$ 75,565	
Maintenance Expenditures				
Effluent Water	0	0	25,000	Re-Allocated from Irrigation Per Board Direction
Engineering/Inspections	14,403	23,000	23,000	FY 24/25 Expenditure Through Feb 25 Was \$7,948
Lake Maintenance	2,656	32,525	32,525	Lake Maintenance
Landscaping	0	225,000	225,000	Landscaping
Irrigation Maintenance	0	30,000	2,000	Irrigation Maintenance
Irrigation Utilities	0	0	3,000	Irrigation Utilities
Surface Water Management Maintenance	0	10,842	10,842	Surface Water Management Maintenance
Roadway Repairs/Reserve/Sidewalk Maintenance	0	16,096	16,096	Roadway Repairs/Reserve/Sidewalk Maintenance
Soft Gate Maintenance	0	10,000	5,000	Soft Gate Maintenance
Gate Utility	0	0	5,000	Gate Utility
Security	0	9,000	0	Security
Street Lighting	0	128,000	151,304	Street Lighting
Total Maintenance Expenditures	\$ 17,059	\$ 484,463	\$ 498,767	
Total O&M Expenditures	\$ 106,351	\$ 582,084	\$ 574,332	
REVENUES LESS EXPENDITURES	\$ 13,291	\$ 764,639	\$ 764,129	
Bond Payments	0	(683,850)	(683,850)	2026 Principal & Interest Payments
BALANCE	\$ 13,291	\$ 80,789	\$ 80,279	
County Appraiser & Tax Collector Fee	0	(26,930)	(26,760)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(53,859)	(53,519)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 13,291	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13,345	100	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	0	683,850	Maximum Debt Service Collection
Bond Proceeds	926,012	0	0	
Developer Contribution - Debt	0	683,850	0	
Total Revenues	\$ 939,357	\$ 683,950	\$ 684,850	
EXPENDITURES				
Principal Payments	0	130,000	135,000	Principal Payment Due In 2026
Interest Payments	0	552,090	545,598	Interest Payment Due In 2026
Bond Redemption	-	1,860	4,252	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 683,950	\$ 684,850	
Excess/ (Shortfall)	\$ 939,357	\$ -	\$ -	

Note: Capital Interest Was Set-up Through November 2024

Series 2024 Bond Information

Original Par Amount =	\$9,620,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.90% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2024		
Maturity Date =	May 2054		
Par Amount As Of 4/1/25 =	\$9,620,000		

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For 35' Villa Units	\$ -	\$ -	\$ 956.62
Debt For 35' Villa Units	\$ -	\$ 1,191.00	\$ 1,191.00
Total For 35' Villa Units	\$ -	\$ 1,191.00	\$ 2,147.62
O & M For 52' Single Family Units	\$ -	\$ -	\$ 1,503.17
Debt For 52' Single Family Units	\$ -	\$ 1,770.00	\$ 1,770.00
Total For 52' Single Family Units	\$ -	\$ 1,770.00	\$ 3,273.17
O & M For Undeveloped Acreage (Per Acre)	\$ -	\$ -	\$ 239.15
O & M For Recreation/Amenity Center (Per Sq. Ft)	\$ -	\$ -	\$ 0.63

* Assessments Include the Following:
4% Discount for Early Payments
County Tax Collector Fee
County Property Appraiser Fee

Community Information:	EAU Factor	Total EAUs
35' Villa Units: 272	0.6364	173.09
52' Single Family Units: 228	1.000	228.00
Undeveloped Mixed Use Acreage: 22.59	0.159	3.59
Recreation/ Amenity Center: 3,600 Sq Ft.	0.0004	1.44
Total:		406.13

RESOLUTION 2025-08
[FY 2025/2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Central Parc Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2025/2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025/2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and Debt Assessments imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **October 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in two partial, deferred payments and according to the following schedule: **50%** due no later than **October 1, 2025**, and **50%** due no later than **March 1, 2026**.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on March 15, 2026; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in two partial, deferred payments and according to the following schedule: 70% due no later than March 15, 2026, 30% due no later than September 15, 2026.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 9th DAY OF SEPTEMBER 2025.

ATTEST:

**CENTRAL PARC COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A

Adopted Budget

Exhibit B

Assessment Roll

**Central Parc Community Development District
Assessment Roll 2025-2026**

FOLIO #	OWNER	LEGAL DESCRIPTION	Category	O&M	DEBT	TOTAL
0994100001	DR HORTON INC	LOT 1, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100002	DR HORTON INC	LOT 2, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100003	DR HORTON INC	LOT 3, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100004	DR HORTON INC	LOT 4, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100005	DR HORTON INC	LOT 5, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100006	DR HORTON INC	LOT 6, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100007	DR HORTON INC	LOT 7, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100008	DR HORTON INC	LOT 8, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100009	DR HORTON INC	LOT 9, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100010	DR HORTON INC	LOT 10, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100011	DR HORTON INC	LOT 11, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100012	DR HORTON INC	LOT 12, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100013	DR HORTON INC	LOT 13, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100014	DR HORTON INC	LOT 14, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100015	DR HORTON INC	LOT 15, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100016	DR HORTON INC	LOT 16, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100193	DR HORTON INC	LOT 193, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100194	DR HORTON INC	LOT 194, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100195	DR HORTON INC	LOT 195, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100196	DR HORTON INC	LOT 196, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100197	DR HORTON INC	LOT 197, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100198	DR HORTON INC	LOT 198, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100199	DR HORTON INC	LOT 199, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100200	DR HORTON INC	LOT 200, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100201	DR HORTON INC	LOT 201, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100202	DR HORTON INC	LOT 202, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100203	DR HORTON INC	LOT 203, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100204	DR HORTON INC	LOT 204, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100205	DR HORTON INC	LOT 205, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100206	DR HORTON INC	LOT 206, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100207	DR HORTON INC	LOT 207, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100208	DR HORTON INC	LOT 208, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100209	DR HORTON INC	LOT 209, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100210	DR HORTON INC	LOT 210, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100211	DR HORTON INC	LOT 211, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100212	DR HORTON INC	LOT 212, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100213	DR HORTON INC	LOT 213, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100214	DR HORTON INC	LOT 214, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100215	DR HORTON INC	LOT 215, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100216	DR HORTON INC	LOT 216, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63

**Central Parc Community Development District
Assessment Roll 2025-2026**

FOLIO #	OWNER	LEGAL DESCRIPTION	Category	O&M	DEBT	TOTAL
0994100217	DR HORTON INC	LOT 217, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100218	DR HORTON INC	LOT 218, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100219	DR HORTON INC	LOT 219, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100220	DR HORTON INC	LOT 220, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100221	DR HORTON INC	LOT 221, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100222	DR HORTON INC	LOT 222, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100223	DR HORTON INC	LOT 223, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100224	DR HORTON INC	LOT 224, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100225	DR HORTON INC	LOT 225, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100226	DR HORTON INC	LOT 226, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100227	DR HORTON INC	LOT 227, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100228	DR HORTON INC	LOT 228, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100229	DR HORTON INC	LOT 229, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100230	DR HORTON INC	LOT 230, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100231	DR HORTON INC	LOT 231, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0994100232	DR HORTON INC	LOT 232, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999001010	SABAL TRACE DEVELOPMENTS PARTNERS LLC	PARCEL 1 & PARCEL 4 AS DESC IN O LESS CENTRAL PARC PHASE 1 PB 51 IN SECS 28, 29, 32 & 33-39-21	Unplatted Lots	0.00	0.00	0.00
0999010261	DR HORTON INC	LOT 261, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010262	DR HORTON INC	LOT 262, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010263	DR HORTON INC	LOT 263, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010264	DR HORTON INC	LOT 264, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010265	DR HORTON INC	LOT 265, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010266	OGAVA EDGAR	LOT 266, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010267	RAKOWSKI JADWIGA	LOT 267, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010268	DR HORTON INC	LOT 268, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010269	LONG FLOYD	LOT 269, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010270	NEVITT MICHAEL EMORY	LOT 270, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010271	BROWN TOMMY EVERETT	LOT 271, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010272	DAVENPORT DOUGLAS M	LOT 272, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Villa	1,001.63	1,191.00	2,192.63
0999010302	DR HORTON INC	LOT 302, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010303	DR HORTON INC	LOT 303, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010304	DR HORTON INC	LOT 304, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010305	DR HORTON INC	LOT 305, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010306	DR HORTON INC	LOT 306, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010307	DR HORTON INC	LOT 307, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010308	DR HORTON INC	LOT 308, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010309	DR HORTON INC	LOT 309, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010311	DR HORTON INC	LOTS 310 & 311, CENTRAL UNITY OF TITLE DESC IN ORI 2024110643	Single Family - 2 Lots	3,147.80	3,540.00	6,687.80
0999010312	DR HORTON INC	LOT 312, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010313	DR HORTON INC	LOT 313, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010314	DR HORTON INC	LOT 314, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90

**Central Parc Community Development District
Assessment Roll 2025-2026**

FOLIO #	OWNER	LEGAL DESCRIPTION	Category	O&M	DEBT	TOTAL
0999010315	DR HORTON INC	LOT 315, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010316	DR HORTON INC	LOT 316, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010317	DR HORTON INC	LOT 317, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010318	DR HORTON INC	LOT 318, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010319	DR HORTON INC	LOT 319, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010320	DR HORTON INC	LOT 320, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010321	DR HORTON INC	LOT 321, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010322	DR HORTON INC	LOT 322, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010323	DR HORTON INC	LOT 323, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010324	DR HORTON INC	LOT 324, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010325	DR HORTON INC	LOT 325, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010326	DR HORTON INC	LOT 326, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010327	DR HORTON INC	LOT 327, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010328	DR HORTON INC	LOT 328, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010329	DR HORTON INC	LOT 329, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010330	DR HORTON INC	LOT 330, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010331	DR HORTON INC	LOT 331, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010332	DR HORTON INC	LOT 332, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010333	DR HORTON INC	LOT 333, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010334	DR HORTON INC	LOT 334, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010335	DR HORTON INC	LOT 335, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010336	DR HORTON INC	LOT 336, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999010337	DR HORTON INC	LOT 337, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Single Family	1,573.90	1,770.00	3,343.90
0999080001	SABAL TRACE DEVELOPMENTS PARTNERS LLC (68.71%)	TRACT 1, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Commercial/Rec Center	0.00	0.00	0.00
0999080002	SABAL TRACE DEVELOPMENTS PARTNERS LLC (31.29%)	TRACT 2, CENTRAL PARC PHASE 1, PB 58 PG 50-68	Commercial/Rec Center	0.00	0.00	0.00
TOTAL				124,771.24	144,708.00	269,479.24

Platted Lots	O&M	DEBT	TOTAL
68 Villas	68,110.84	80,988.00	149,098.84
36 Single Familys	56,660.40	63,720.00	120,380.40
TOTAL	124,771.24	144,708.00	269,479.24

Unplatted Lots To Be Direct Billed On 10/1/25

Unplatted Lots	O&M	DEBT	TOTAL
204 Villas	204,332.52	242,964.00	447,296.52
192 Single Familys	302,188.80	339,840.00	642,028.80
Undeveloped Mixed Use	5,656.76	0.00	5,656.76
Rec/Amenity Center	2,268.00	0.00	2,268.00
TOTAL	514,446.08	582,804.00	1,097,250.08

TOTAL ROLL 639,217.32 727,512.00 1,366,729.32