

Parker Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901
www.parkerroadcdd.com

The meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, April 15, 2022 at 11:00 a.m. at Causseax, Hewett & Walpole 11801 Research Drive, Alachua, FL 32615**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

<https://pfmgroup.webex.com/meet/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- **Public Comment Period** *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Appointment of Auditor Selection Committee
2. Consideration of the Minutes of the July 16, 2021 Board of Supervisors' Meeting
3. Consideration of Resolution 2022-01, Designating the Primary Administrative Office
4. Consideration of Resolution 2022-02, Designating Registered Agent & Office
5. Consideration of Resolution 2022-03, Adopting the Revised Budget FY 2021
 - a. Exhibit A- Revised Budget FY 2021
6. Consideration of Resolution 2022-04, Approving a Preliminary Budget for Fiscal Year 2023 and Setting a Public Hearing Date [Suggested Date, July 15, 2022]
 - a. Exhibit A- Budget FY 2023 *(provided under separate cover)*
7. Consideration of Resolution 2022-05, Designating Board Member Seats for the Upcoming General Election 2022
8. Ratification of the Grau & Associates Engagement Letter for FY 2021 Audit Report
9. Update of Pending and Impending Remediation to Oakmont's Infrastructure and Amenities
10. Discussion of the Contingency Spending for FY 2022 Budget
11. Ratification of Transition Letter of District Counsel Firm Representation
12. Ratification of Retention and Fee Agreement with Kutak Rock
13. Ratification of the Arbitrage Rebate Compliance Services Engagement Letter
14. Consideration of Arbitrage Rebate Calculation for Series 2020
15. Update of Sales and Building Report
16. Discussion Regarding Reserve Study Proposal for District Property
17. Ratification of Superior Wildlife Services, LLC Agreement



18. Ratification of Stormwater Needs Analysis Proposal
19. Ratification of Payment Authorizations 120 -- 149
20. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
- Audience Comments
- Supervisors Requests

Adjournment



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Appointment of Auditor Selection
Committee

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the July 16,
2021 Board of Supervisors' Meeting

MINUTES OF MEETING

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Friday, July 16, 2021

Causseaux, Hewett & Walpole

11801 Research Drive, Alachua, FL 32615

11:00 a.m.

Board Members present at roll call:

Kelly White	Chairperson
Andy Hagan	Vice Chairperson
Barbara Staras	Assistant Secretary
Tara Ezzell	Assistant Secretary (joined at 11:21 a.m. via phone)

Also present were:

Vivian Carvalho	District Manager- PFM Group Consulting LLC
Venessa Ripoll	Assistant DM - PFM Group Consulting LLC (via phone)
Amy Champagne	District Accountant – PFM Group Consulting LLC (via phone)
Katie Buchanan	District Counsel- Hopping Green & Sams (via phone)
Kaytlan Forret	Leland Management, Inc. (via phone)
Steve Bovio	ICI Homes
James Stowers	ICI Homes (via phone)
Chip Patel	Resident
Bruce Yancey	Resident

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at 11:05 a.m. and roll call was initiated. Quorum was established with the attendance of Board Members Kelly White, Andy Hagan, and Barbara Staras. Others in attendance or via speaker phone are listed above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of
the April 16, 2021 Board of
Supervisors' Meeting**

The Board reviewed the Minutes from the April 16, 2021 Board of Supervisors' Meeting.

On MOTION by Ms. Staras, seconded by Ms. White, with all in favor, the Board approved the Minutes of the April 16, 2021 Board of Supervisors' Meeting.

**Review & Acceptance of Fiscal
Year 2020 Audit Report**

The Board reviewed the Fiscal Year 2020 Audit Report. Ms. Carvalho noted the Audit Report was filed with the State prior to the June 30, 2021 deadline. The Accountant, District Counsel and District Chair reviewed the Audit Report prior to its submittal. According to the 2020 Audit Report there were no findings that would constitute material weaknesses. It was considered a clean audit. Ms. Carvalho requested a motion to accept the Fiscal Year 2020 Audit Report.

On MOTION by Mr. Hagan, seconded by Mr. White, with all in favor, the Board reviewed and accepted the Fiscal Year 2020 Audit Report.

Ms. Carvalho noted the Audit Report will be posted on the District website.

**Public Hearing on the Adoption of
the District's Annual Budget**
**a) Public Comments and
Testimony**
b) Board Comments

**c) Consideration of Resolution
2021-06, Adopting the Fiscal
Year 2022 Budget and
Appropriating Funds**

Ms. Carvalho requested a motion to open the Public Hearing.

On MOTION by Ms. White, seconded by Mr. Staras, with all in favor, the Board opened the Public Hearing.

Ms. Carvalho mentioned Public Hearing was published in the paper according to Florida Statute Chapter 190. The Revised Proposed Budget was also sent via email yesterday. When the District met in April there was a proposed budget increase and all the residents and landowners received notice per the requirements with Statute. Since then there are certain line items that have been changed to signify a decrease of the proposed amount but there is still an increase from what was adopted last fiscal year. Ms. White and Mr. Bovio have been working with the District Management office on the Budget. Ms. White and Mr. Bovio reviewed some of the line items that were altered.

Mr. Bovio stated he worked on the landscape maintenance line item. He provided an overview of field services in the community. He rebid all the different Phases of Oakmont and put in some money for Phase 5 which will come online late next year. Ms. Staras raised questions about the cost of Phase 5 and the Budget. Mr. Bovio and Ms. White explained a portion of Phase 5 will come online in Fiscal Year 2022 and the District must have funds in the Budget to maintain it when it does. Ms. Staras stated the Budget has a 14.5% increase which is sizable and stated the Board must be mindful of how much they are asking the residents to pay and make sure the numbers are as close as they can get. Ms. White stated the Board previously adopted a not to exceed amount of \$1,325.00 gross assessment with the 4% discount with the Tax Collector. She stated one of the drivers of the increase within the Budget is the contingency line item because there are some maintenance items that will need to be addressed at the Amenity Center and the field. This money is being included to make sure the District has the funds necessary to undertake some repairs that are anticipated in this next Fiscal Year 2022. Ms. White stated that the Developer funds 50% of the Budget and expenditures throughout the year are closely reviewed before expensed. There will likely be additional developer contributions to fund any additional required improvements. Ms. White believes it is a conservative Budget. The District needs to have the funds to operate at the level it has been operating.

Ms. Carvalho asked Ms. Buchanan if the District should bid out the entire landscape project for the District rather than by Phases. Some of the line item will exceed the \$195,000.00 threshold of bidding procurement within Statutes. Ms. Buchanan stated by adding the later phases it will exceed the threshold. She advised the Board that they should look at evaluating the landscape services. Ms. Carvalho will work with Mr. Bovio and the District Engineer to get together an RFP to be completed at some point during FY 2022. Mr. Bovio stated it is difficult situation right now because the vendors do not have the manpower and to bring in a new vendor in a project, they are unfamiliar with it which is a tough situation. Ms. White stated they are ranked on criteria including price and the District has some time before Phase 5 comes online in which the RFP will have to be initiated.

Tara Ezzell joined the meeting in progress via phone at 11:21 a.m.

Mr. Bovio commented landscaping is crucial for the overall aesthetic of Oakmont. Mr. Bovio asked if any line item that goes over \$195,000.00 triggers a threshold. Ms. Carvalho stated it is landscape specific. Statute requires any landscape work over \$195,000.00 must go through the procurement bidding process for that particular service. As stated earlier, Phase 5 will take a while before it comes online so at some point during Fiscal Year 2022 the District will have to address that with an RFP once the District hits that threshold. A question was raised what happens to the money in the Budget that does not get used during the Fiscal Year. Ms. Carvalho stated if any line within the budget exceeds 10% District staff will bring back an amendment after the closing of the District's financial books which is September 30, 2021 and during that time if there is an excess of funds the Board can make a determination how to proceed with the excess funds. Ms. White explained in the prior year there was some carry forward surplus from the previous Fiscal Year in the amount of \$50,000.00 and the District offset last year's assessments with that carry forward.

There were no other questions pertaining to the Budget so Ms. Carvalho requested a motion to close the Public Hearing.

On MOTION by Mr. Hagan, seconded by Ms. Ezzell, with all in favor, the Board closed the Public Hearing.

Ms. Carvalho presented Resolution 2021-06 which outlines all the different appropriations of funds that are necessary to pay the obligations for the District. She stated the Total General Fund is the O&M Budget that the Board just reviewed and the Debt Service Funds is the repayment of the Bond proceeds that are currently in place for the District. , She stated Section 3 relates to budget amendments. If there are any budget amendments, it will happen at the closing of the Fiscal Year and addressed within 60 days of the new Fiscal Year.

Ms. Staras asked how long the bond repayment time is for. Ms. Carvalho replied it is a 30 Year Bond. Ms. Buchanan explained the Board has the ability to increase and decrease line item appropriation by motion, so the District is not locked into this Budget for every line item.

Ms. Carvalho requested a motion to approve Resolution 2021-06, Adopting Fiscal Year 2022 Budget and Appropriating Funds in the Total Net Revenue of \$1,197,173.00.

On MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved Resolution 2021-06, Adopting Fiscal Year 2022 Budget and Appropriating Funds in the total net revenue of \$1,197,173.00.

**Public Hearing on the Imposition
of Special Assessment**

- a) Public Comments and
Testimony**
- b) Board Comments**
- c) Consideration of Resolution
2021-07, Imposing Special
Assessment and Certifying an
Assessment Roll**

Ms. Carvalho requested a motion to open the Public Hearing.

On MOTION by Ms. Staras, seconded by Ms. White, with all in favor, the Board opened the Public Hearing.

Ms. Carvalho presented Resolution 2021-07 and noted the Revised Fiscal Year 2022 O&M Budget will be attached to the Resolution as an Exhibit. The Debt Service Budget will be attached to the Resolution as an Exhibit as well. It will not be changed year over year because it is a fixed amount of the repayment of the bonds that occur in November and May of each year. The Assessment Schedule will be updated based on the change that occurred with the O&M Budget. The Preliminary Assessment Roll and Direct Bill Assessments will also be attached to the Resolution. The Assessment Roll and Direct Bill Assessments will be revised to reflect the change on the O&M Budget for the per unit amount.

Ms. Staras asked when the change will occur on the Special Assessment. Ms. Carvalho stated the Assessment Schedule, and the O&M and Debt Service Budgets will be posted to the website. Ms. Champagne will certify the Assessment Roll to the Tax Collector. It must be certified before August 31, 2021.

Ms. Buchanan stated paragraph B states the O&M for the direct collect is 25% on the October, January, April, and July Schedule and she asked the District Manager to fill in the percentages which change over year to make sure the District has enough funds to pay the next Debt Service payment which are altered based on the Amortization Schedule. Ms. Carvalho noted that bond calls occur in November and May of each year. November is interest only and May bond call are principal and interest. She stated a certain percentage of the amount in the Debt Service Schedule is going to be for the November bond call and the remaining percentage will be for the May bond call.

Ms. Carvalho requested a motion to close the Public Hearing.

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor, the Board closed the Public Hearing.

Ms. Carvalho requested a motion from the Board to approve Resolution 2021-07, Imposing the Special Assessment and Certifying the Assessment Roll.

On MOTION by Ms. Staras, seconded by Ms. White, with all in favor, the Board approved Resolution 2021-07, Imposing Special Assessment and Certifying an Assessment Roll.

Consideration of Resolution 2021-08, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022

Ms. Carvalho presented the Annual Meeting Schedule for Fiscal Year 2021-2022. Ms. Staras stated the April 15, 2021 meeting is on Tax Day. Ms. Carvalho stated the meeting schedule reflects the District is meeting on the third Friday of the month on a quarterly basis. Ms. Carvalho suggested changing the months to November, February, May and August. A discussion took place about the November 19, 2021 meeting date. Ms. Ezzell stated she would not be present for the November meeting, but she can call in. A discussion took place about the November meeting. The District will keep the October 15, 2021 meeting and then do meetings in February, May and August.

The Annual Meeting Schedule is proposed as follows;

1. Friday, October 15, 2021
2. Friday, February 19, 2022
3. Friday, May 20, 2022
4. Friday, August 26, 2022

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor, the Board approved Resolution 2021-08, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022

Letter from the Supervisor of Elections – Alachua County

Ms. Carvalho explained every year the District must request, from the Supervisor of Elections, how many registered voters are within the confines of the District. As of April 15, 2021, there were a total of 527 registered voters. Ms. Staras asked for what purpose is this required. Ms. Carvalho explained the Statute requires 250 registered voters and for the District to be within its 6th year of establishment to begin the process of switching over to resident controlled seats. Parker Road has already passed that threshold and in two years there will be two more seats that will be part of the General Election.

Ms. Carvalho requested a motion to accept the Letter from the Supervisor of Elections – Alachua County.

On MOTION by Ms. Staras, seconded by Ms. White, with all in favor, the Board accepted the Letter from the Supervisor of Elections – Alachua County.

**Ratification of Arrow
Exterminators Agreement**

Mr. Bovio reviewed the Arrow Exterminators Agreement. This is for the termite treatment for the Clubhouse.

On MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board ratified the Arrow Exterminators Agreement.

**Ratification of Life Fitness
Agreement**

Mr. Bovio stated the Life Fitness Lease Agreement will be expiring either September or October of this year which at that point the District will own the equipment.

Ms. Staras asked about the District's responsibility to maintain the Life Fitness equipment. Mr. Bovio stated the District maintains it now and in the Fiscal Year 2022 Budget he increased the maintenance by double as the equipment is getting older. The District will not be making Lease payments after September or October. Ms. Staras asked if the District has liability insurance on the equipment. Ms. Carvalho explained the District has general liability insurance and property insurance coverage on all assets the District own which will include the equipment.

Ms. Carvalho requested a motion to ratify the Life Fitness Agreement.

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor, the Board reviewed and ratified the Life Fitness Agreement.

**Discussion on Credit Card
Account Proposed Increase to
\$2,000**

Ms. Carvalho stated this item was on the agenda last month and Mr. Bovio was not present. Mr. Bovio recommended the credit card account proposed increase to \$2,000.00.

On MOTION by Ms. Staras, seconded by Ms. White, with all in favor, the Board reviewed and approved Credit Card Account Proposed Increase to \$2,000.00.

Ms. White asked if the credit card purchase approvals are coming through requisitions. Ms. Carvalho replied it comes through payment authorizations.

**Ratification of Operation and
Maintenance Entity Agreement**

Ms. Carvalho presented the Operation and Maintenance Entity Agreement. This is a permit transitioning the ownership to the District which the District has been maintaining.

Ms. Buchanan clarified the District usually see this as it relates to the maintenance of stormwater ponds and wetlands. The ponds are probably already under contract with the District because this is one of the functions and purposes of the District. She asked Mr. Bovio to review the contract to make sure the District has everything in place.

Ms. Carvalho requested a motion to ratify the Operation and Maintenance Entity Agreement.

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor, the Board ratified the Operations and Maintenance Entity Agreement

**Consideration of Grau &
Associates Engagement Letter for
Arbitrage Rebate Calculation**

Ms. Carvalho presented the Grau & Associates Engagement Letter for Arbitrage Rebate Calculation. It is a requirement of the Trust Indenture which is tied to the Bonds that there is an Arbitrage Rebate Calculation that must be done. Grau & Associates provided an engagement letter. The second page of the letter indicates the Annual Rebate Calculation will be \$600.00. This is already reflected in the Fiscal Year 2021 Budget.

Ms. Carvalho requested a motion to approve Grau & Associates Engagement Letter for Arbitrage Rebate Calculation.

On MOTION by Ms. White, seconded by Ms. Staras, with all in favor, the Board approved Grau & Associates Engagement Letter for Arbitrage Rebate Calculation.

Ratification of Payment Authorizations 108 - 119

The Board reviewed Payment Authorizations 108-119. Ms. Carvalho stated the Payment Authorizations outline all the contractual obligations the District has or any unforeseen expenses.

Ms. Staras asked how often the Payment Authorizations are reviewed. Ms. Carvalho stated they are reviewed every two weeks. They are emailed to Ms. White and to Mr. Bovio who reviews them to make sure the work has been satisfactorily completed and there are no issues. Ms. White signs each Payment Authorization and then payment is made and they are ultimately brought to the Board for ratification.

Ms. Staras asked if Mr. Bovio is on site to review the work and landscape. Mr. Bovio stated he patrols the District every day reviewing the entire project.

Mr. Patel had questions about the maintenance of the roads. Mr. Bovio stated up to Phase 3 the roads are under the maintenance of Alachua County. Mr. Patel noted 119-24th has lane erosion. Mr. Bovio will review that road and noted it may be the responsibility of the County. Ms. Staras stated 34th and the entrance of Parker Road has maintenance issues. Mr. Bovio stated there will be another lift of asphalt put on the road, but he will review the areas in question.

Ms. Carvalho requested a motion to ratify Payment Authorizations 108-119.

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all those in favor,
the Board ratified Payment Authorizations 108 - 119

Review of District Financial Statements

Ms. Carvalho outlined the District Funds. The Board reviewed the Financial Statements through May 31, 2021 . No action was required by the Board.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Ms. Carvalho noted the District just approved the Annual Meeting Schedule and she will send out calendar invites. The next meeting is scheduled for October 15, 2021 at 11:00 a.m. at this location.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests

Ms. Staras asked for an update on the pool repairs. Mr. Bovio noted he is supposed to be getting an engineer design in the next couple days and then he has to reprice out the design. He did get one design which was difficult to perform and the vendor did not feel comfortable doing it so he got a different design that looks to eliminate the expansion joint in its entirety. Ms. Staras asked when the repairs will start. Mr. Bovio stated repairs will not start until the wintertime when the pool is down. Ms. Staras requested a letter to go out to the community to update them on the pool repair and timeline. Mr. Patel asked if this is a permanent fix. Mr. Staras stated this will be a permanent fix.

Ms. Staras asked about the status of the sink holes and the cost. Mr. Bovio stated they are fixed but he does not have a cost and expects to receive it next week. Ms. Staras

asked how the sink holes were fixed. Mr. Bovio stated the Geotechnical Engineer came out to inspect all the sink holes and assesses how to proceed with the repairs.

Ms. Staras asked about the status of the trail which has exposed roots. She asked if the District has made any clean ups or cut the roots. Mr. Bovio stated the District cannot do that. Ms. Staras thought it could be a liability issue. The District has liability insurance on all of the common areas that is District owned.

Mr. Patel asked about the process of transitioning Board seats to residents. Ms. Carvalho stated when the District has been established for 6 years and has 250 registered voters for the first two seats will transition to the General Election. Parker Road achieved that last year. In 2022 there will be two more seats that transition to the General Election so there will be four residents on the Board at that point. In 2024 the last seat will transition to the General Election and have five residents on the Parker Road CDD Board of Supervisors.

Ms. Staras asked about golf cart for the gentleman that helps with cleanup for the District. Ms. White stated there are still things to discuss regarding pricing and storage of the vehicle. Ms. Staras asked if the District is compensating him for the use of his car as he drives the neighborhood. District staff said yes.

Ms. Ezzell asked for clarification of the role of the Board Members and homeowners as it relates to the community. She asked if this is the appropriate place to bring issues that they know of from other homeowners or for themselves or is there a place to triage those issues before this meeting. Ms. Carvalho stated the meeting is open to the public and if there are items that need to come before the Board that involves the District she asked those discussion and items are brought forth in advance of the meeting to Ms. Forrett on site and or speaking to Mr. Bovio about field issues. If the potential questions are related to the District it can be communicated to her as well. She noted this is not the proper forum for HOA issues nor will it ever be for having those conversations but if it is CDD related that would be the route to go. The proper step is to bring concerns to Ms. Carvalho as they reply to her email about upcoming meetings and then she can coordinate with Mr. Bovio and the team to research the issues ahead of time and have a discussion at the meeting if it is required as it relates to CDD. Ms. Carvalho noted if it relates to HOA she advised the public to contact Ms. Forrett from Leland Management directly.

Ms. Forrett stated anytime someone moves in she suggests if they have a need that requires immediate attention to contact her directly and she can help filter any issues so things that are HOA are not going to the CDD and things that are CDD issues are not going to the HOA.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Ms. Carvalho requested a motion to adjourn.

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor,
the July 16, 2021 Board of Supervisors Meeting of the Parker Road
Community Development District was adjourned at 12:02 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-01,
Designating the Primary Administrative Office

RESOLUTION 2022-01

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parker Road Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Alachua County, Florida; and

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District's primary administrative office for purposes of Chapter 119, Florida Statutes, shall be located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

SECTION 2. The District's principal headquarters for purposes of establishing proper venue shall be located at _____, within Alachua County, Florida.

SECTION 3. The District's local records office shall be located at _____.

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

PASSED AND ADOPTED THIS 15TH day of APRIL 2022.

ATTEST:

**PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-02,
Designating Registered Agent & Office

RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED
AGENT AND REGISTERED OFFICE OF THE PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT.**

WHEREAS, Parker Road Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Alachua County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Katie Buchanan of Kutak Rock LLP is hereby designated as the Registered Agent for the Parker Road Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Alachua County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 15th day of April 2022.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-03,
Adopting the Revised Budget FY 2021

RESOLUTION 2022-03

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021

WHEREAS, the Parker Road Community Development District Board of Supervisors (the “Board”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budgets, attached hereto as Exhibit “A,” are hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2020-2021.

- c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the Parker Road Community Development District for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021", as adopted by the Board of Supervisors on April 15, 2022.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Parker Road Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of money to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

TOTAL ALL FUNDS \$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 15th day of April, 2022.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A
Parker Road Community Development District
Proposed Fiscal Year 2021 Annual Operations & Maintenance Budget

	FY 2021 Actual	Adopted FY 2021 Budget	Revised FY 2021 Budget	Change
<u>Revenues</u>				
Maintenance Assessments	\$964,138.16	\$962,351.20	\$962,351.20	\$0.00
Other Income & Other Financing Sources	4,500.48	0.00	0.00	0.00
Carry Forward Surplus	0.00	50,000.00	50,000.00	0.00
Interest Income	678.13	0.00	0.00	0.00
Net Revenues	\$969,316.77	\$1,012,351.20	\$1,012,351.20	\$0.00
<u>General & Administrative Expenses</u>				
Trustee Services	\$9,791.79	\$12,000.00	\$10,000.00	(\$2,000.00)
Supervisor Fees	1,200.00	1,600.00	1,600.00	0.00
District Management	25,000.00	25,000.00	25,000.00	0.00
Engineering	4,075.00	1,000.00	4,150.00	3,150.00
Dissemination Agent	10,000.00	10,000.00	10,000.00	0.00
District Counsel	1,483.90	5,000.00	5,000.00	0.00
Assessment Administration	12,500.00	12,500.00	12,500.00	0.00
Reamortization	0.00	500.00	500.00	0.00
Property Appraiser	0.00	75.00	75.00	0.00
Audit	6,100.00	6,000.00	6,100.00	100.00
Arbitrage Calculation	0.00	1,000.00	1,000.00	0.00
Web Site Maintenance	3,100.00	2,400.00	3,100.00	700.00
Legal Advertising	1,222.80	2,500.00	2,500.00	0.00
Miscellaneous office (travel, phone, postage, etc)	1,245.35	1,500.00	1,500.00	0.00
Dues, Licenses, and Fees	175.00	475.00	475.00	0.00
Public Official Insurance	2,598.00	2,721.00	2,721.00	0.00
General Insurance	3,739.00	3,603.00	3,739.00	136.00
Contingency- Incl Hurricane cleanup	749.90	15,000.00	1,000.00	(14,000.00)
Total General & Administrative Expenses	\$82,980.74	\$102,874.00	\$90,960.00	\$(11,914.00)
<u>Field Expenses</u>				
Field Management	\$16,200.00	\$18,000.00	\$18,000.00	\$0.00
Landscape Maintenance Total	267,236.38	\$273,072.00	\$273,072.00	0.00
Landscape Maintenance & Material	0.00	115,920.00	115,920.00	0.00
Landscape Maintenance Phase 2	0.00	23,700.00	23,700.00	0.00
Landscape Maintenance Phase 3	0.00	34,200.00	34,200.00	0.00
Landscape Maintenance Phase 4	0.00	68,796.00	68,796.00	0.00
Landscape Maintenance Collector Rd Large Pond	0.00	22,800.00	22,800.00	0.00
Landscape Maintenance Entry Signs	0.00	1,800.00	1,800.00	0.00
Landscape Maintenance Parker Rd Swale	0.00	1,800.00	1,800.00	0.00
Landscape Maintenance Parker Rd Entry Annuals	0.00	4,056.00	4,056.00	0.00
Landscape Improvement	9,644.80	10,000.00	10,000.00	0.00
Mulch - Excluding Amenity	18,739.00	48,100.20	20,000.00	(28,100.20)
Empty Waste Stations	0.00	15,600.00	0.00	(15,600.00)
Tree Trimming	835.00	15,000.00	2,227.20	(12,772.80)
Irrigation Maintenance	14,565.53	43,000.00	20,000.00	(23,000.00)
Irrigation inspection and repair	0.00	0.00	0.00	0.00
Repair Front Alley Asphalt	43,406.00	42,000.00	44,000.00	2,000.00
Pressure Clean Curbs and Walks	7,749.48	20,000.00	8,000.00	(12,000.00)
Electric - Street Lights / private lighting / Irrigation	12,233.15	10,000.00	15,000.00	5,000.00
Reclaim water	30,806.93	40,000.00	40,000.00	0.00
Right of way maintenance and mowing	0.00	2,500.00	2,500.00	0.00
Conservation Maintenance	13,567.00	15,000.00	15,000.00	0.00
General Maintenance	101,654.68	34,000.00	125,000.00	91,000.00
Total Field Expenses	\$536,637.95	\$586,272.20	\$592,799.20	\$6,527.00

Amenity Expenses

Amenity Insurance	\$24,545.00	\$24,545.00	\$24,545.00	\$0.00
Janitorial maintenance	30,295.12	20,000.00	31,000.00	11,000.00
Swimming Pool Maintenance	22,135.67	23,500.00	23,500.00	0.00
Amenity - Dues & Licenses	125.00	100.00	125.00	25.00
Maintenance and Repair	19,199.07	20,000.00	20,000.00	0.00
Lifestyles Programming	23,697.26	25,000.00	25,000.00	0.00
Lifestyles Coordinator	56,620.62	65,000.00	65,000.00	0.00
Amenity Electric	26,597.00	38,200.00	33,200.00	(5,000.00)
Amenity Phone	2,395.44	3,000.00	3,000.00	0.00
Amenity Gates / Control Access	195.00	3,000.00	250.00	(2,750.00)
Amenity Cable	2,060.70	3,000.00	2,500.00	(500.00)
Refuge Services and trash removal	1,680.42	1,500.00	2,000.00	500.00
Fitness Equip lease	15,196.85	18,192.00	18,192.00	0.00
Fitness Maintenance	5,416.58	5,000.00	5,500.00	500.00
Gas	0.00	1,500.00	0.00	(1,500.00)
Amenity Building Pest Control	2,185.00	1,200.00	2,250.00	1,050.00
Soccer Field maintenance	0.00	2,800.00	0.00	(2,800.00)
Tennis Courts (2) Basketball Court (1)	5,552.25	3,000.00	6,000.00	3,000.00
Landscape maintenance	44,232.39	46,230.00	46,230.00	0.00
Mulch	0.00	6,750.00	3,300.00	(3,450.00)
Reclaim Water	16,029.52	11,688.00	17,000.00	5,312.00
Total Amenity Expenses	\$298,158.89	\$323,205.00	\$328,592.00	\$5,387.00

Total Expenses**\$917,777.58****\$1,012,351.20****\$1,012,351.20****\$0.00**

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-04,
Approving a Preliminary Budget for Fiscal
Year 2023 and Setting a Public Hearing
Date [Suggested Date, July 15, 2022]
(exhibit provided under separate cover)

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Parker Road Community Development District ("**District**") prior to June 15, 2022, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the

District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2022
HOUR: _____
LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Alachua County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Alachua County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2022.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-05,
Designating Board Member Seats for the
Upcoming General Election 2022

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION

WHEREAS, the Parker Road Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Alachua County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Alachua County Supervisor of Elections to conduct the District's General Elections.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board is currently comprised of the following individuals: Kelly White, Andy Hagan, Tara Ezzell, Mike Veazey and Barbara Staras.

Section 2. The term of office for each member of the Board is as follows:

<u>Seat</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
Seat 1	Kelly White	11/2022
Seat 2	Andy Hagan	11/2024
Seat 3	Tara Ezzell	11/2024
Seat 4	Mike Veazey	11/2022
Seat 5	Barbara Staras	11/2024

Section 3. Seat 1, currently held by Kelly White and Seat 4, currently held by Mike Veazey are scheduled for the General Election in November 2022.

Section 4. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor of Elections to conduct the District's General Elections on the ballot of the 2022 General Election. The District understands

that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

PASSED AND ADOPTED THIS _____ DAY OF APRIL, 2022.

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of the Grau & Associates
Engagement Letter for FY 2021 Audit
Report



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 21, 2021

To Board of Supervisors
Parker Road Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Parker Road Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Parker Road Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and

those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to including the auditor's report in an exempt offering document, you agree that the aforementioned auditor's report will not be included in any such offering document without our prior permission or consent. Any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit

findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that 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 completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING, LLC., 3501 QUADRANGLE BLVD., STE. 270, ORLANDO, FL 32817, 407-723-5900.

This agreement provides for a contract period of one (1) year. Our fee for these services will not exceed \$6,200 for the September 30, 2021 audit.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Parker Road Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Parker Road Community Development District.

By: Kelly White

Title: Chair

Date: 12/2/21



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Update of Pending and Impending
Remediation to Oakmont's Infrastructure
and Amenities

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of the Contingency Spending for
FY 2022 Budget

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Transition Letter of District
Counsel Firm Representation

Hopping Green & Sams

Attorneys and Counselors

October 19, 2021

VIA EMAIL

Vivian Carvalho, District Manager

carvalhov@pfm.com

Kelly White, Chairperson

kwhite@icihomes.com

RE: Parker Road Community Development District ("Client")

JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP

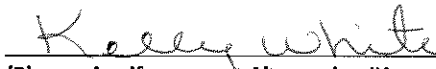
Dear Vivian/Kelly,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client on the above referenced matter(s) (the "Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

 10/27/21
(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)

2. ALTERNATIVE #2. If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

(Please sign here if you have [DATE]
given instructions under Alternative
#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com MarkS@hgslaw.com katieb@hgslaw.com and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: October 19, 2021

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Retention and Fee Agreement
with Kutak Rock

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT ("**Agreement**") is made and entered into by and between the following parties:

- A. Parker Road Community Development District ("**Client**")
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

and

- B. Kutak Rock LLP ("**Kutak Rock**")
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client's Board of Supervisors.

III. CLIENT FILES

The files and work product materials ("**Client File**") of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client's expense.

IV. FEES

A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.

B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Katie S. Buchanan	\$320
Associates	\$250 - \$295
Paralegals	\$145

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.

D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.

E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

By: Kelley White

Its: Chair

Date: 2/1/22

KUTAK ROCK LLP

By: Kate O'Brien

Its: Transition Partner

Date: 2/1/22

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of the Arbitrage Rebate
Compliance Services Engagement Letter



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

January 17, 2021

Board of Supervisors
Parker Road Community Development District
12051 Corporate Blvd
Orlando, FL 32817

We appreciate the opportunity to offer our services to Parker Road Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$10,655,000 Capital Improvement Refunding and Revenue Refunding Bonds, Series 2020 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by Parker Road Community Development District:

Signature: Kelly White
Title: Chair
Date: 1/12/22

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Arbitrage Rebate Calculation
for Series 2020

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT
\$10,655,000
CAPITAL IMPROVEMENT REFUNDING AND REVENUE BONDS
SERIES 2020
ARBITRAGE REBATE REQUIREMENT
JANUARY 31, 2022**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

March 22, 2022

Parker Road Community Development District
Alachua County, Florida

Re: \$10,655,000 Parker Road Community Development District
(Alachua County, Florida)
Capital Improvement Refunding and Revenue, Series 2020 (the "Bonds")

Parker Road Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended January 31, 2022 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$85,796) for January 31, 2022. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (January 31, 2022).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020
Summary of Rebate Calculations
\$ 10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020

<i>Anniversary Date.</i>	05/01/2020
<i>Future-Value Date.</i>	01/31/2022
<i>Arbitrage Yield Limit.</i>	4.0294543
<i>Total of Purpose Expenditures.</i>	\$9,997,880.00
<i>Internal Rate of Return.</i>	0.0858044
<i>90% of rebate liability.</i>	-\$77,216.03
<i>Full rebate liability.</i>	-\$85,795.59

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020
Purpose Expenditures Future Value Report
\$ 10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020
Future Valued To: 01/31/2022

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
2/14/2020	-1	COI	Beg. Arbitrage Gross Proceeds	3.9277778	-10,606,093.10	100.0000000	1.0814983	-11,470,471.55
2/14/2020	2021		Escrow Deposit	3.9277778	602,775.00	100.0000000	1.0814983	651,900.13
2/14/2020	2021		Underwriter's Discount	3.9277778	213,100.00	100.0000000	1.0814983	230,467.29
2/14/2020	2021		Transferred Funds	3.9277778	-211,148.00	100.0000000	1.0814983	-228,356.20
2/24/2020	2021	COI		3.8722222	49,000.00	100.0000000	1.0803005	52,934.72
2/24/2020	2021	A&Q		3.8722222	5,688,029.00	100.0000000	1.0803005	6,144,780.42
2/25/2020	2021	COI		3.8666667	47,000.00	100.0000000	1.0801808	50,768.50
3/2/2020	2021	COI		3.8277778	32,275.00	100.0000000	1.0793432	34,835.80
3/5/2020	2021	COI		3.8111111	11,000.00	100.0000000	1.0789844	11,868.83
3/9/2020	2021	A&Q		3.7888889	1,822,501.00	100.0000000	1.0785062	1,965,578.69
5/1/2020	2021	Capitalized Interest		3.5000000	76,204.00	100.0000000	1.0723093	81,714.25
5/29/2020	2021	A&Q		3.3444444	1,451,204.00	100.0000000	1.0689872	1,551,318.46
11/1/2020	2021	Capitalized Interest		2.5000000	204,728.00	100.0000000	1.0511318	215,196.11
1/31/2021	2021	Capitalized Interest		2.0055556	137.00	100.0000000	1.0408158	142.59
1/31/2021	2021	COI		2.0055556	11,014.00	100.0000000	1.0408158	11,463.55
1/31/2021	2021	A&Q		2.0055556	25.00	100.0000000	1.0408158	26.02
2/1/2021	2022	Reserve		2.0000000	3.00	100.0000000	1.0407005	3.12
3/1/2021	2022	Reserve		1.8333333	3.00	100.0000000	1.0372464	3.11
4/1/2021	2022	Reserve		1.6666667	3.00	100.0000000	1.0338038	3.10
5/1/2021	2022	Reserve		1.5000000	3.00	100.0000000	1.0303726	3.09
6/1/2021	2022	Reserve		1.3333333	3.00	100.0000000	1.0269528	3.08
7/1/2021	2022	Reserve		1.1666667	3.00	100.0000000	1.0235444	3.07
8/1/2021	2022	Reserve		1.0000000	3.00	100.0000000	1.0201473	3.06
9/1/2021	2022	Reserve		0.8333333	3.00	100.0000000	1.0167614	3.05
10/1/2021	2022	Reserve		0.6666667	3.00	100.0000000	1.0133868	3.04
11/1/2021	2022	Reserve		0.5000000	3.00	100.0000000	1.0100234	3.03
12/1/2021	2022	Reserve		0.3333333	3.00	100.0000000	1.0066712	3.02
1/1/2022	2022	Reserve		0.1666667	3.00	100.0000000	1.0033300	3.01
1/31/2022	-1		Unspent Proceeds as of 01/31/2022	0.0000000	610,000.00	100.0000000	1.0000000	610,000.00
					1,786.90			-85,795.59

<i>Arbitrage Yield Limit (AYL)</i>	4.0294543
<i>Internal Rate of Return (IRR)</i>	0.0858044
<i>Future Valued To..</i>	1/31/2022

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020
A.Y.L. Verification Report
10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2020			88,351.08	-	88,351.08	0.9915034	87,600.40
2	11/01/2020			206,535.00	-	206,535.00	0.9719218	200,735.88
3	05/01/2021	200,000.00	3.120	206,535.00	-	406,535.00	0.9527270	387,316.87
4	11/01/2021			203,415.00	-	203,415.00	0.9339112	189,971.55
5	05/01/2022	210,000.00	3.120	203,415.00	-	413,415.00	0.9154671	378,467.82
6	11/01/2022			200,139.00	-	200,139.00	0.8973872	179,602.17
7	05/01/2023	215,000.00	3.120	200,139.00	-	415,139.00	0.8796643	365,182.97
8	11/01/2023			196,785.00	-	196,785.00	0.8622915	169,686.03
9	05/01/2024	220,000.00	3.120	196,785.00	-	416,785.00	0.8452618	352,292.44
10	11/01/2024			193,353.00	-	193,353.00	0.8285684	160,206.19
11	05/01/2025	230,000.00	3.120	193,353.00	-	423,353.00	0.8122047	343,849.29
12	11/01/2025			189,765.00	-	189,765.00	0.7961642	151,084.09
13	05/01/2026	235,000.00	3.420	189,765.00	-	424,765.00	0.7804404	331,503.77
14	11/01/2026			185,746.50	-	185,746.50	0.7650272	142,101.12
15	05/01/2027	245,000.00	3.420	185,746.50	-	430,746.50	0.7499184	323,024.72
16	11/01/2027			181,557.00	-	181,557.00	0.7351080	133,464.00
17	05/01/2028	250,000.00	3.420	181,557.00	-	431,557.00	0.7205900	310,975.68
18	11/01/2028			177,282.00	-	177,282.00	0.7063588	125,224.71
19	05/01/2029	260,000.00	3.420	177,282.00	-	437,282.00	0.6924087	302,777.86
20	11/01/2029			172,836.00	-	172,836.00	0.6787341	117,309.68
21	05/01/2030	270,000.00	3.420	172,836.00	-	442,836.00	0.6653295	294,631.85
22	11/01/2030			168,219.00	-	168,219.00	0.6521896	109,710.69
23	05/01/2031	280,000.00	3.930	168,219.00	-	448,219.00	0.6393093	286,550.58
24	11/01/2031			162,717.00	-	162,717.00	0.6266833	101,972.03
25	05/01/2032	290,000.00	3.930	162,717.00	-	452,717.00	0.6143067	278,107.11
26	11/01/2032			157,018.50	-	157,018.50	0.6021746	94,552.55
27	05/01/2033	300,000.00	3.930	157,018.50	-	457,018.50	0.5902820	269,769.79
28	11/01/2033			151,123.50	-	151,123.50	0.5786243	87,443.73
29	05/01/2034	315,000.00	3.930	151,123.50	-	466,123.50	0.5671968	264,383.77
30	11/01/2034			144,933.75	-	144,933.75	0.5559950	80,582.45
31	05/01/2035	325,000.00	3.930	144,933.75	-	469,933.75	0.5450145	256,120.70
32	11/01/2035			138,547.50	-	138,547.50	0.5342508	74,019.11
33	05/01/2036	340,000.00	3.930	138,547.50	-	478,547.50	0.5236997	250,615.17
34	11/01/2036			131,866.50	-	131,866.50	0.5133569	67,694.58
35	05/01/2037	350,000.00	3.930	131,866.50	-	481,866.50	0.5032185	242,484.11
36	11/01/2037			124,989.00	-	124,989.00	0.4932802	61,654.60
37	05/01/2038	365,000.00	3.930	124,989.00	-	489,989.00	0.4835382	236,928.41
38	11/01/2038			117,816.75	-	117,816.75	0.4739886	55,843.80
39	05/01/2039	380,000.00	3.930	117,816.75	-	497,816.75	0.4646277	231,299.44
40	11/01/2039			110,349.75	-	110,349.75	0.4554516	50,258.97
41	05/01/2040	395,000.00	3.930	110,349.75	-	505,349.75	0.4464567	225,616.77

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020
A.Y.L. Verification Report
10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	11/01/2040			102,588.00	-	102,588.00	0.4376394	44,896.55
43	05/01/2041	410,000.00	4.120	102,588.00	-	512,588.00	0.4289963	219,898.37
44	11/01/2041			94,142.00	-	94,142.00	0.4205239	39,588.96
45	05/01/2042	430,000.00	4.120	94,142.00	-	524,142.00	0.4122188	216,061.21
46	11/01/2042			85,284.00	-	85,284.00	0.4040778	34,461.37
47	05/01/2043	445,000.00	4.120	85,284.00	-	530,284.00	0.3960975	210,044.16
48	11/01/2043			76,117.00	-	76,117.00	0.3882748	29,554.31
49	05/01/2044	465,000.00	4.120	76,117.00	-	541,117.00	0.3806066	205,952.72
50	11/01/2044			66,538.00	-	66,538.00	0.3730899	24,824.65
51	05/01/2045	485,000.00	4.120	66,538.00	-	551,538.00	0.3657216	201,709.36
52	11/01/2045			56,547.00	-	56,547.00	0.3584988	20,272.03
53	05/01/2046	505,000.00	4.120	56,547.00	-	561,547.00	0.3514187	197,338.11
54	11/01/2046			46,144.00	-	46,144.00	0.3444784	15,895.61
55	05/01/2047	525,000.00	4.120	46,144.00	-	571,144.00	0.3376752	192,861.14
56	11/01/2047			35,329.00	-	35,329.00	0.3310063	11,694.12
57	05/01/2048	550,000.00	4.120	35,329.00	-	585,329.00	0.3244691	189,921.18
58	11/01/2048			23,999.00	-	23,999.00	0.3180611	7,633.15
59	05/01/2049	570,000.00	4.120	23,999.00	-	593,999.00	0.3117795	185,196.74
60	11/01/2049			12,257.00	-	12,257.00	0.3056221	3,746.01
61	05/01/2050	595,000.00	4.120	12,257.00	-	607,257.00	0.2995863	181,925.85
		10,655,000.00		7,916,230.58	0.00	18,571,230.58		10,606,093.07

<i>True Interest Cost (TIC).</i>	4.1950351
<i>Net Interest Cost (NIC).</i>	4.1463595
<i>Arbitrage Yield Limit (AYL).</i>	4.0294543
<i>Arbitrage Net Interest Cost (ANIC).</i>	4.0569707

<i>Face value of bond Issue.</i>	\$10,655,000.00
<i>Accrued interest (+).</i>	
<i>Original issue premium/discount (+).</i>	(\$48,906.90)
<i>Bond surety fee (-).</i>	\$0.00
<i>Lump-sum credit enhancements (-).</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target.</i>	\$10,606,093.10

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 20
T.I.C. Verification Report (Regular)
10,655,000.00

I
MSRB 30/360 SEMI 4/3
MBS Capital Markets, LLC
Dated: 2/14/2020
Delivered: 2/14/2020

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	5/1/2020			88,351.08	-	88,351.08	0.9911594	87,570.00
2	11/1/2020			206,535.00	-	206,535.00	0.9707968	200,503.51
3	5/1/2021	200,000.00	3.120	206,535.00	-	406,535.00	0.9508525	386,554.81
4	11/1/2021			203,415.00	-	203,415.00	0.9313179	189,444.03
5	5/1/2022	210,000.00	3.120	203,415.00	-	413,415.00	0.9121847	377,110.83
6	11/1/2022			200,139.00	-	200,139.00	0.8934445	178,813.09
7	5/1/2023	215,000.00	3.120	200,139.00	-	415,139.00	0.8750894	363,283.73
8	11/1/2023			196,785.00	-	196,785.00	0.8571113	168,666.65
9	5/1/2024	220,000.00	3.120	196,785.00	-	416,785.00	0.8395026	349,892.09
10	11/1/2024			193,353.00	-	193,353.00	0.8222556	158,985.60
11	5/1/2025	230,000.00	3.120	193,353.00	-	423,353.00	0.8053630	340,952.85
12	11/1/2025			189,765.00	-	189,765.00	0.7888174	149,689.94
13	5/1/2026	235,000.00	3.420	189,765.00	-	424,765.00	0.7726118	328,178.44
14	11/1/2026			185,746.50	-	185,746.50	0.7567390	140,561.63
15	5/1/2027	245,000.00	3.420	185,746.50	-	430,746.50	0.7411924	319,266.03
16	11/1/2027			181,557.00	-	181,557.00	0.7259651	131,804.05
17	5/1/2028	250,000.00	3.420	181,557.00	-	431,557.00	0.7110507	306,858.92
18	11/1/2028			177,282.00	-	177,282.00	0.6964427	123,466.76
19	5/1/2029	260,000.00	3.420	177,282.00	-	437,282.00	0.6821348	298,285.28
20	11/1/2029			172,836.00	-	172,836.00	0.6681209	115,475.34
21	5/1/2030	270,000.00	3.420	172,836.00	-	442,836.00	0.6543948	289,789.59
22	11/1/2030			168,219.00	-	168,219.00	0.6409508	107,820.10
23	5/1/2031	280,000.00	3.930	168,219.00	-	448,219.00	0.6277829	281,384.23
24	11/1/2031			162,717.00	-	162,717.00	0.6148856	100,052.34
25	5/1/2032	290,000.00	3.930	162,717.00	-	452,717.00	0.6022532	272,650.27
26	11/1/2032			157,018.50	-	157,018.50	0.5898804	92,622.13
27	5/1/2033	300,000.00	3.930	157,018.50	-	457,018.50	0.5777617	264,047.79
28	11/1/2033			151,123.50	-	151,123.50	0.5658920	85,519.58
29	5/1/2034	315,000.00	3.930	151,123.50	-	466,123.50	0.5542662	258,356.50
30	11/1/2034			144,933.75	-	144,933.75	0.5428792	78,681.52
31	5/1/2035	325,000.00	3.930	144,933.75	-	469,933.75	0.5317262	249,876.07
32	11/1/2035			138,547.50	-	138,547.50	0.5208022	72,155.85
33	5/1/2036	340,000.00	3.930	138,547.50	-	478,547.50	0.5101028	244,108.40
34	11/1/2036			131,866.50	-	131,866.50	0.4996231	65,883.55
35	5/1/2037	350,000.00	3.930	131,866.50	-	481,866.50	0.4893587	235,805.56
36	11/1/2037			124,989.00	-	124,989.00	0.4793052	59,907.87
37	5/1/2038	365,000.00	3.930	124,989.00	-	489,989.00	0.4694582	230,029.36
38	11/1/2038			117,816.75	-	117,816.75	0.4598135	54,173.74
39	5/1/2039	380,000.00	3.930	117,816.75	-	497,816.75	0.4503670	224,200.24
40	11/1/2039			110,349.75	-	110,349.75	0.4411146	48,676.88
41	5/1/2040	395,000.00	3.930	110,349.75	-	505,349.75	0.4320522	218,337.46

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Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 20
T.I.C. Verification Report (Regular)
10,655,000.00

2
MSRB 30/360 SEMI 4/3
MBS Capital Markets, LLC
Dated: 2/14/2020
Delivered: 2/14/2020

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	11/1/2040			102,588.00	-	102,588.00	0.4231760	43,412.78
43	5/1/2041	410,000.00	4.120	102,588.00	-	512,588.00	0.4144822	212,458.58
44	11/1/2041			94,142.00	-	94,142.00	0.4059669	38,218.54
45	5/1/2042	430,000.00	4.120	94,142.00	-	524,142.00	0.3976266	208,412.82
46	11/1/2042			85,284.00	-	85,284.00	0.3894577	33,214.51
47	5/1/2043	445,000.00	4.120	85,284.00	-	530,284.00	0.3814566	202,280.32
48	11/1/2043			76,117.00	-	76,117.00	0.3736198	28,438.82
49	5/1/2044	465,000.00	4.120	76,117.00	-	541,117.00	0.3659441	198,018.57
50	11/1/2044			66,538.00	-	66,538.00	0.3584260	23,848.95
51	5/1/2045	485,000.00	4.120	66,538.00	-	551,538.00	0.3510625	193,624.28
52	11/1/2045			56,547.00	-	56,547.00	0.3438501	19,443.69
53	5/1/2046	505,000.00	4.120	56,547.00	-	561,547.00	0.3367860	189,121.16
54	11/1/2046			46,144.00	-	46,144.00	0.3298670	15,221.38
55	5/1/2047	525,000.00	4.120	46,144.00	-	571,144.00	0.3230901	184,530.97
56	11/1/2047			35,329.00	-	35,329.00	0.3164525	11,179.95
57	5/1/2048	550,000.00	4.120	35,329.00	-	585,329.00	0.3099512	181,423.41
58	11/1/2048			23,999.00	-	23,999.00	0.3035835	7,285.70
59	5/1/2049	570,000.00	4.120	23,999.00	-	593,999.00	0.2973466	176,623.56
60	11/1/2049			12,257.00	-	12,257.00	0.2912378	3,569.70
61	5/1/2050	595,000.00	4.120	12,257.00	-	607,257.00	0.2852545	173,222.81

10,655,000.00

7,916,230.58

0.00

18,571,230.58

10,392,993.11

<i>True Interest Cost (TIC)</i>	4.1950351
<i>Net Interest Cost (NIC)</i>	4.1463595
<i>Arbitrage Yield Limit (AYL)</i>	4.0294543
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.0569707

<i>Face value of bond Issue</i>	\$10,655,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$48,906.90)
<i>Underwriter discount (+)</i>	(\$213,100.00)
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other TIC costs (-)</i>	
<i>Bond surety fee (-)</i>	N/A
<i>= TIC Target</i>	\$10,392,993.10

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020
Unspent Proceeds Report
\$ 10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
02/14/2020	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			10,606,093.10
02/14/2020	2021	Y		Escrow Deposit	602,775.00	100.0000000		602,775.00	10,003,318.10
02/14/2020	2021	Y		Underwriter's Discount	213,100.00	100.0000000		213,100.00	9,790,218.10
02/14/2020	2021	Y		Transferred Funds	-211,148.00	100.0000000		-211,148.00	10,001,366.10
02/24/2020	2021	Y	COI		49,000.00	100.0000000		49,000.00	9,952,366.10
02/24/2020	2021	Y	A&Q		5,688,029.00	100.0000000		5,688,029.00	4,264,337.10
02/25/2020	2021	Y	COI		47,000.00	100.0000000		47,000.00	4,217,337.10
03/02/2020	2021	Y	COI		32,275.00	100.0000000		32,275.00	4,185,062.10
03/05/2020	2021	Y	COI		11,000.00	100.0000000		11,000.00	4,174,062.10
03/09/2020	2021	Y	A&Q		1,822,501.00	100.0000000		1,822,501.00	2,351,561.10
05/01/2020	2021	Y		Capitalized Interest	76,204.00	100.0000000		76,204.00	2,275,357.10
05/29/2020	2021	Y	A&Q		1,451,204.00	100.0000000		1,451,204.00	824,153.10
11/01/2020	2021	Y		Capitalized Interest	204,728.00	100.0000000		204,728.00	619,425.10
01/31/2021	2021	Y		Capitalized Interest	137.00	100.0000000		137.00	619,288.10
01/31/2021	2021	Y	COI		11,014.00	100.0000000		11,014.00	608,274.10
01/31/2021	2021	Y	A&Q		25.00	100.0000000		25.00	608,249.10
02/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,246.10
03/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,243.10
04/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,240.10
05/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,237.10
06/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,234.10
07/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,231.10
08/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,228.10
09/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,225.10
10/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,222.10
11/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,219.10
12/01/2021	2022	Y	Reserve		3.00	100.0000000		3.00	608,216.10
01/01/2022	2022	Y	Reserve		3.00	100.0000000		3.00	608,213.10

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020
Unspent Proceeds Report
\$ 10,655,000.00

Dated: 02/14/2020
Delivered: 02/14/2020

<i>Calc</i>	<i>Grp</i>		<i>Fund</i>		<i>Gross</i>	<i>Pool</i>	<i>Nonpurpose</i>	<i>Purpose</i>	<i>Unspent</i>
<i>Date</i>	<i>ID</i>	<i>Purp</i>	<i>ID</i>	<i>Description</i>	<i>Amount</i>	<i>Percentage</i>	<i>Investment</i>	<i>Expenditures</i>	<i>Proceeds</i>
					9,997,880.00		0.00	9,997,880.00	
				<i>First Investment Date</i>			2/14/2020		
				<i>Calculation Date</i>			1/31/2022		
				<i>Arbitrage Yield Limit (AYL)</i>			4.0294543		
				<i>Internal Rate of Return (IRR)</i>			0.0858044		

Parker Road Community Development District
Capital Improvement Refunding and Revenue Bonds Series 2020

Dated: 02/14/2020
Delivered: 02/14/2020

I.R.R. Report Via Purpose Expenditures

\$ 10,655,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	02/14/2020		Beg. Arbitrage Gross Proceeds	0.0000000	(10,606,093.10)	100.000	1.0000000	(10,606,093.10)
2021	02/14/2020		Escrow Deposit	0.0000000	602,775.00	100.000	1.0000000	602,775.00
	02/14/2020		Transferred Funds	0.0000000	(211,148.00)	100.000	1.0000000	(211,148.00)
	02/14/2020		Underwriter's Discount	0.0000000	213,100.00	100.000	1.0000000	213,100.00
	02/24/2020		COI	0.0555556	49,000.00	100.000	0.9999762	48,998.83
	02/24/2020		A&Q	0.0555556	5,688,029.00	100.000	0.9999762	5,687,893.46
	02/25/2020		COI	0.0611111	47,000.00	100.000	0.9999738	46,998.77
	03/02/2020		COI	0.1000000	32,275.00	100.000	0.9999571	32,273.62
	03/05/2020		COI	0.1166667	11,000.00	100.000	0.9999500	10,999.45
	03/09/2020		A&Q	0.1388889	1,822,501.00	100.000	0.9999404	1,822,392.43
	05/01/2020		Capitalized Interest	0.4277778	76,204.00	100.000	0.9998165	76,190.02
	05/29/2020		A&Q	0.5833333	1,451,204.00	100.000	0.9997498	1,450,840.94
	11/01/2020		Capitalized Interest	1.4277778	204,728.00	100.000	0.9993878	204,602.66
	01/31/2021		Capitalized Interest	1.9277778	137.00	100.000	0.9991735	136.89
	01/31/2021		A&Q	1.9277778	25.00	100.000	0.9991735	24.98
	01/31/2021		COI	1.9277778	11,014.00	100.000	0.9991735	11,004.90
2022	02/01/2021		Reserve	1.9277778	3.00	100.000	0.9991735	3.00
	03/01/2021		Reserve	2.0944444	3.00	100.000	0.9991020	3.00
	04/01/2021		Reserve	2.2611111	3.00	100.000	0.9990306	3.00
	05/01/2021		Reserve	2.4277778	3.00	100.000	0.9989592	3.00
	06/01/2021		Reserve	2.5944444	3.00	100.000	0.9988878	3.00
	07/01/2021		Reserve	2.7611111	3.00	100.000	0.9988164	3.00
	08/01/2021		Reserve	2.9277778	3.00	100.000	0.9987450	3.00
	09/01/2021		Reserve	3.0944444	3.00	100.000	0.9986736	3.00
	10/01/2021		Reserve	3.2611111	3.00	100.000	0.9986022	3.00
	11/01/2021		Reserve	3.4277778	3.00	100.000	0.9985308	3.00
	12/01/2021		Reserve	3.5944444	3.00	100.000	0.9984594	3.00
	01/01/2022		Reserve	3.7611111	3.00	100.000	0.9983880	3.00
99999	01/31/2022		Unspent Proceeds as of 01/31/2022	3.9277778	610,000.00	100.000	0.9983167	608,973.17
					1,786.90			(0.03)
						Arbitrage Yield Limit 4.0294543 Internal Rate of Return 0.0858044 Calculation Standard MSRB 30/360 SEMI 4/3		

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Update of Sales and Building Report

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Regarding Reserve Study Proposal
for District Property



Custom Level One Reserve Study Quote For:
Oakmont, Parker Road District Association
Parker Road
Gainesville, Florida



(866) 480-8236

www.flinsurancevaluations.com

MAIN OFFICE: 433 Silver Beach Ave., Suite 104, Daytona Beach, FL 32118
WEST PALM BEACH: 777 South Flagler Drive, Suite 800 - West Tower, West Palm Beach, FL 33401
VENICE: 871 Venetia Bay Blvd, Suite 201, Venice, FL 34285
CORAL GABLES (MIAMI): One Alhambra Plaza, Floor PH, Coral Gables, FL 33134



(386) 677-8886

Toll Free: (866) 480-8236

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RESERVE STUDY QUOTE

November 8, 2021

**Oakmont, Parker Road District Association
Parker Road
Gainesville, Florida**

Level 1 Reserve Study (Full & Comprehensive. On-site visit) \$3200.00

- A Reserve Study in which the following five Reserve Study tasks are performed:
 - a) Component Inventory
 - b) Condition Assessment (based upon on-site visual observations)
 - c) Life and Valuation Estimates
 - d) Fund Status
 - e) 30 Year Funding Plan

Optional Future Annual Updates After Initial Study:

- Level 2 Reserve Study (Update, new site visit) \$ 900.00 each
- Level 3 Reserve Study (Update, no site visit / off-site review) \$ 700.00 each

- All quotes are expressed to include a maximum of 2 hour on-site meeting time. We are also available for one meeting with the Board of Directors after the final draft to explain the report. Each additional hour required of meeting time will be billed additionally.

- All quotes are expressed to include three (3) reports: 1. First Draft, 2. First Draft with requested changes, 3. Final complete report. Any reports requested after the invoice is delivered will be billed additionally.

- Expert Inspectors does not interpret the law or its statutes and regulations. All legal questions should be directed towards your attorney.

- Expert Inspectors does not regulate budgets, make decisions for associations regarding assessments or refer specific vendors.

- Reserve studies are a living document and the correctness is contingent upon current information available.

- Transfer of information is expected within five (5) business days of request. This includes component schedule, draft changes and any bids or invoices relevant to work performed.

- This is a quote for professional reserve study services only. Expert Inspectors does not provide specific structural engineering services.

**Expert Inspectors, Inc.
210 Charles St.
Port Orange, FL 32129**

Contents Of The Reserve Study

- Estimated revenue and expenses on the accrual basis of accounting;
- Identification of total cash reserves currently set aside;
- Estimated useful / remaining life of major components;
- Estimated current replacement cost of major components;
- If applicable, the amount of any construction defect related award or settlement and the disposition of such funds;
- The total cash reserves expressed as a percentage of the current replacement cost, and the current deficiency in reserve funding on a per-unit basis;
- Identification of methods of funding for future repair, replacement or additions to major components (including notification of any deferred repairs or replacements, anticipated special assessments, or certain outstanding loans to the association); and
- Statement of methods used to develop estimates and funding plan
- 30 year spreadsheet for all components in the reserve study

Physical And Financial Analysis Description

1. The Physical Analysis provides information about the physical status and repair/replacement cost of the area components the association is obligated to maintain. The Physical Analysis is comprised of the Component Inventory, Condition Evaluation, Age Adjustment [based on useful life (total) and remaining life of the components] and the Costs to Replace. The physical analysis is a non invasive analysis only. The Component Inventory should remain relatively "stable" from year to year, while the Condition Evaluation, Age Adjustment and Cost to Replace and Valuation will clearly change from year to year.

2. The Financial Analysis is the analysis of the association's Reserve income and expenses. The Financial Analysis is made up of a finding of the client's current Reserve Fund strength (measured in cash or as a Percent Funded) and a recommendation for an appropriate Reserve contribution rate (Funding Plan).



Reserve Study Processing Steps

We make every attempt to keep our customers in the loop during the process of producing the association's reserve study. We have broken the procedure down so that you know exactly where the process is in relationship to completing your study

1. Upon Contact, You will be sent a Questionnaire to complete. This form will give us the required information to produce a clear quote tailored to your specific needs and levels of service.
2. Once received, we will email a quote including prices for optional annual updates for your association.
3. At this point, a site visit (where required) will be scheduled . Site visits usually involve Manager, President and Treasurer in a discussion to provide further information and the beginning of creating the component schedule. Other pertinent information, such as reserve balances, special assessments that are in effect, and contribution amounts will be disclosed at this time. Photos will be taken and inspection of the property will follow this meeting. Any receipts, bids, or accounting should be emailed to us for reference purposes.
4. When the component schedule is compiled, it will be sent to designated persons for review. Since this schedule is what drives the report, it is of absolute importance. The review should be returned to us within 5 business days of receipt.
5. Then a draft will be sent to the designated persons for review. This is not the final report. This is to be reviewed by the Board and Manager and notify us of any changes required. Certain circumstances might require a second meeting to adjust figures and useful/remaining life factors.
6. Once the draft has been approved, the report will be finalized and will be emailed to the designated persons.
7. Follow up. Many association Boards have questions after receiving the report. "What do we do with the reserve study once we have it"? Expert Inspectors will not abandon you. We are available to explain the benefits and understand the information on the study. We will work closely with your Board and/or Manager to achieve a beneficial outcome.

We hope you enjoy your experience with us and look forward to serving your reserve study needs in the future! As always, questions and comments are welcome as we are constantly striving to improve our services. Please do not hesitate to contact us at 386-677-8886.

Our RESERVE STUDY reports are professional and accurate, but still easy to ready and understand.

Sample Reserve Study
Your City, Your State
Current Assessment Funding Model Summary

Report Date
Account Number
Version
Budget Year Beginning
Budget Year Ending

January 1, 2017
Sample Reserve Study
10.0
January 1, 2017
December 31, 2017

Total Units
Phase Development

55
1 of 1

Report Parameters

Inflation
Annual Assessment Increase
Interest Rate on Reserve Deposit
Tax Rate on Interest
Contingency

3.00%
3.00%
3.00%
30.00%
3.00%

2017 Beginning Balance

\$85,000

Current Assessment Funding Model Summary

For budgeting purposes, unless otherwise indicated, we have used January 1990 to begin aging the original components in this reserve study.

This a 55 unit condominium is located at the intersection of 1st Street and Main Street, Your Town, Your State, USA.

The last Reserve Analyst field inspection was completed on December 1, 2016.

Current Assessment Funding Model Summary of Calculations

Required Month Contribution
\$23.86 per unit monthly
Average Net Month Interest Earned
Total Month Allocation to Reserves
\$25.95 per unit monthly

\$1,312.50
\$114.54
\$1,427.04

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Current Funding Model

Sample Reserve Study
Your City, Your State
Threshold Funding Model Summary

Report Date
Account Number
Version
Budget Year Beginning
Budget Year Ending

January 1, 2017
Sample Reserve Study
10.0
January 1, 2017
December 31, 2017

Total Units
Phase Development

55
1 of 1

Report Parameters

Inflation
Annual Assessment Increase
Interest Rate on Reserve Deposit
Tax Rate on Interest
Contingency

3.00%
3.00%
3.00%
30.00%
3.00%

2017 Beginning Balance

\$85,000

Threshold Funding Model Summary

For budgeting purposes, unless otherwise indicated, we have used January 1990 to begin aging the original components in this reserve study.

This a 55 unit condominium is located at the intersection of 1st Street and Main Street, Your Town, Your State, USA.

The last Reserve Analyst field inspection was completed on December 1, 2016.

Threshold Funding Model Summary of Calculations

Required Month Contribution
\$28.06 per unit monthly
Average Net Month Interest Earned
Total Month Allocation to Reserves
\$30.19 per unit monthly

\$1,543.25
\$117.19
\$1,660.43

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PAGE 2-4

Threshold Funding Model

Sample Reserve Study Spread Sheet										
Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Asphalt Overlay										
Boiler - Hot Water System, Replace										
Doors - Exterior, Metal, Replace										
Elevator - Cab Refurbishing										
Elevator - Major Repairs			6,578							
Fence - Steel, Pool, Replace				4,006						4,784
Floor Cover - Carpet, Halls, Replace										
Gutters & Downspouts - Replace	8,111						9,686			
Hot Water Storage Tank - Replace			3,090							
Irrigation Controller - Replace										2,255
Lighting - Buildings, Replace										
Lighting - Ceiling Recess Rounds, Replace				1,639						
Lighting - EXIT Emergency, Replace										
Lighting - Fluorescent Fixtures, Replace				6,878						
Lighting - Wall Scones, Replace										
Mailboxes - Wall Clusters, Replace						1,826				
Paint - Lobby, Atrium, & Halls						12,315				
Paint - Metal						2,684				3,111
Paint - Stucco						42,741				
Paint - Wood Siding						1,508				1,748
Play Equipment - Replace										
Pool - Filter, Replace	12,000									1,686
Pool - Replaster Tile Replacement								7,634		
Pool Furniture - Replacement										
Pool Heater - Replacement						1,908				
Railing - Ext. Wrought Iron, Replace										2,824
Roof - Built Up w/Gravel, Replace										4,545
Security - Access Phone, Replace										
Security - Gate Operators, Sliding, Replace										
Skylights - Roof, Replace										4,256
Streets - Asphalt Repairs				3,672						
Streets - Asphalt Seal Coat	4,900					5,680				
Year Total:	28,678	3,890	6,578	16,195	46,933	21,730	14,063	7,634	4,256	20,952

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Component Spreadsheet By Year

Sample Reserve Study
Your City, Your State
Component Funding Model Summary

Report Date
Account Number
Version
Budget Year Beginning
Budget Year Ending

January 1, 2017
Sample Reserve Study
10.0
January 1, 2017
December 31, 2017

Total Units
Phase Development

55
1 of 1

Report Parameters

Inflation
Interest Rate on Reserve Deposit
Tax Rate on Interest
Contingency

3.00%
3.00%
30.00%
3.00%

2017 Beginning Balance

\$85,000

Component Funding Model Summary

For budgeting purposes, unless otherwise indicated, we have used January 1990 to begin aging the original components in this reserve study.

This a 55 unit condominium is located at the intersection of 1st Street and Main Street, Your Town, Your State, USA.

The last Reserve Analyst field inspection was completed on December 1, 2016.

Component Funding Model Summary of Calculations

Required Month Contribution
\$39.14 per unit monthly
Average Net Month Interest Earned
Total Month Allocation to Reserves
\$41.40 per unit monthly

\$2,152.59
\$124.16
\$2,276.75

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Component Funding Model

**Sample Reserve Study
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2017	
Elevator - Major Repairs	3,666
Floor Cover - Carpet, Halls, Replace	8,111
Play Equipment - Replace	12,000
Streets - Asphalt Seal Coat	4,900
Total for 2017	\$28,678
Replacement Year 2018	
Hot Water Storage Tank - Replace	3,090
Total for 2018	\$3,090
Replacement Year 2019	
Elevator - Cab Refurbishing	6,578
Total for 2019	\$6,578
Replacement Year 2020	
Elevator - Major Repairs	4,006
Lighting - Ceiling Recess Rounds, Replace	1,639
Lighting - Fluorescent Fixtures, Replace	6,878
Streets - Asphalt Repairs	3,672
Total for 2020	\$16,195
Replacement Year 2021	
Paint - Metal	2,684
Paint - Stucco	42,741
Paint - Wood Siding	1,508
Total for 2021	\$46,933
Replacement Year 2022	
Mailboxes - Wall Clusters, Replace	1,826
Paint - Lobby, Atrium, & Halls	12,315
Pool Furniture - Replacement	1,908
Streets - Asphalt Seal Coat	5,680
Total for 2022	\$21,730
Replacement Year 2023	
Elevator - Major Repairs	4,378

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Annual Expenditure Detail

**Sample Reserve Study
Component Funding Model Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Asphalt Pavement							
Asphalt Overlay	2027	20	0	10	40,236	2,879	20,118
Streets - Asphalt Repairs	2020	5	0	3	3,360	1,344	1,344
Streets - Asphalt Seal Coat	2017	5	0	0	4,900	4,900	4,900
Asphalt Pavement - Total					\$48,496	\$9,123	\$26,362
Roofing							
Roofs - Built Up w/Gravel, Replace	2029	14	0	12	18,375	0	2,625
Roofing - Total					\$18,375		\$2,625
Gutters & Downspouts							
Gutters & Downspouts - Replace	2034	22	0	17	1,212	0	275
Gutters & Downspouts - Total					\$1,212		\$275
Skylights							
Skylights - Roof, Replace	2034	22	0	17	1,340	0	305
Skylights - Total					\$1,340		\$305
Painting, Interior							
Paint - Lobby, Atrium, & Halls	2022	8	0	5	10,623	3,984	3,984
Painting, Interior - Total					\$10,623	\$3,984	\$3,984
Painting, Exterior							
Paint - Metal	2021	5	0	4	2,384	477	477
Paint - Stucco	2021	10	0	4	37,975	22,785	22,785
Paint - Wood Siding	2021	5	0	4	1,340	268	268
Painting, Exterior - Total					\$41,699	\$23,530	\$23,530
Fencing							
Fence - Steel, Pool, Replace	2028	18	0	11	15,686	0	6,100
Fencing - Total					\$15,686		\$6,100
Pool							
Pool - Filter, Replace	2026	12	0	9	1,292	323	323
Pool - Replaster/Tile Replacement	2024	12	0	7	6,207	2,586	2,586
Pool Furniture - Replacement	2022	7	0	5	1,646	470	470
Pool Heater - Replacement	2026	12	0	9	2,164	541	541
Pool - Total					\$11,309	\$3,921	\$3,921
Play Equipment							
Play Equipment - Replace	2017	16	0	0	12,000	12,000	12,000
Play Equipment - Total					\$12,000	\$12,000	\$12,000

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Component By Category Summary

**Sample Reserve Study
Fully Funded Calculation**

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
Asphalt Pavement								
1069	Asphalt Overlay	\$40,236	x	10	/	20	=	\$20,118
1058	Streets - Asphalt Repairs	\$3,360	x	2	/	5	=	\$1,344
1059	Streets - Asphalt Seal Coat	\$4,900	x	5	/	5	=	\$4,900
	Asphalt Pavement - Total:							\$26,362
Roofing								
1001	Roofs - Built Up w/Gravel, R...	\$18,375	x	2	/	14	=	\$2,625
	Roofing - Total:							\$2,625
Gutters & Downspouts								
1004	Gutters & Downspouts - Rep...	\$1,212	x	5	/	22	=	\$275
	Gutters & Downspouts - Total:							\$275
Skylights								
1013	Skylights - Roof, Replace	\$1,340	x	5	/	22	=	\$305
	Skylights - Total:							\$305
Painting, Interior								
1011	Paint - Lobby, Atrium, & Halls	\$10,623	x	3	/	8	=	\$3,984
	Painting, Interior - Total:							\$3,984
Painting, Exterior								
1067	Paint - Metal	\$2,384	x	1	/	5	=	\$477
1007	Paint - Stucco	\$37,975	x	6	/	10	=	\$22,785
1066	Paint - Wood Siding	\$1,340	x	1	/	5	=	\$268
	Painting, Exterior - Total:							\$23,530
Fencing								
1016	Fence - Steel, Pool, Replace	\$15,686	x	7	/	18	=	\$6,100
	Fencing - Total:							\$6,100
Pool								
1063	Pool - Filter, Replace	\$1,292	x	3	/	12	=	\$323
1060	Pool - Replaster/Tile Replace...	\$6,207	x	5	/	12	=	\$2,586
1061	Pool Furniture - Replacement	\$1,646	x	2	/	7	=	\$470
1062	Pool Heater - Replacement	\$2,164	x	3	/	12	=	\$541
	Pool - Total:							\$3,921
Play Equipment								
1064	Play Equipment - Replace	\$12,000	x	16	/	16	=	\$12,000
	Play Equipment - Total:							\$12,000

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Fully Funded Calculation By Component

**Sample Reserve Study
Detail Report by Category**

Asphalt Overlay - 2027

Asset ID	1069	Asset Actual Cost	\$40,236.00
		Percent Replacement	100%
Placed in Service	February 2007	Future Cost	\$54,073.82
Useful Life	20	Assigned Reserves	\$2,879.49
Replacement Year	2027	Monthly Assessment	\$229.00
Remaining Life	10	Interest Contribution	\$7.71
		Reserve Allocation	\$236.71



35,000 - sq. ft. of asphalt overlay	@	\$1.01 =	\$35,350.00
7 - manhole cover adjustments	@	458.00 =	3,206.00
12 - valve cover adjustments	@	140.00 =	1,680.00
		Total =	\$40,236.00

The cost of asphalt overlay is based on a minimum thickness of 1.5" and includes the cost of applying a paving fabric.

Streets - Asphalt Repairs - 2020

Asset ID	1058	35,000 sq. ft.	@ \$6.40
		Asset Actual Cost	\$3,360.00
		Percent Replacement	1.5%
Placed in Service	February 2015	Future Cost	\$3,671.56
Useful Life	5	Assigned Reserves	\$1,344.00
Replacement Year	2020	Monthly Assessment	\$36.49
Remaining Life	3	Interest Contribution	\$2.79
		Reserve Allocation	\$39.28

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Detailed Report With Photos

About Expert Inspectors , Inc.

We have been serving the needs of Florida's condominium and homeowners associations since 2002. We are and have always been a Florida based, family owned and operated company. We pride ourselves in offering the very best professional and personalized service to our clients. Over the years we have had the honor to have serviced the needs of over eight thousand Florida associations.

Expert Inspectors is fully licensed and insured. All of our personnel are highly trained and fully certified for the duties that they perform.

M. Anastasia Kolodzik, PRA, RSS, CAM

Vice-President

Anastasia has been awarded the prestigious PRA (Professional Reserve Analyst) designation from the Association of Professional Reserve Analysts. She is also a certified Reserve Study Specialist as well as a licensed Community Association Manager (CAM). Anastasia is a certified Continuing Education Provider conducting classes in reserve studies.



All aspects of every reserve study produced by Expert Inspectors is personally conducted or supervised by Anastasia. No large international corporate atmosphere or boiler plate one size fits all reserve studies. We offer our clients true individual, professional and personal service. Every reserve study is produced to reflect the unique needs of each association.

References happily provided upon request.

Client Promise

Expert Inspectors takes our commitment seriously & appreciates the confidence and faith that our clients place in us. To that end we make the following promise:

1. We will strive to provide you with the professional and personalized service that you deserve at a competitive price.
2. The on-site Specialist will be the person who processes your report. No having to deal with several different people who ask you the same questions over and over.
3. The Specialist who is assigned to your Association will be thoroughly trained and certified to conduct both the on-site visit as well as process your report.
4. All emails and phone calls will be returned within one (1) business day by either the Specialist assigned to you or by a corporate officer of Expert Inspectors. Our clients are far too important to have their questions or concerns put off or ignored. We will make sure the person who contacts you back will either have an answer for you or will be in a position to provide you with one quickly.

PROFESSIONAL RESERVE ANALYST

The Board of Directors hereby confers upon

ANASTASIOS OI ODOZ

the designation of

Professional Reserve Analyst

and hereby grants all honors, rights and privileges
accorded by the APRA bylaws and standards.

20



APRA

Association of Professional Reserve Analysts

Michael McDermott, PR
APRA President



(386) 677-8886

Toll Free: (866) 480-8236

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Reserve Study Agreement

This agreement is entered into between **Oakmont, Parker Road District Association**, hereafter referred to as 'The Client Association' and Expert Inspectors, Inc.

The Client Association agrees to retain the services of Expert Inspectors, Inc to produce a complete Level One Reserve Study. The agreed fee for this service is: **\$ 3200**. The terms of payment are as follows: The Client Association will be billed for the amount in full at the time that Expert Inspectors provides the completed component list, and is payable upon receipt and past due in 30 days.

Client Obligations. In order to produce an accurate and detailed reserve study, The Client Association agrees to provide Expert Inspectors, Inc with the following items in a timely manner. These include: a completed Property Information Sheet including financial information (a blank copy of which will be provided by Expert Inspectors), a copy of the last completed reserve study if available and any bids or invoices within the last year of repair or replacement of major components.

Time Frame: Following the initial site visit, Expert Inspectors will produce and send to The Client Association a Component List that will include all items that will be included in the Reserve Study. The component schedule will be ready within 5 days following the on-site visit. After the Client has reviewed and approved the component schedule (must be within 5 business days of receipt), the first draft will be generated and sent 7-14 business days following receipt of the approved component schedule. The Client will then review, modify and approve the First Draft. The complete Reserve Study Report will be ready within 5-10 business days following receipt of the modifications and approval of the First Draft report. After acceptance of the final report any additional meetings or modified reports will be billed to The Client Association accordingly.

Information contained in the report is considered reliable, but is not guaranteed. The report does not warrant against the contingency of unforeseen conditions or circumstances, unreliable information, or an unpredictable inflationary or deflationary spiral. The report is not intended to predict precise expectations, but rather to chart the expectations that a reasonable person might anticipate in planning for the fiscal future. The scope of this report is expressly limited to the components described herein.

It is strongly recommended by the Reserve Study Industry to have this reserve study report updated on an annual basis to ensure the security of a long-term funding plan. These necessary updates provide statutory compliance (as applicable) and allow for adjustments due to project year-end inflation rate, projected year-end reserve balance and the unpredictable nature of the lives of many of the reserve components under consideration.

If the client elects to have this study updated on a regular basis, they will be billed at the following rate:

- Level 2 Reserve Study (Update, With-Site-Visit/On-Site Review) - **\$900**.
- Level 3 Reserve Study (Update, No-Site-Visit/Off-Site Review) - **\$700**.

Any invoice not paid within 30 days following the due date will be charged an additional 5% late fee. In addition to the late fee, any invoices over 30 days past the billing date will accrue an interest charge at 18% per annum, starting at the original date of the billing. The client agrees that they are responsible for any and all costs that might be incurred in the collection of this debt - including but not limited to collection agency fees, attorney costs and court costs. Any court filing must be in Volusia County, Florida. All returned checks from the client will be charged an additional returned check fee of \$50 or 5% of the check amount, whichever is greater. The above terms are fully accepted by:

Client (Printed Name of Individual), Position

M. Anastasia Kolodzik for Expert Inspectors, Inc.

Signature

Signature

Date

Date

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Reserve Study Proposal

March 30, 2022

Prepared for:

Oakmont

Submitted to:

Barbara Staras

Oakmont
11701 SW 30th Ave.
Gainesville, FL 32608
(352) 653-2034
barbara.staras@gmail.com



Submitted by:

Global Solution Partners
info@GlobalReserveStudies.com
(844) 477-7883



Executive Summary

This proposal fee for a **Full Reserve Study with Site Visit** includes:

- Proposal delivery
- Meeting at the time of site evaluation
- Site evaluation
- Initial report delivery
- One report revision
- Final report delivery
- Participation in one board meeting via teleconference, upon request

The Reserve Study will comply with the following standards:

- Community Associations Institute (CAI) National Reserve Study Standards
- State regulations
- Site work performed by local Reserve Consultant
- Project overseen by a CAI Reserve Specialist
- Site evaluation promptly scheduled upon receipt of completed client questionnaire
- Initial report delivered within 30 days of receipt of completed client questionnaire

To learn more about Global Solution Partners or see a sample report visit:

globalsolutionpartners.com/communities/ • globalsolutionpartners.com/sample

Service Options

Option #1: Full Reserve Study with Site Visit for \$4,400.00. Payment is due in full upon delivery of the initial report.

Option #2: Clear Vision Package for a total of \$9,680.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$9,680.00, paid in three annual installments.

\$4,840.00, is due on delivery of the Full Reserve Study initial report. \$2,420.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,420.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Option #3: Ongoing Partnership Solution for a down payment of \$1,760.00 and monthly payments of \$154.00. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$11,000.00.

A down payment of \$1,760.00 is due upon proposal acceptance. \$154.00 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

Options #2 and #3 allow the association to spread out and budget for future study costs.

What is a Reserve Study?



A reserve study is used as a financial planning tool to assist in developing an organization's capital expense budget.

In order to preserve property values within a community, it is necessary to repair or replace major common-area components such as roofs, boilers, elevators, balconies, seawalls, asphalt surfaces and more.

This requires an organization to put aside or “reserve” funds for these future expenses. A properly developed reserve study offers a funding plan to be used in the annual budgeting process. The timeframe for projections made in the Reserve Study is called the “study period” and is typically 30 years.

Parts of a Reserve Study

- I. Physical analysis
 - Component Inventory
 - Estimated useful life expectancies
 - Estimated remaining useful life expectancies
- II. Financial Analysis
 - Estimated replacement costs
 - Current fund status
 - Funding plan

Types of Reserve Studies

- I. **Full Reserve Study with Site Visit** – This is a full Study with an on-site evaluation. It is performed if the property is new, if the previous study deemed unreliable, or if the most recent study was not performed within the past 5 years.
- II. **Reserve Study Update with Site Visit** – This is an update to a previous reserve study, including an onsite evaluation. This is recommended to be performed approximately every two years after the Full Reserve Study.
- III. **Reserve Study Update without Site Visit** – This is an update to a previous reserve study without an onsite evaluation. It is recommended annually in those years that a reserve study with a site visit is not performed.

What is a Reserve Study?

I. Legal, fiduciary, and financing requirements

While many states have specific regulations regarding funding an organization's reserve accounts, all Boards of Directors have a fiduciary obligation which includes being responsible when it comes to financial planning for the association. Additionally, it is becoming commonplace for lenders and buyers to scrutinize reserve accounts.

II. Maintain property values

There is a strong correlation between how well a community is maintained and the property values within that community. Unfortunately, some communities are poorly maintained as a result of poor planning. A Reserve Study provides a financial road map to ensure there will be adequate funds to keep the community in good repair.

III. Repair and replacement plan

Most have heard the saying "If you fail to plan... then you plan to fail." A Reserve Study not only acts as a financial plan but also serves as a guide for scheduling needed future repairs and replacements.

IV. Minimize the need for special assessments and loans

Special assessments and loans are not terms that most owners want to hear and are frequently needed as a result of poor planning. The information in a Reserve Study allows for better planning and therefore will help avoid the need for special assessments or loans.

V. Fairly distributes the contributions

Funding the reserves at proper levels facilitates everyone, both current and future owners paying their fair share. While underfunding of the reserves is a disservice to future owners and overfunding of reserves is a disservice to current owners.

Who is Global Solution Partners?

The Global Solution Partners team has local expertise with a global vision and is committed to being your partner in finding customized solutions for your organization.

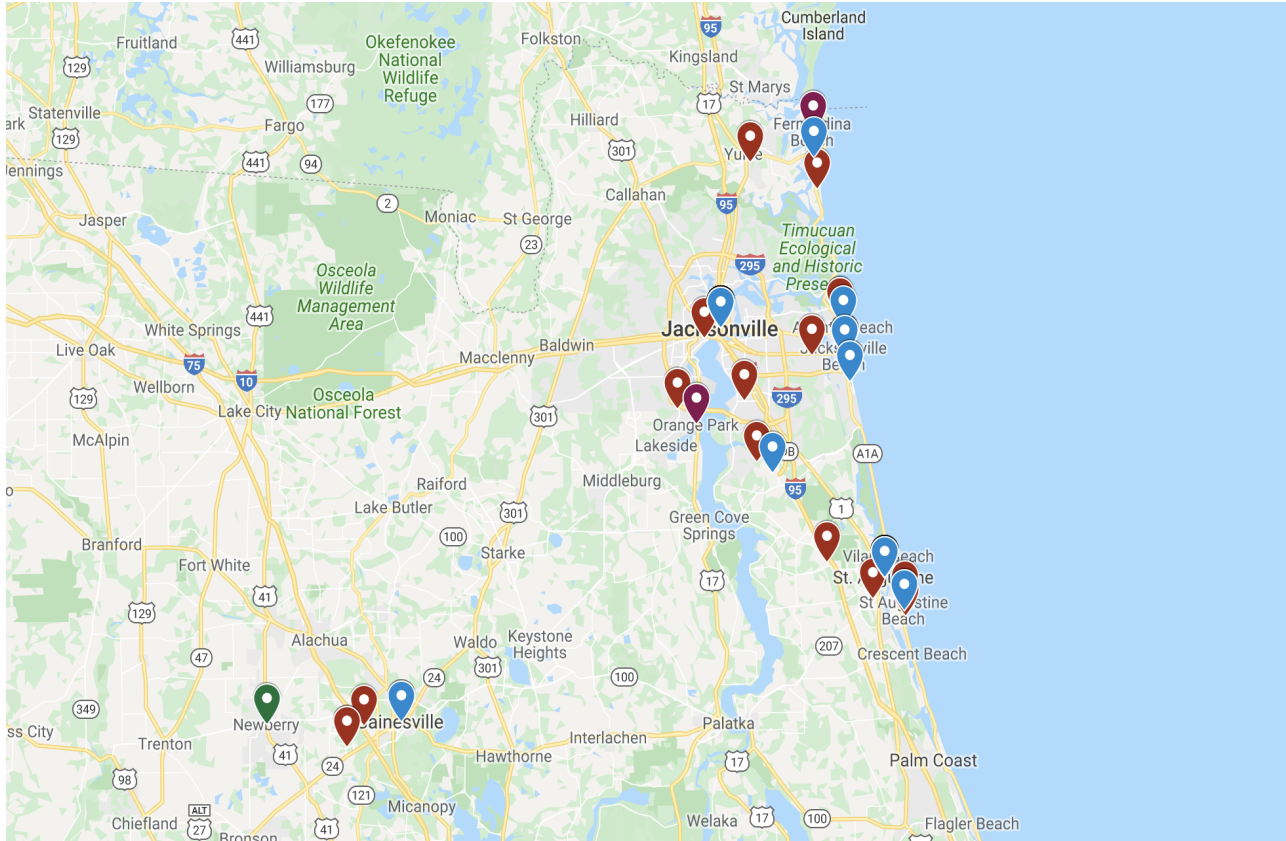
At the core of our very existence is the devotion to not merely satisfy our clients but to continually DELIGHT them and establish a mutually beneficial long-term relationship.



Here is what you can expect from us to accomplish this:

- **Experience.** On average, our team members have over 20 years of experience in the industry and hold many certifications and licenses including contracting, engineering, roofing, code inspection, real estate, project management, home inspection, pest control, etc.
- **Expertise.** All projects are overseen by a CAI certified Reserve Specialist.
- **Education.** We proactively seek out opportunities to continually educate our team members and our clients.
- **Customization.** No two communities are identical. We present customized solutions meeting the specific needs of your organization.
- **Responsiveness.** On average, we deliver the initial report within 30 days of receiving the completed client questionnaire.
- **Communication.** Clear and frequent communication is the key to any successful relationship.
- **Dedication.** Our team is “Dedicated to Delight” our clients without exception!
- **Fulfilling Needs.** Offering pertinent services for your organization. Such as Insurance Appraisals, Property Condition Assessments (PCAs), Transition Studies, etc.
- **Involvement.** Our team members play an active role in the development of the industry through their participation in leading organizations such as the Community Association Institute (CAI) and the American Resort Development Association (ARDA).

Sampling of Communities Served Near You



Bartram Park Preserve Homeowners Association - Jacksonville, FL

Summer Key Condos - Jacksonville, FL

Venture Professional Center - Jacksonville, FL

Villages of Summer Lakes - Jacksonville, FL

River Shore - Jacksonville, FL

Seven Pines Island - Jacksonville, FL

La Belle Maison - Pensacola, FL

Meadow Glenn of Marion County - Ocala, FL

Atlantic Beach Country Club - Atlantic Beach, FL

The Arbors - Ocala, FL

Derby Downs Condominiums - Ocala, FL

Destiny East - Destin, FL

Cross Creek Mandarin - Jacksonville, FL

Forest Creek - Jacksonville, FL

Caribbean Dunes - Destin, FL

Chandelle Subdivision - Pensacola, FL

Lullwater Beach Condominium Association - Panama City Beach, FL

Club at Mexico Beach - Mexico Beach, FL

Haile Village Center Owners Association - Gainesville, FL

References

Baybridge COA - Gulf Breeze, FL
Amanda Pacitti - apacitti@epmfl.net
Etheridge Property Management

Oxford Estate - St Johns, FL
Ted Antol - tantol@bcmsservices.net
BCM Services, Inc.

Sevilla Community Common Area - Atlantic Beach, FL
Tina Yamada - tyamada@vista-cam.com
Vista Community Association Management

Devonaire Condo COA, Inc - Pembroke Pines, FL
Gerardo Garcia - ggarcia@grsmgt.com
GRS Management Associates, Inc.

Poppleton Creek Condominium Association - Stuart, FL
Paul Skyers - p_skyers@pbcrc.org
Poppleton Creek Condo Association, Inc.

Lake Mary Medical Complex Condo Association - Lake Mary, FL
Katie Landers - Director of Commercial Associations - katie@fcpg.com
First Capital Property Group, Inc.

VHC Building J Commercial Condo Association - Orlando, FL
Katie Landers - Director of Commercial Associations - katie@fcpg.com
First Capital Property Group, Inc.

Bellechase - Ocala, FL
Chad Peck - cpeck@lelandmanagement.com
Leland Management

Seawinds Condos - Ormond Beach, FL
Adriana Albanese - Adriana@AlbaneseHollander.com
Albanese Hollander, Inc.

Osprey Branch Condos - Jacksonville, FL
Brian Hooie - Brian@KingdomManagement.com
Kingdom Management

Proposal Terms and Conditions

Proposal Date: March 30, 2022

Global Solution Partners is pleased to present the following Reserve Study proposal for Oakmont.

I. Oakmont Property Details

1. Number of dwelling units: 999 at build out - 2 Funding Plans
2. Type of buildings within the community: Single Family Homes
3. Property Location: 11701 SW 30th Ave., Gainesville, FL 32608
4. Common unit exteriors included in the study: N/A
5. Sampling of common elements to be included in the study: Clubhouse, Maintenance building, 2 Pergolas, Parking areas, Playgrounds, 3 Pools, Storm drain system, Street lighting, Tennis courts

II. What To Expect (once we receive the signed acceptance)

1. Within two business days you will receive a greeting with a link to a client questionnaire.
2. Once we receive the completed client questionnaire your dedicated Project Manager will promptly schedule a site evaluation. Please return the questionnaire within 3 business days of receiving. The projected report delivery is 30 days from receiving the completed client questionnaire.
3. Our Site Specialist will conduct a site evaluation. It is preferred but not always mandatory that a client representative attends the site evaluation.
4. The Project Manager will compile all of the information, and create a customized funding plan.
5. The Project Manager will deliver the initial report typically within 30 days of receiving the completed client questionnaire. At this time, payment in full is due.
6. The Client has 60 days to review and submit questions, comments, and suggested edits to the report.
7. The Project Manager will collaborate with the Client on potential edits to the report. If needed, revisions to the initial report are typically completed within 2 weeks of receiving confirmation from the Client of specific changes. There is no additional fee for revising the report the one time.

III. Scope of Services

This Study will be in compliance with the Community Associations Institute (CAI) National Reserve Study Standards, as well as any applicable state guidelines. This study is designed to assist the Client in developing a capital expense budget for the repair or replacement of listed components for the subject property.

The onsite evaluation will include the following:

1. Meeting with client representative (if desired)
2. Creation of component inventory list (in collaboration with the Client)

Proposal Terms and Conditions

3. Determining quantities and measurements of components on the inventory list
4. Establishing an estimated useful life expectancy for each component
5. Establishing an estimated remaining life expectancy for each component based on its current condition.

The offsite report generation process will include the following:

1. Continued collaboration with the Client to ensure the most accurate customized report
2. Review of documentation (e.g. CC&Rs, building plans, site plans, maintenance plans, previous studies) provided by the Client
3. Review of the reserve account information provided by the Client
4. Compilation of component inventory list information
5. Development of a customized funding plan
6. Delivery of initial report to the Client
7. Appropriate revisions (one time) to report as determined in collaboration with the Client
8. Delivery of final report.

IV. Pre-site Visit Questionnaire and Document Request

In order for Global Solution Partners to provide the most thorough and accurate Reserve Study Report possible, the Client shall complete a questionnaire and document request which will be provided to the Client upon acceptance of this proposal. The Client agrees to deliver the completed questionnaire and requested documents to Global Solution Partners within three business days of receiving it.

Initial here: _____

V. Fees

There are three options for the Reserve Study services presented in this proposal. Options #2 and #3 allow the association to spread out and budget for future study costs.

Option #1: Full Reserve Study with Site Visit for \$4,400.00

The Full Reserve Study is a stand-alone study with a site visit that includes all items listed under the Scope of Services section on page 8. This study will be performed promptly after Global Solution Partners receives the completed client questionnaire. The total fee for this option is \$4,400.00. The payment is due in full upon delivery of the initial report.

Option #2: Clear Vision Package for a total of \$9,680.00

The Clear Vision Package includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Two updates will be performed in the two subsequent years. The first will be a Reserve Study Update without Site Visit, which will occur on or about the first anniversary of the original Full

Proposal Terms and Conditions

Reserve Study. The second update will be a Reserve Study Update with Site Visit, which will occur on or about the second anniversary of the original Full Reserve Study.

The total fee for this option is \$9,680.00, paid annually for three years. \$4,840.00, is due on delivery of the Full Reserve Study initial report. \$2,420.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,420.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed.

Option #3: Ongoing Partnership Solution for a down payment of \$1,760.00 and monthly payments of \$154.00

The Ongoing Partnership Solution includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Additionally, three updates will be performed over the five-year term. The Client will choose the timing of one Reserve Study Update with Site Visit and two Reserve Study Updates without Site Visits.

After the five-year term, the service agreement will automatically renew for an additional five-year term with Global Solution Partners providing three Reserve Study Updates and consulting in the same manner as outlined above for the initial term. If the Client wishes to discontinue the service they must do so in writing no later than 30 days prior to the end of the initial term.

A down payment of \$1,760.00 is due upon proposal acceptance. \$154.00 is due monthly for a five-year term on or before the last day of the month, beginning the calendar month following the month in which the proposal acceptance was received. Monthly payments will be made using the Pay Now options listed on your monthly invoice email. Follow the link and choose the payment option you prefer; Debit/Credit or Bank Transfer. The total five-year cost is \$11,000.00.

Termination

If Option #2 or Option #3 is chosen and the Client wishes to terminate the agreement at any point during the agreement period, the Client is obligated to pay immediately the balance of the uncollected fees for reserve study services rendered. Accounts in arrears more than 30 days shall accrue interest at 1.5% per month. The Client will be responsible for all costs, including reasonable attorney fees, incurred in pursuing collection.

Proposal Terms and Conditions

Additional Services

Upon client request, additional services (such as meeting attendance beyond those included or additional rounds of revisions) may be provided at our normal hourly rate (currently \$150 per hour).

VI. Reserve Study Production Procedures

Report Delivery

The preliminary report is typically delivered to the Client within 30 days of receiving the completed client questionnaire. The report production time may vary based on the availability of documents provided by the Client, client responsiveness to specific questions, and existing workload. Upon client request, a quicker report delivery may be arranged if agreed to in advance.

Interest and Inflation

Unless specifically requested otherwise by the Client, interest on the reserve fund balances and inflation on the future replacement costs will be factored into the study. It is important that the Client has the study updated every year or two to keep these variables current and relevant.

Study Period

Unless otherwise agreed upon with the Client, the study period will include the 30 year period immediately following the study start date.

Report Revisions

Global Solution Partners is highly focused on working collaboratively with the Client to ensure that the Reserve Study delivered is customized to the Client's needs. With that in mind, upon delivery of the initial report, the Client should closely review the Reserve Study and submit all questions, comments, and suggested edits in writing to Global Solution Partners within 60 days. Revisions will typically be completed within two weeks of receiving the written request. There is no additional charge for the first round of revisions. Subsequent revisions may be billed at our normal hourly rate. If the Client provides no request within 60 days of the delivery of the initial report then the initial report shall be considered to be the final report.

Initial here: _____

Meeting Participation

At the request of the Client, a Global Solution Partners representative will be available to meet with the Client after the delivery of the initial report to discuss the Reserve Study recommendations and to answer any questions. This meeting will be via teleconference. There

Proposal Terms and Conditions

is no additional charge for this first meeting. Additional meetings will be charged at our normal hourly rate.

Remaining Useful Life Estimates

The remaining useful life expectancies assigned to components/systems within the study are based on typical life expectancies for similar components/systems, industry experience, and apparent current visible condition at the time of the site evaluation. These estimates are in no way to be considered a guarantee of the remaining life of any component or system and are to be viewed as general guides for the sole purpose of assisting in financial planning. Many factors may impact the actual life expectancies including but not limited to: manufacturing quality, installation methods, maintenance practices, usage, and climate conditions.

Replacement Cost Estimates

The replacement/maintenance costs assigned to components/systems within the study are based on multiple sources including specific information provided by the Client, professional experience, cost estimating guides, and Global Solution Partners's proprietary database. The estimates are in no way to be considered bids for replacement/maintenance of the components/systems and there is no guarantee implied that the estimates will be in alignment with actual costs. The estimates are to be viewed as general guides for the sole purpose of assisting in financial planning.

Information Provided by Client

It is assumed by Global Solution Partners that all financial and other information provided by the Client is accurate and complete. The Client is responsible for providing requested available documents for review. Examples of documents typically requested are, CC&Rs, site plans, reserve fund balance statements, and maintenance records.

Confidentiality

Global Solution Partners agrees to treat as confidential all client information collected during the performance of this study. The Client agrees that the Reserve Study report provided by Global Solution Partners contains intellectual property and the Client, therefore, will not rely on its content in the formation of any report or evaluation performed by a third party without the express written consent of Global Solution Partners.

Purpose of the Reserve Study

The purpose of the Reserve Study report is to provide recommendations for funding reserve accounts allocated to capital expenses associated with the replacement/maintenance of included components/systems. This study is not intended to be or take the place of an

Proposal Terms and Conditions

Insurance Appraisal, Property Condition Assessment, engineering services, or any other specialized analysis.

VII. Site Evaluation Procedures

Standards of Care

Global Solution Partners will perform the Reserve Study in accordance with the Community Association Institute (CAI) guidelines. This service is not intended to identify all defects nor provide any guarantee for future performance for any of the components/systems.

Visual Evaluation

The site evaluation performed for a Reserve Study is visual in nature and designed to evaluate the current condition of a representative sampling of the components/systems included in the study for the sole purpose of determining approximate remaining useful life expectancies in order to create a guideline for future replacement/maintenance timing and cost. Hidden components such as but not limited to concealed piping and wiring are evaluated solely on their approximate age, environmental conditions, and anecdotal information provided by the Client.

The evaluation is not intended to be an exhaustive inspection nor any type of engineering analysis. The Site Specialist will not open or disassemble any equipment, enter any areas where access is not readily provided, nor enter any areas that may be deemed hazardous. Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

Unless otherwise specifically added to and defined under the What to Expect section of this agreement on page 8, evaluation of and/or reporting on the following are specifically excluded from the service provided under this agreement. This includes building codes, fire safety codes, municipal ordinances, zoning requirements, ADA compliance, hazardous materials (such as but not limited to radon, lead paint, EMFs, asbestos, and mold), concealed components/systems, latent defects, specialty equipment, etc.

Site Access

The Client agrees to provide Global Solution Partners access to all areas (secured and unsecured) of the site needed to collect information for the purpose of generating the Reserve Study report. This includes access to the roof if (applicable) and all other elements listed in the Property Details section on page 8. If special equipment (such as ladders or lifts) is needed to safely access certain areas it shall be provided by the Client.

It is expected that a client representative will meet Global Solution Partners onsite at the pre-arranged date and time to provide access if in-person access is required. If for any reason

Proposal Terms and Conditions

the site or any area thereof cannot be accessed at the scheduled time, and this results in requiring additional trips, the Client agrees to additional fees billed at our normal hourly rate to cover the additional site and travel time.

Notice to Residents

It is the Client's responsibility to notify the occupants on the site of the presence of Global Solution Partners in advance of the scheduled date of the site visit.

Additional Services

Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

VIII. Expiry

This Proposal is valid for 6 months from the date of the proposal.

Proposal Acceptance

Please complete the information below, electronically sign, or manually sign and return by email to info@globalreservestudies.com. Or, fax to (844) 477-7883.

The Client agrees to the following:

1. The study is to be performed according to the terms stated in this proposal.
2. The Client will coordinate access to the property with Global Solution Partners.
3. The Client will complete and return the pre-site visit questionnaire within three business days of receiving it and provide the requested documents to the extent they are available.
4. The funding recommendations in the report are opinions based on a visual evaluation of representative components at the time of the site visit, in the readily accessible areas of the property, and from information provided by the Client and/or their representative. The report is not a guarantee, warranty, or insurance policy.
5. The Client understands and agrees that the liability of Global Solution Partners, its employees, and its agents, is limited to the collected Reserve Study Fee.

Name of Association: Oakmont

Property Location: 11701 SW 30th Ave., Gainesville, FL 32608

Proposal Date: March 30, 2022

Service Options

Options #2 or #3 allow the association to spread out and budget for future study costs.

Please initial **one option only**.

Initial: ____ Option #1: Full Reserve Study with Site Visit for \$4,400.00. Payment is due in full upon delivery of the initial report.

Initial: ____ Option #2: Clear Vision Package for \$9,680.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$9,680.00, paid in three annual installments.

\$4,840.00, is due on delivery of the Full Reserve Study initial report. \$2,420.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,420.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Initial: ____ Option #3: Ongoing Partnership Solution for a down payment of \$1,760.00 and monthly payments of \$154.00. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$11,000.00.

A down payment of \$1,760.00 is due upon proposal acceptance, and \$154.00 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

I have read, understand, and accept the terms of this proposal:

Name:

Position:

Phone:

Email:

Signature: _____

Date: _____

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RESERVE STUDY PROPOSAL

Oakmont Parker Road Community Development District

Prepared for:
Ms. Barbara Staras, Board Member of Supervisors

March 31, 2022



Prepared by:
Reserve Advisors, LLC
5 Utility Drive, Suites C&G
Palm Coast, Florida 32137
(800) 980-9881
www.reserveadvisors.com



March 31, 2022

Dear Ms. Barbara Staras,

Thank you for the opportunity to present Oakmont Parker Road Community Development District with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



DETAILED UNDERSTANDING

We will do whatever it takes to ensure Oakmont Parker Road Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Oakmont Parker Road Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

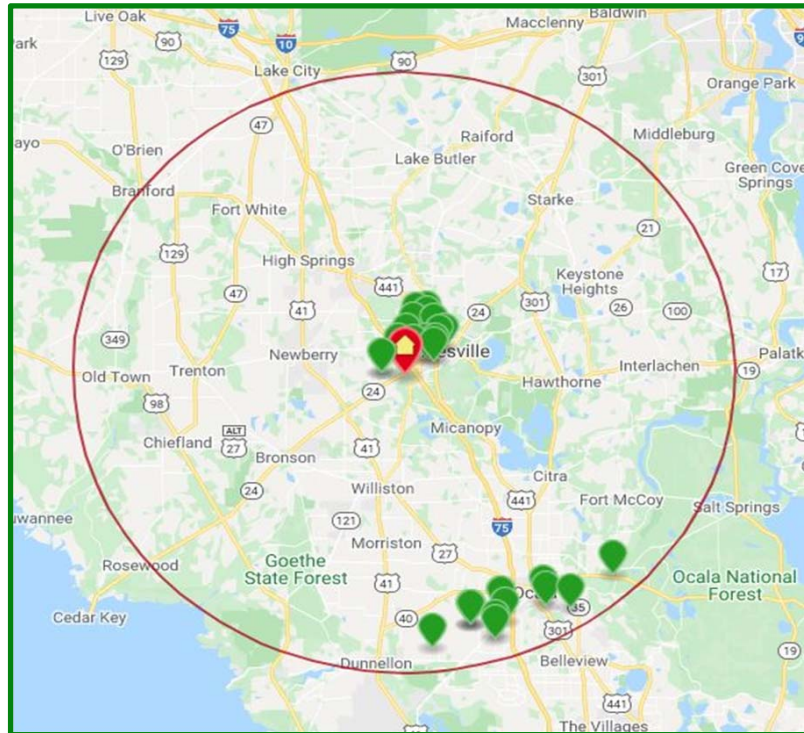
MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community's reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
References available upon request.



Name	City
Community Association for Portofino, Inc.	Gainesville
Kensington South Condominium Association, Inc.	Gainesville
Palmetto Villas Condominium Association, Inc.	Gainesville
The Links at Haile Plantation Condominium Association, Inc.	Gainesville
Mill Pond Condominium Association, Inc.	Gainesville
Campus Edge Condominium Association, Inc.	Gainesville
Biven's North, Inc.	Gainesville
Ronald McDonald House Charities of North Central Florida	Gainesville
The Courtyards Owners Association, Inc.	Gainesville
The Lofts at West University Avenue Condominium Association, Inc.	Gainesville
Charleston Place Condominium Association, Inc.	Gainesville
Boulevard House Condominium Association, Inc.	Gainesville
Community Association for Capri, Inc.	Gainesville
Wood Creek Village Community Association, Inc.	Gainesville
Townhomes at the Lakes Homeowners Association, Inc.	Gainesville
Fore Ranch Homeowners Association, Inc	Ocala
Wynchase Townhomes Homeowners Association, Inc.	Ocala
Stone Creek Community Association, Inc. - Common Areas	Ocala

QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44
ENGINEERS

26,000
RESERVE STUDIES CONDUCTED

270+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Nick Brenneman
**REGIONAL
ACCOUNT MANAGER**

10 Years of Experience



Since joining Reserve Advisors in 2010, Nick has partnered with more than 2,600 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

Matt Kuisle
**REGIONAL
EXECUTIVE DIRECTOR**

*21 Years of Experience
275+ Studies Conducted*



B.S. CIVIL ENGINEERING
Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Ashley Doucet
**REGIONAL
ENGINEERING MANAGER**

*7 Years of Experience
400+ Studies Conducted*



**B.S. CIVIL ENGINEERING,
M.S. ENGINEERING MANAGEMENT**
Professional Engineer (FL)
Reserve Specialist



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your CDD's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Oakmont Parker Road Community Development District comprises 999 units in Gainesville. We've identified and will include the following reserve components in your Full Reserve Study:

Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (3)
- Basketball Court
- Tennis Courts (2)
- Playground
- Parking Areas
- Sidewalks
- Walking Paths
- Ponds (13)
- Irrigation System
- Landscaping
- Fences

- Gates
- Signage
- Pergolas (2)
- Maintenance Shed

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Meeting Rooms (3)
- Fitness Room
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your CDD's declaration and other property specifically identified that you'd like us to include.

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
<u>Property Site Elements</u>							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

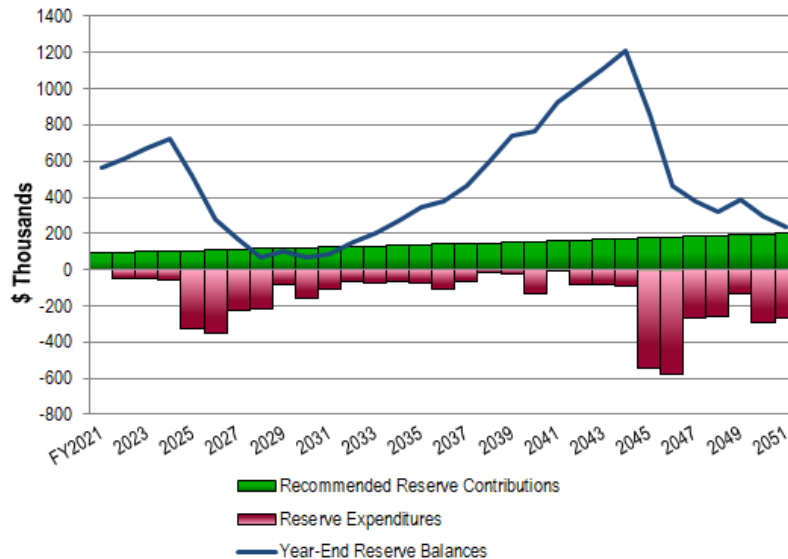
RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives

RESERVE
NATURAL

Wetlands, Aquatic Shingles

Line miles: 1.286 (roughly 1.26)

Quadrant: Approximately 3,603 square ft. at the following locations:

Location	Quadrant (Square Feet)	Yield of Compost
Concord Line	200	2000-2002
Kennett Cove	200	2000-2002
Swan and Natural Shingles	400	2000-2002
Swan and Silver Shingles	400	2000-2002
Swan and Thomas Lines	400	2000-2002
Shirley Cove	200	2002
Jefferson Bend	200	2000-2002
Near and Central Lines	400	2010-2012
Central Shingles	200	2010-2012

History: The steel shingles at Concord Line and Kennett Cove were replaced from 1980 to 1990 by concrete shingles. The steel shingles at the other locations were replaced in 2000-2002.

Condition: The original wet systems within areas of shingle fill and gravelly soils. The roof systems at Washington and Jefferson Directs include drainage of weathered shingles. Shingle debris and existing shingles are located at the Fisher and Central Lines sites. The Board retains an on-site history of water infiltration due to ice dam formation, primarily on the land situations.

Photograph documenting system condition and roof entry of water into the system. Please note the water level before the incident.



FORESITE

- ✓ Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. [View Preview Video](#)

Download Our Report Overview



**It is more than just a reserve study.
It's added value and peace of mind with unconditional support.**

CONFIRMATION OF SERVICES FOR OAKMONT PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Full Reserve Study (Level I) for a total investment of **\$6,500** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plan with formulas for "what-if" scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to [ForeSite Plus](#).

OPTIONAL SERVICES

- ____ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ____
- ____ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$650** per year
- ____ [Insurance Appraisal](#) by a credentialed member of the American Society of Appraisers for **\$1,800**
- ____ Include Flood Values for an additional **\$200**

To authorize the reserve study:

- 1. Sign and email agreement to
Nick@reserveadvisors.com.**

Signature: _____
(Print Name): _____
Title: _____
Date: _____
For: **Oakmont Parker Road Community
Development District (212667)**

- 2. Send \$3,250 retainer to:**
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated March 31, 2022, is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. **The Report** contains intellectual property developed by RA and **shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA**.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Superior Wildlife Services, LLC
Agreement

01/06/2022

OAKMONT HOA DIRECTIVES & LIABILITY RELEASE

To

Steve Bovio
Parker Rd CDD
Oakmont HOA
11701 SW 30th Ave
Gainesville, FSL 32608

Dear Steve and Associates,

Superior Wildlife Services, LLC will be conducting humane coyote removal and euthanasia on the properties of the Oakmont HOA subdivision for the periods of 01/06/2022 through 03/07/2022.

Methodology used for humane removal will be live captures snares and euthanasia via suppressed small caliber firearm (.22 caliber). The purpose of these type snares is to allow capture of a targeted species while preventing the capture of non- target species.

The special snares being deployed have a stop block installed to prevent strangulation when pressure is applied. They are meant only to hold the captured animal, not kill it.

However – we cannot guarantee a 100% kill prevention upon capture. Due to the possibility of a domestic animal of the same or approximate size of a coyote getting caught in a snare, it will be MANDATORY that all residents, visitors, contractors, etc. always keep all domesticated animals (regardless of size or type) on a leash during the specified time periods.

It will also be MANDATORY that all residents, visitors, contractors, etc. respect the areas marked by Superior Wildlife Services, LLC signage and boundary tape such areas for the safety as well as not to disturb the area and or molest a snare.

The type bait being used is of a canine specific attractant & could easily attract domesticated animals. It is very important that personnel stay clear of the snare areas for numerous reasons.

All areas will be monitored 24/7 by cellular based cameras allowing constant information of what is happening at each snare site. It will also allow us to respond in a timely manner once a capture is made.

Superior Wildlife Services, LLC will not be held liable by any homeowner, resident, visitor, contractor, Oakmont employee or any person on above mentioned properties for the injury, or death to a domesticated animal, medical bills incurred or any persons while conducting coyote removal operations during the above said dates.

Superior Wildlife Services, LLC will reserve the right to terminate the operations at anytime it feels a safety violation is or has occurred by anyone on said

premises not following requested protocol directives without re-imburement of unfinished time periods.

Superior Wildlife Services will also request to be re-imbursed at cost for any snares, cellular cameras and or equipment installed on above said properties for above said time periods due to vandalism and or theft.

Sincerely,

Scott & Sandra West

scottwest352@gmail.com

352-514-7438

SuperiorWildlife@gmail.com

www.wildife352.com

PARKER RD CDD & OAKMONT HOA APPROVING AGENT

Kelly White

PRINTED NAME

DATE

Kelly White

1/14/22

SIGNATURE

DATE

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Stormwater Needs Analysis
Proposal

MEMORANDUM

CC Oakmont, LLC

20-0067



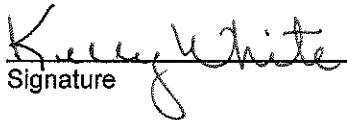
To: Oakmont CDD c/o Steven Bovio
From: Robert J. Walpole, PE
Date: March 3, 2022
RE: Oakmont CDD Stormwater Needs

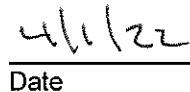
Pursuant to Section 5 of Section 403.9302, FS, the Oakmont CDD will be required to file a 20 year needs analysis with the respect to the Stormwater needs of the CDD. CHW will complete the template provided by District Council ahead of the June 2022 deadline. The CDD will need to assist with the financial projects for the O&M over the 20-year horizon based on current contracts for O&M of the stormwater systems.

It's anticipated to complete the template and provide the required analysis and mapping will take 80 hrs of a PE at \$150 per hour or a not to exceed amount of \$12,000.00.

Please sign below and return as authorization to proceed.

Oakmont CDD


Signature


Date

N:\2020\20-0067\Admin & Information\02_Proposal & Contracts\Client\Drafts\MEMO CC Oakmont Oakmont CDD 220303.docx

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment
Authorizations 120 -- 149

**Parker Road
Community Development District**

Payment Authorization 120

6/24/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Ahar Inc. Event Catering	2021-FT-113	\$ 1,825.66
2	Cepira Landscape Tree Replacement	25899	\$ 690.00
	Plant Replacement	25965	\$ 1,078.00
	Plant Replacement	25966	\$ 261.00
3	Face Painting Tonya (DeRose) & Photo Booths Stars Face Painting 07/03/21	51	\$ 250.00
4	Lloyd's Exercise Equipment, LLC Scheduled Equipment Maintenance - 2nd Visit 2021	5S604-2021	\$ 275.00
	Fitness Wipes	T604-18	\$ 500.00
5	PFM Group Consulting, LLC FedEx/Postage: May 2021	OE-EXP-06-035	\$ 40.42
6	Southern Escapes, LLC Tile Expansion Joint Repairs	1391	\$ 225.00
7	VGlobalTech Monthly Website Fee: June 2021	2750	\$ 100.00
8	Wil'in Entertainment DJ Services	625	\$ 475.00
TOTAL			\$ 5,720.08

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 121

7/8/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Cepra Landscape		
	Landscape and Irrigation Maintenance - Phase 1: July 2021	26410	\$ 10,550.83
	Landscape and Irrigation Maintenance - Phase 2: July 2021	26411	\$ 2,380.00
	Landscape and Irrigation Maintenance - Amenity: July 2021	26412	\$ 3,649.99
	Irrigation Repairs: June 2021	26421	\$ 302.50
	Irrigation Repairs: Replace Controller	26422	\$ 3,361.43
2	Charles White Fence, Inc.		
	Tennis Court Fence/Gate Repairs	797	\$ 1,348.25
3	Clay Electric Cooperative (paid online)		
	11731 SW 24TH AVE; 05/21/21-06/21/21	Acct: 8903896	\$ 57.00
	2789 SW 117TH ST; 05/21/21-06/21/21	Acct: 8910543	\$ 148.00
	2788 SW 117TH ST; 05/21/21-06/21/21	Acct: 8911145	\$ 30.00
	3319 SW 115TH TER; 05/21/21-06/21/21	Acct: 8930796	\$ 50.00
	11619 SW 24TH AVE; 05/21/21-06/21/21	Acct: 8941593	\$ 213.00
	11701 SW 30TH AVE; 05/21/21-06/21/21	Acct: 8965734	\$ 2,603.00
	10862 SW 34TH RD; 05/21/21-06/21/21	Acct: 9081911	\$ 42.00
	3727 SW 122ND ST; 05/21/21-06/21/21	Acct: 9104888	\$ 78.00
	3727 SW 122ND ST; 05/21/21-06/21/21	Acct: 9104890	\$ 77.00
	3727 SW 122ND ST; 05/21/21-06/21/21	Acct: 9104891	\$ 73.00
	12057 SW 28TH AVE; 05/21/21-06/21/21	Acct: 9105050	\$ 30.00
	3793 SW 109TH WAY; 05/21/21-06/21/21	Acct: 9116208	\$ 30.00
	10692 SW 34TH RD; 05/21/21-06/21/21	Acct: 9116234	\$ 30.00
	3187 SW 117th TER; 05/21/21-06/21/21	Acct: 9118493	\$ 56.00
	3392 SW 115th TER; 05/21/21-06/21/21	Acct: 9118495	\$ 42.00
	3831 SW 120th DR; 05/21/21-06/21/21	Acct: 9123501	\$ 39.00
	3830 SW 120TH DR; 05/21/21-06/21/21	Acct: 9126296	\$ 29.00
4	GFL Environmental (paid online) (formerly WCA)		
	11701 SW 30TH AVE; Acct. A6077881 - July 2021	0260001607071	\$ 159.97
5	Grau & Associates		
	Audit FYE 09/30/2020	21414	\$ 6,100.00
6	GRU (paid online)		
	11669 SW 24TH AVE; 05/19/21-06/21/21	Acct. 2000-5029-1134	\$ 18.10
	11725 SW 24TH AVE; 05/19/21-06/17/21	Acct. 2000-5029-1235	\$ 95.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5612-2349	\$ 145.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5614-9833	\$ 113.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5614-9934	\$ 33.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0035	\$ 124.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0136	\$ 53.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0237	\$ 33.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0439	\$ 40.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0540	\$ 27.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0641	\$ 20.10

**Parker Road
Community Development District**

Payment Authorization 121

7/8/2021

Item No.	Payee	Invoice #	FY21 General Fund
6	GRU (paid online), cont.		
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0742	\$ 19.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-0944	\$ 24.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-1045	\$ 137.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-1146	\$ 123.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-1348	\$ 93.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-1550	\$ 107.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-1651	\$ 382.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-1853	\$ 148.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-1954	\$ 58.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-2156	\$ 9.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-2257	\$ 71.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-2358	\$ 88.10
	11701 SW 30TH AVE; 05/19/21-06/17/21	Acct. 2000-5615-6705	\$ 170.10
	11701 SW 30TH AVE; (CREDIT statement - info only)	Acct. 2000-5794-1606	\$ -
	3793 SW 109 WAY; Bill date 06/28/21	Acct. 2000-7089-9691	\$ 1,173.85
	11724 SW 34TH RD; (CREDIT statement - info only)	Acct. 2000-7142-5111	\$ -
	10862 SW 34TH RD; 05/19/21-06/17/21	Acct. 2000-7511-1212	\$ 1,102.10
	3830 SW 120TH DR; 05/20/21-06/17/21	Acct. 2000-7515-7890	\$ 432.10
7	Lake & Wetland Management North Florida, Inc.		
	Wetland Maintenance: July 2021	419	\$ 940.00
8	Leland Management, Inc.		
	Management Fee: June 2021	5262	\$ 1,350.00
	Payroll W/E 06/13/2021	--	\$ 2,864.65
	Payroll W/E 06/27/2021	--	\$ 2,926.52
	Reimbursement: May 2021	--	\$ 50.73
9	Southern Escapes, LLC		
	Pool Service: July 2021	1482	\$ 1,800.00
TOTAL			\$ 46,252.32

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 122

7/22/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Cepira Landscape Playground Mulch Installation	26630	\$ 3,970.00
2	Cox Business (paid online) 11701 SW 30TH AVE; 07/10/21-08/09/21	Acct: 022609201	\$ 341.77
3	PFM Group Consulting, LLC District Management Fee: July 2021 Postage/Mailing: June 2021	DM-07-2021-40 OE-EXP-07-35	\$ 2,083.33 \$ 221.40
4	SkyFrog Landscape, LLC Landscape Maintenance: July 2021	5650	\$ 7,842.00
TOTAL			\$ 14,458.50

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 123

7/29/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Bryce A Burger Landscape, LLC Plant Replacement	1475	\$ 6,642.00
2	Torrence Claybrooks Reimbursement: Personal Vehicle Use	--	\$ 100.00
3	GSE Engineering & Consulting Technical Memo - Sinkhole Repair	15209-1	\$ 450.00
4	Hopping Green & Sams General Counsel thru 05/31/21	123733	\$ 320.50
5	R.E. Arnold Construction Sinkhole Repair - Basins 3, 8 & 9	6109	\$ 38,430.00
6	Supervisor Fees: Meeting 07/16/21 Tara Ezzell Barbara Staras	-- --	\$ 200.00 \$ 200.00
7	VGlobalTech Quarterly ADA Audit: April-June Monthly Website Fee: July 2021	2819 2882	\$ 300.00 \$ 100.00
TOTAL			\$ 46,742.50

Secretary/Assistant Secretary



Chairman

Parker Road Community Development District

Payment Authorization 124
8/5/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Cepra Landscape		
	Irrigation Repairs: July 2021	25306	\$ 751.80
	Irrigation Repairs: Clock D	26990	\$ 856.00
2	Clay Electric Cooperative (paid online)		
	11731 SW 24TH AVE; 06/21/21-07/22/21	Acct: 8903896	\$ 57.00
	2789 SW 117TH ST; 06/21/21-07/22/21	Acct: 8910543	\$ 152.00
	2788 SW 117TH ST; 06/21/21-07/22/21	Acct: 8911145	\$ 30.00
	3319 SW 115TH TER; 06/21/21-07/22/21	Acct: 8930796	\$ 50.00
	11619 SW 24TH AVE; 06/21/21-07/22/21	Acct: 8941593	\$ 401.00
	11701 SW 30TH AVE; 06/21/21-07/22/21	Acct: 8965734	\$ 2,722.00
	10862 SW 34TH RD; 06/21/21-07/22/21	Acct: 9081911	\$ 43.00
	3727 SW 122ND ST; 06/21/21-07/22/21	Acct: 9104888	\$ 79.00
	3727 SW 122ND ST; 06/21/21-07/22/21	Acct: 9104890	\$ 78.00
	3727 SW 122ND ST; 06/21/21-07/22/21	Acct: 9104891	\$ 73.00
	12057 SW 28TH AVE; 06/21/21-07/22/21	Acct: 9105050	\$ 29.00
	3793 SW 109TH WAY; 06/21/21-07/22/21	Acct: 9116208	\$ 30.00
	10692 SW 34TH RD; 06/21/21-07/22/21	Acct: 9116234	\$ 30.00
	3187 SW 117th TER; 06/21/21-07/22/21	Acct: 9118493	\$ 57.00
	3392 SW 115th TER; 06/21/21-07/22/21	Acct: 9118495	\$ 42.00
	3831 SW 120th DR; 06/21/21-07/22/21	Acct: 9123501	\$ 39.00
	3830 SW 120TH DR; 06/21/21-07/22/21	Acct: 9126296	\$ 29.00
3	Face Painting Tonya (DeRose) & Photo Booths Stars		
	Face Painting - Fall Festival 09/25/21	58	\$ 375.00
4	GFL Environmental (paid online) (formerly WCA)		
	11701 SW 30TH AVE; Acct. A6077881 - August 2021	A60001612322	\$ 159.97
5	GRU (paid online)		
	11669 SW 24TH AVE; 06/22/21-07/19/21	Acct. 2000-5029-1134	\$ 26.10
	11725 SW 24TH AVE; 06/22/21-07/19/21	Acct. 2000-5029-1235	\$ 29.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5612-2349	\$ 42.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5614-9833	\$ 57.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5614-9934	\$ 21.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0035	\$ 49.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0136	\$ 21.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0237	\$ 14.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0439	\$ 19.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0540	\$ 15.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0641	\$ 13.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0742	\$ 12.10

**Parker Road
Community Development District**

Payment Authorization 124
8/5/2021

Item No.	Payee	Invoice #	FY21 General Fund
5	GRU (paid online), cont.		
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-0944	\$ 14.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-1045	\$ 50.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-1146	\$ 47.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-1348	\$ 37.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-1550	\$ 41.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-1651	\$ 225.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-1853	\$ 51.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-1954	\$ 21.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-2156	\$ 9.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-2257	\$ 49.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-2358	\$ 34.10
	11701 SW 30TH AVE; 06/22/21-07/19/21	Acct. 2000-5615-6705	\$ 88.10
	11701 SW 30TH AVE; (CREDIT statement - info only)	Acct. 2000-5794-1606	\$ -
	3793 SW 109 WAY; 06/22/21-07/19/21	Acct. 2000-7089-9691	\$ 31.35
	11724 SW 34TH RD; (CREDIT statement - info only)	Acct. 2000-7142-5111	\$ -
	10862 SW 34TH RD; 06/22/21-07/19/21	Acct. 2000-7511-1212	\$ 214.10
	3830 SW 120TH DR; 04/20/21-05/19/21	Acct. 2000-7515-7890	\$ 62.10
6	GSE Engineering & Consulting		
	Technical Memo - Common Area Next To Lot 555	15209-2	\$ 225.00
7	Superior Wildlife Services		
	Coyote Removal	071921-07	\$ 500.00
TOTAL			\$ 8,102.72

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 125

8/12/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Cepira Landscape		
	Landscape and Irrigation Maintenance - Phase 1: August 2021	27084	\$ 10,550.83
	Landscape and Irrigation Maintenance - Phase 2: August 2021	27085	\$ 2,380.00
	Landscape and Irrigation Maintenance - Amenity: August 2021	27086	\$ 3,649.99
	Plant Replacement	27268	\$ 736.40
2	Charles White Fence, Inc.		
	Installed Self-Closing Hinges	813	\$ 650.00
3	Southern Escapes, LLC		
	Pool Service: August 2021	1717	\$ 1,800.00
TOTAL			\$ 19,767.22

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 126
8/19/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Cox Business (paid online) 11701 SW 30TH AVE; 08/10/21-09/09/21	Acct: 022609201	\$ 341.77
2	PFM Group Consulting, LLC District Management Fee: August 2021 Postage/FedEx: July 2021	DM-08-2021-40 OE-EXP-08-32	\$ 2,083.33 \$ 20.08
3	SkyFrog Landscape, LLC Landscape Maintenance: August 2021	5922	\$ 7,842.00
4	Southeastern Paper Group Janitorial Supplies	5300049	\$ 265.95
TOTAL			\$ 10,553.13

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 127

8/26/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Torrence Claybrooks Reimbursement: Personal Vehicle Use	--	\$ 100.00
2	GFL Environmental (paid online) (formerly WCA) 11701 SW 30TH AVE; Acct. A6077881 - September 2021	A60001617732	\$ 159.97
3	SnG Pavement Marking, Inc. Stop Sign Repairs	25004	\$ 500.00
4	VGlobaITech Monthly Website Fee: August 2021	2963	\$ 100.00
TOTAL			\$ 859.97

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 128
9/2/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Cepa Landscape		
	Mow Preserve: July 2021	OC4	\$ 300.00
	Mow Preserve, Empty Pet Waste Stations: August 2021	OC6	\$ 1,400.00
	Irrigation Repairs: August 2021	OC7	\$ 765.80
	Pine Tree Area Cleanup	OC8	\$ 500.00
	Pinestraw Application	OC9	\$ 12,121.00
2	Clay Electric Cooperative (paid online)		
	11731 SW 24TH AVE; 07/22/21-08/20/21	Acct: 8903896	\$ 54.00
	2789 SW 117TH ST; 07/22/21-08/20/21	Acct: 8910543	\$ 137.00
	2788 SW 117TH ST; 07/22/21-08/20/21	Acct: 8911145	\$ 30.00
	3319 SW 115TH TER; 07/22/21-08/20/21	Acct: 8930796	\$ 48.00
	11619 SW 24TH AVE; 07/22/21-08/20/21	Acct: 8941593	\$ 204.00
	11701 SW 30TH AVE; 07/22/21-08/20/21	Acct: 8965734	\$ 2,738.00
	10862 SW 34TH RD; 07/22/21-08/20/21	Acct: 9081911	\$ 41.00
	3727 SW 122ND ST; 07/22/21-08/20/21	Acct: 9104888	\$ 77.00
	3727 SW 122ND ST; 07/22/21-08/20/21	Acct: 9104890	\$ 77.00
	3727 SW 122ND ST; 07/22/21-08/20/21	Acct: 9104891	\$ 72.00
	12057 SW 28TH AVE; 07/22/21-08/20/21	Acct: 9105050	\$ 29.00
	3793 SW 109TH WAY; 07/22/21-08/20/21	Acct: 9116208	\$ 30.00
	10692 SW 34TH RD; 07/22/21-08/20/21	Acct: 9116234	\$ 29.00
	3187 SW 117th TER; 07/22/21-08/20/21	Acct: 9118493	\$ 56.00
	3392 SW 115th TER; 07/22/21-08/20/21	Acct: 9118495	\$ 42.00
	3831 SW 120th DR; 07/22/21-08/20/21	Acct: 9123501	\$ 39.00
	3830 SW 120TH DR; 07/22/21-08/20/21	Acct: 9126296	\$ 29.00
3	Torrence Claybrooks		
	Reimbursement: Personal Vehicle Use	--	\$ 100.00
4	Leland Management, Inc.		
	Management Fee: July 2021	6494	\$ 1,350.00
	Payroll W/E 07/11/2021	--	\$ 2,959.44
	Payroll W/E 07/25/2021	--	\$ 2,862.56
	Reimbursement: June 2021	--	\$ 50.34
5	Southeastern Paper Group		
	Janitorial Supplies	5318218	\$ 70.82
	Janitorial Supplies	5324619	\$ 339.02
6	Twinkle Nights Holiday Lights		
	Holiday Decorations - 50% Deposit	TNHL-71421OAC	\$ 4,078.31
TOTAL			\$ 30,629.29

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 129

9/16/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Ceptra Landscape		
	Landscape and Irrigation Maintenance - Phase 1: September 2021	OC33	\$ 10,550.83
	Landscape and Irrigation Maintenance - Phase 2: September 2021	OC34	\$ 2,380.00
	Landscape and Irrigation Maintenance - Amenity: September 2021	OC35	\$ 3,649.99
	Plant Replacement	OC82	\$ 2,098.00
	Plant Replacement	OC83	\$ 4,447.90
2	Charles White Fence, Inc.		
	Installed Electronic Gate Lock	831	\$ 875.00
3	Destiny Horse & Carriage LLC		
	Horse-drawn Carriage Rides - 11/20/21 Event	--	\$ 675.00
4	GRU (paid online)		
	11669 SW 24TH AVE; 07/20/21-08/20/21	Acct. 2000-5029-1134	\$ 76.10
	11725 SW 24TH AVE; 07/20/21-08/18/21	Acct. 2000-5029-1235	\$ 81.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5612-2349	\$ 125.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5614-9833	\$ 224.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5614-9934	\$ 53.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0035	\$ 142.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0136	\$ 27.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0237	\$ 29.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0439	\$ 34.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0540	\$ 24.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0641	\$ 18.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0742	\$ 18.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-0944	\$ 21.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-1045	\$ 152.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-1146	\$ 125.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-1348	\$ 102.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-1550	\$ 113.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-1651	\$ 970.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-1853	\$ 124.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-1954	\$ 46.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-2156	\$ 9.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-2257	\$ 49.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-2358	\$ 90.10
	11701 SW 30TH AVE; 07/20/21-08/18/21	Acct. 2000-5615-6705	\$ 307.10
	11701 SW 30TH AVE; (CREDIT statement - info only)	Acct. 2000-5794-1606	\$ -
	3793 SW 109 WAY;	Acct. 2000-7089-9691	\$ 11.35
	11724 SW 34TH RD; 07/20/21-08/18/21	Acct. 2000-7142-5111	\$ 275.27
	10862 SW 34TH RD; 07/23/21-08/18/21	Acct. 2000-7511-1212	\$ 11.10
	3830 SW 120TH DR; 07/20/21-08/18/21	Acct. 2000-7515-7890	\$ 511.10

**Parker Road
Community Development District**

Payment Authorization 129
9/16/2021

Item No.	Payee	Invoice #	FY21 General Fund
5	Lloyd's Exercise Equipment, LLC Scheduled Equipment Maintenance - 3rd Visit 2021	8S604-2021	\$ 275.00
6	PFM Group Consulting, LLC Dissemination Fee S2007A/B, 2020A: 07/01/21-09/30/21	116957	\$ 2,500.00
7	Pinto Carrages Works LLC Horse-drawn Carriage Rides - 11/20/21 Event	--	\$ 675.00
8	R.E. Arnold Construction Sinkhole Repairs - Pond #8 Sinkhole Repairs - Pond #9 Sinkhole Repairs - Pond #8 Sinkhole Repairs - Pond #9 Sinkhole Repairs - Pond #8 Sidewalk	6129 6132 6141 6142 6143	\$ 2,150.50 \$ 3,021.62 \$ 4,286.63 \$ 2,403.50 \$ 5,492.48
9	SkyFrog Landscape, LLC Pine Straw Application Landscape Maintenance: September 2021	5741A 6148	\$ 10,200.00 \$ 7,842.00
10	Southern Escapes, LLC Pool Service: May 2021 Pool Service: September 2021	1036 2125	\$ 1,800.00 \$ 1,800.00
11	VGlobalTech Monthly Website Fee: September 2021	3049	\$ 100.00
TOTAL			\$ 70,993.67

Secretary/Assistant Secretary



Chairman

**Parker Road
Community Development District**

Payment Authorization 130
9/23/2021

Item No.	Payee	Invoice #	FY21 General Fund
1	Cox Business (paid online) 11701 SW 30TH AVE; 09/10/21-10/09/21	Acct: 022609201	\$ 341.77
2	Gainesville Pest Control General Pest Control	52876	\$ 125.00
3	GFL Environmental (paid online) (formerly WCA) 11701 SW 30TH AVE; Acct. A6077881 - October 2021	A60001623694	\$ 159.97
4	Leland Management, Inc. Management Fee: August 2021 Payroll W/E 08/08/2021 Payroll W/E 08/22/2021 Reimbursement: July 2021	8012 -- -- --	\$ 1,350.00 \$ 2,992.57 \$ 2,847.24 \$ 50.34
5	OnSight Industries Amenity Center/Pool Signs	001-21-302042D	\$ 181.00
6	Solitude Lake Management Lake & Pond Management: August 2021	PI-A00653972	\$ 940.00
TOTAL			\$ 8,987.89

Vivian Carvalho

Secretary/Assistant Secretary

Kerry White

Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 131

9/30/2021

Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
1	Cepira Landscape			
	Irrigation Repairs: September 2021	OC125	\$ 676.40	
	Mow Preserve, Empty Pet Stations: September 2021	OC126	\$ 1,400.00	
	Additional Maintenance: Phase 3	OC127	\$ 420.00	
2	Egis Insurance Advisors, LLC			
	FY 2022 Insurance Renewal	14343		\$ 31,652.00
3	Infinite Exteriors			
	Pressure Washing	362	\$ 662.50	
4	PFM Group Consulting, LLC			
	District Management Fee: September 2021	DM-09-2021-41	\$ 2,083.37	
	Tax Roll Preparation and Submission: FY 2022	FY22-TR-0022		\$ 12,500.00
Subtotal			\$ 5,242.27	\$ 44,152.00
TOTAL			\$49,394.27	

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 132
10/7/2021


Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
1	Cepira Landscape			
	Landscape and Irrigation Maintenance - Phase 1: October 2021	OC165		\$ 10,550.83
	Landscape and Irrigation Maintenance - Phase 2: October 2021	OC166		\$ 2,380.00
	Landscape and Irrigation Maintenance - Amenity: October 2021	OC167		\$ 3,649.99
2	Clay Electric Cooperative (paid online)			
	11731 SW 24TH AVE; 08/20/21-09/22/21	Acct: 8903896	\$ 54.00	
	2789 SW 117TH ST; 08/20/21-09/22/21	Acct: 8910543	\$ 159.00	
	2788 SW 117TH ST; 08/20/21-09/22/21	Acct: 8911145	\$ 30.00	
	3319 SW 115TH TER; 08/20/21-09/22/21	Acct: 8930796	\$ 54.00	
	11619 SW 24TH AVE; 08/20/21-09/22/21	Acct: 8941593	\$ 249.00	
	11701 SW 30TH AVE; 08/20/21-09/22/21	Acct: 8965734	\$ 2,898.00	
	10862 SW 34TH RD; 08/20/21-09/22/21	Acct: 9081911	\$ 45.00	
	3727 SW 122ND ST; 08/20/21-09/22/21	Acct: 9104888	\$ 88.00	
	3727 SW 122ND ST; 08/20/21-09/22/21	Acct: 9104890	\$ 88.00	
	3727 SW 122ND ST; 08/20/21-09/22/21	Acct: 9104891	\$ 81.00	
	12057 SW 28TH AVE; 08/20/21-09/22/21	Acct: 9105050	\$ 30.00	
	3793 SW 109TH WAY; 08/20/21-09/22/21	Acct: 9116208	\$ 30.00	
	10692 SW 34TH RD; 08/20/21-09/22/21	Acct: 9116234	\$ 30.00	
	3187 SW 117th TER; 08/20/21-09/22/21	Acct: 9118493	\$ 62.00	
	3392 SW 115th TER; 08/20/21-09/22/21	Acct: 9118495	\$ 45.00	
	3831 SW 120th DR; 08/20/21-09/22/21	Acct: 9123501	\$ 42.00	
	3830 SW 120TH DR; 08/20/21-09/22/21	Acct: 9126296	\$ 29.00	
3	Gainesville Pest Control			
	BeeTreatment	54331	\$ 125.00	
4	GFL Environmental (paid online)			
	11701 SW 30TH AVE; Acct. A6077881 - Bulk Pickup 09/24/21	A60001627406	\$ 99.00	
5	GRU (paid online)			
	11669 SW 24TH AVE; 08/21/21-09/17/21	Acct. 2000-5029-1134	\$ 71.10	
	11725 SW 24TH AVE; 08/19/21-09/17/21	Acct. 2000-5029-1235	\$ 94.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5612-2349	\$ 126.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5614-9833	\$ 167.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5614-9934	\$ 51.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0035	\$ 142.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0136	\$ 28.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0237	\$ 32.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0439	\$ 40.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0540	\$ 28.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0641	\$ 20.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0742	\$ 19.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-0944	\$ 25.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-1045	\$ 155.10	

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 132
10/7/2021

Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
5	GRU (paid online), cont.			
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-1146	\$ 126.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-1348	\$ 95.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-1550	\$ 107.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-1651	\$ 930.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-1853	\$ 145.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-1954	\$ 51.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-2156	\$ 9.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-2257	\$ 47.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-2358	\$ 86.10	
	11701 SW 30TH AVE; 08/19/21-09/17/21	Acct. 2000-5615-6705	\$ 253.10	
	11701 SW 30TH AVE; (CREDIT statement - info only)	Acct. 2000-5794-1606	\$ -	
	3793 SW 109 WAY;	Acct. 2000-7089-9691	\$ 996.35	
	11724 SW 34TH RD; 08/19/21-09/17/21	Acct. 2000-7142-5111	\$ 991.10	
	10862 SW 34TH RD; 08/19/21-09/17/21	Acct. 2000-7511-1212	\$ 342.10	
	3830 SW 120TH DR; 08/19/21-09/17/21	Acct. 2000-7515-7890	\$ 406.10	
6	Newmans Heating & Air Conditioning, Inc			
	Fall 2021 Semi-Annual Preventative Maintenance	21-3702-S	\$ 1,370.00	
7	Solitude Lake Management			
	Lake & Pond Management: October 2021	PI-A00684787		\$ 940.00
Subtotal			\$ 11,193.05	\$ 17,520.82
TOTAL			\$28,713.87	

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 133

10/14/2021

Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
1	Elio Piedra Entertainer Halloween Event 10/31/21	304		\$ 697.00
2	Face Painting Tonya (DeRose) & Photo Booths Stars Face Painting - Halloween Event 10/31/21	63		\$ 375.00
3	Southern Escapes, LLC Pool Service: October 2021	2353		\$ 1,800.00
			Subtotal	\$ - \$ 2,872.00
			TOTAL	\$2,872.00

Secretary/Assistant Secretary



Chairman

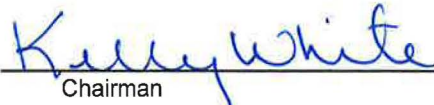
PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 134
10/21/2021

Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
1	Cox Business (paid online) 11701 SW 30TH AVE; 10/10/21-11/09/21	Acct: 022609201		\$ 341.78
2	Department of Economic Opportunity FY 2022 Special District Fee	85025		\$ 175.00
3	GFL Environmental (paid online) 11701 SW 30TH AVE; Acct. A6077881	A60001629047		\$ 159.97
4	Leland Management, Inc. Management Fee: September 2021 Payroll W/E 09/05/2021 Payroll W/E 09/19/2021 Payroll W/E 07/29/2021-09/23/2021 Reimbursement: August 2021	9236 -- -- -- --	\$ 1,350.00 \$ 2,387.57 \$ 1,712.10 \$ 2,835.28 \$ 50.17	
5	Lloyd's Exercise Equipment, LLC Fitness Wipes Treadmill Repairs	H604-19 H604-20	\$ 375.00 \$ 300.00	
6	Orlando Fun Crew, Inc. Fall Festival Event 10/31/2021	8770211		\$ 9,545.00
7	PFM Group Consulting, LLC District Management Fee: October 2021	DM-10-2021-40		\$ 2,083.33
8	QFC Supply Company Dog Waste Bags	15-13430		\$ 180.54
9	R.E. Arnold Construction Sinkhole Repairs - Pond #8 Sinkhole Repairs - GRU Pond Sinkhole Repairs - Pond #9	6177 6178 6179	\$ 7,636.00 \$ 1,495.00 \$ 14,265.75	
10	SkyFrog Landscape, LLC Landscape Maintenance: October 2021	6374		\$ 7,842.00
Subtotal			\$ 32,406.87	\$ 20,327.62
TOTAL			\$52,734.49	

Secretary/Assistant Secretary

Chairman



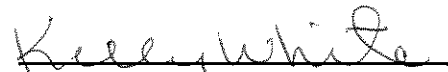
**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 135

10/28/2021

Item No.	Payee	Invoice #	FY22 General Fund
1	Cepira Landscape Mow Preserve, Empty Pet Stations: October 2021	OC213	\$ 1,150.00
2	Egis Insurance Advisors, LLC FY 2022 Insurance - Fitness Equipment Addendum	14971	\$ 890.00
Subtotal			\$ 2,040.00
TOTAL			\$2,040.00

Secretary/Assistant Secretary


Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 136

11/8/2021

Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
1	Cepra Landscape			
	Irrigation Repairs: Phase 3	19186		\$ 1,184.50
	Additional Maintenance: Phase 3	OC227		\$ 540.00
	Mow Preserve, Empty Pet Stations: October 2021	OC228		\$ 1,150.00
	Irrigation Repairs: October 2021	OC229		\$ 1,289.60
	Landscape and Irrigation Maintenance - Phase 1: November 2021	OC291		\$ 10,550.83
	Landscape and Irrigation Maintenance - Phase 2: November 2021	OC292		\$ 2,380.00
	Landscape and Irrigation Maintenance - Amenity: November 2021	OC293		\$ 3,649.99
2	Charles White Fence, Inc.			
	Installed Hydraulic Gate Closer	847		\$ 419.00
3	Clay Electric Cooperative (paid online)			
	11731 SW 24TH AVE; 09/22/21-10/21/21	Acct: 8903896		\$ 49.00
	2789 SW 117TH ST; 09/22/21-10/21/21	Acct: 8910543		\$ 148.00
	2788 SW 117TH ST; 09/22/21-10/21/21	Acct: 8911145		\$ 30.00
	3319 SW 115TH TER; 09/22/21-10/21/21	Acct: 8930796		\$ 52.00
	11619 SW 24TH AVE; 09/22/21-10/21/21	Acct: 8941593		\$ 222.00
	11701 SW 30TH AVE; 09/22/21-10/21/21	Acct: 8965734		\$ 2,517.00
	10862 SW 34TH RD; 09/22/21-10/21/21	Acct: 9081911		\$ 43.00
	3727 SW 122ND ST; 09/22/21-10/21/21	Acct: 9104888		\$ 84.00
	3727 SW 122ND ST; 09/22/21-10/21/21	Acct: 9104890		\$ 84.00
	3727 SW 122ND ST; 09/22/21-10/21/21	Acct: 9104891		\$ 77.00
	12057 SW 28TH AVE; 09/22/21-10/21/21	Acct: 9105050		\$ 30.00
	3793 SW 109TH WAY; 09/22/21-10/21/21	Acct: 9116208		\$ 30.00
	10692 SW 34TH RD; 09/22/21-10/21/21	Acct: 9116234		\$ 29.00
	3187 SW 117th TER; 09/22/21-10/21/21	Acct: 9118493		\$ 60.00
	3392 SW 115th TER; 09/22/21-10/21/21	Acct: 9118495		\$ 44.00
	3831 SW 120th DR; 09/22/21-10/21/21	Acct: 9123501		\$ 41.00
	3830 SW 120TH DR; 09/22/21-10/21/21	Acct: 9126296		\$ 29.00
4	GFL Environmental (paid online)			
	11701 SW 30TH AVE; Bulk Pickup 10/23/21	A60001632798		\$ 99.00
5	GRU (paid online)			
	11669 SW 24TH AVE; 09/18/21-10/18/21	Acct. 2000-5029-1134		\$ 98.78
	11725 SW 24TH AVE; 09/18/21-10/18/21	Acct. 2000-5029-1235		\$ 121.10
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5612-2349		\$ 132.26
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5614-9833		\$ 185.58
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5614-9934		\$ 57.86
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0035		\$ 171.94
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0136		\$ 31.82
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0237		\$ 42.98
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0439		\$ 47.94
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0540		\$ 33.06
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0641		\$ 24.38
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0742		\$ 23.14
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-0944		\$ 29.34

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 136

11/8/2021

Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
5	GRU (paid online), cont.			
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-1045		\$ 186.82
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-1146		\$ 173.18
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-1348		\$ 128.54
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-1550		\$ 149.62
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-1651		\$ 1,018.86
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-1853		\$ 188.06
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-1954		\$ 62.82
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-2156		\$ 9.50
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-2257		\$ 81.42
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-2358		\$ 118.62
	11701 SW 30TH AVE; 09/18/21-10/18/21	Acct. 2000-5615-6705		\$ 243.86
	11701 SW 30TH AVE; (CREDIT statement - info only)	Acct. 2000-5794-1606		\$ -
	3793 SW 109 WAY;	Acct. 2000-7089-9691		\$ 1,485.93
	11724 SW 34TH RD; 09/18/21-10/18/21	Acct. 2000-7142-5111		\$ 578.66
	10862 SW 34TH RD; 09/18/21-10/18/21	Acct. 2000-7511-1212		\$ 312.06
	3830 SW 120TH DR; 09/18/21-10/18/21	Acct. 2000-7515-7890		\$ 325.70
6	Solitude Lake Management			
	Lake & Pond Management: November 2021	PI-A00702551		\$ 940.00
7	Southern Escapes, LLC			
	Pool Service: November 2021	2571		\$ 1,800.00
8	VGlobalTech			
	Quarter 3 ADA Audit	3120	\$ 300.00	
	Monthly Website Fee: October 2021	3186		\$ 100.00
Subtotal			\$ 300.00	\$ 33,735.75
TOTAL			\$34,035.75	

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 137

11/18/2021

Item No.	Payee	Invoice #	FY21 General Fund	FY22 General Fund
1	Arrow Exterminators Initial Rodent Control Service	44104400		\$ 420.00
2	CA Florida Holdings (The Gainesville Sun) Legal Advertising on 10/08/21 (Ad: 6228419)	4156897		\$ 113.16
3	Cox Business (paid online) 11701 SW 30TH AVE; 11/10/21-12/09/21	Acct: 022609201		\$ 341.78
4	Gainesville Pest Control General Pest Control	54988		\$ 125.00
5	Hopping Green & Sams General Counsel Through 08/31/21	125828	\$ 1,265.50	
6	Leland Management, Inc. Management Fee: October 2021	10302		\$ 1,350.00
	Payroll W/E 10/03/2021	--		\$ 2,035.53
	Payroll W/E 10/17/2021	--		\$ 1,705.40
	Payroll W/E 10/31/2021	--		\$ 1,309.14
	Reimbursement: September 2021	--	\$ 50.34	
7	PFM Group Consulting, LLC District Management Fee: November 2021	DM-11-2021-40		\$ 2,083.33
8	SkyFrog Landscape, LLC Landscape Maintenance: November 2021	6612		\$ 7,842.00
9	Solitude Lake Management Lake & Pond Management: September 2021	PI-A00666427	\$ 940.00	
10	Southern Escapes, LLC Autofill Valve Installation	2698		\$ 297.58
11	T&A Maintenance Property Maintenance 10/13/21-11/12/21	573		\$ 2,660.00
12	VGlobalTech Monthly Website Fee: November 2021	3267		\$ 100.00
Subtotal			\$ 2,255.84	\$ 20,382.92
TOTAL			\$22,638.76	

Secretary/Assistant Secretary

Chairman

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**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 138

12/2/2021

Item No.	Payee	Invoice #	FY22 General Fund
1	Arrow Exterminators Initial Rodent Control Service	44289399	\$ 120.00
2	Ceptra Landscape Irrigation Repairs	OC327	\$ 777.40
	Additional Maintenance: Phase 3	OC332	\$ 540.00
	Mow Preserve, Empty Pet Stations: November 2021	OC335	\$ 1,025.00
3	Gainesville Carpet & Flooring Flooring Repairs	GA041356	\$ 300.00
4	GFL Environmental (paid online) 11701 SW 30TH AVE; December 2021	A60001634433	\$ 159.97
5	Hopping Green & Sams General Counsel Through 11/24/21	126138	\$ 201.80
6	J. Hugh McDowell Santa Claus Visit	202102	\$ 240.00
7	Lincoln Aquatics Pool Racing Lanes	C6592921	\$ 1,235.70
8	R.E. Arnold Construction Sinkhole Repairs	6192	\$ 10,738.13
9	SkyFrog Landscape, LLC Pine Straw Application / Washout Repairs	5914A	\$ 6,390.00
10	Southeastern Paper Group Janitorial Supplies	5374121	\$ 63.92
11	Twinkle Nights Holiday Lights Holiday Decorations - 50% Balance Due	5023	\$ 4,078.31
TOTAL			\$ 25,870.23

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 139
12/15/2021

Item No.	Payee	Invoice #	FY22 General Fund
4	GRU (paid online), cont.		
	11701 SW 30TH AVE; 10/19/21-11/16/21	Acct. 2000-5615-1954	\$ 57.86
	11701 SW 30TH AVE; 10/19/21-11/16/21	Acct. 2000-5615-2156	\$ 9.50
	11701 SW 30TH AVE; 10/19/21-11/16/21	Acct. 2000-5615-2257	\$ 64.06
	11701 SW 30TH AVE; 10/19/21-11/16/21	Acct. 2000-5615-2358	\$ 103.74
	11701 SW 30TH AVE; 10/19/21-11/16/21	Acct. 2000-5615-6705	\$ 321.98
	11701 SW 30TH AVE; (CREDIT statement - info only)	Acct. 2000-5794-1606	\$ -
	3793 SW 109 WAY;	Acct. 2000-7089-9691	\$ 625.68
	11724 SW 34TH RD; 10/19/21-11/16/21	Acct. 2000-7142-5111	\$ 95.06
	10862 SW 34TH RD; 10/19/21-11/16/21	Acct. 2000-7511-1212	\$ 1,130.46
	3830 SW 120TH DR; 10/19/21-11/16/21	Acct. 2000-7515-7890	\$ 184.34
5	Leland Management, Inc.		
	Management Fee: November 2021	11695	\$ 1,350.00
	Payroll W/E 11/14/2021	--	\$ 1,309.14
	Payroll W/E 11/28/2021	--	\$ 1,597.60
6	PFM Group Consulting, LLC		
	Dissemination Fee S2007A/B, 2020A: 10/01/21-12/31/21	118313	\$ 2,500.00
	District Management Fee: December 2021	DM-12-2021-40	\$ 2,083.33
	FedEx: October 2021	OE-EXP-11-30	\$ 6.06
7	SkyFrog Landscape, LLC		
	Landscape Maintenance: December 2021	6871	\$ 7,842.00
8	Solitude Lake Management		
	Lake & Pond Management: December 2021	PI-A00720860	\$ 940.00
9	Southern Escapes, LLC		
	Pool Service: December 2021	2784	\$ 1,800.00
10	VGlobalTech		
	Monthly Website Fee: December 2021	3353	\$ 100.00
	Quarter 4 ADA Audit	3427	\$ 300.00
TOTAL			\$ 45,285.03

Secretary/Assistant Secretary


Chairman


**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 140

1/6/2022

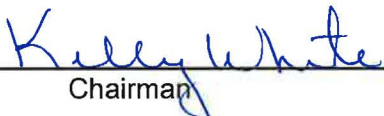
Item No.	Payee	Invoice #	FY22 General Fund
1	Arrow Exterminators Rodent Control Service	44606773	\$ 120.00
2	Cepira Landscape Mow Preserve, Empty Pet Stations: Decmber 2021 Irrigation Repairs Landscape and Irrigation Maintenance - Phase 1: January 2022 Landscape and Irrigation Maintenance - Phase 2: January 2022 Landscape and Irrigation Maintenance - Amenity: January 2022	OC434 OC436 OC458 OC459 OC460	\$ 1,945.00 \$ 950.40 \$ 10,550.83 \$ 2,380.00 \$ 3,649.99
3	Lawn Enforcement Agency, Inc. Pool Coping Repair	250763	\$ 636.00
4	Lloyd's Exercise Equipment, LLC Fitness Equipment	T604-21	\$ 2,930.77
5	R.E. Arnold Construction Sinkhole Regrading, Seeding, Mulching	--	\$ 2,408.75
6	SkyFrog Tree Service, LLC Tree Removal	20348	\$ 600.00
7	Southern Escapes, LLC Pool Service: January 2022	3001	\$ 1,800.00
8	Superior Wildlife Services Coyote Removal	112221-06	\$ 6,000.00
9	T&A Maintenance Property Maintenance 11/15/21-12/17/21	589	\$ 2,100.00
10	VGlobalTech Monthly Website Fee: January 2022	3488	\$ 100.00
TOTAL			\$ 36,171.74

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 141
1/13/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	ADT Security Services Security System Installation (Invoice 895068164)	Acct. 404030132	\$ 3,001.34
2	Cepira Landscape Irrigation Repairs	OC469	\$ 528.00
3	Leland Management, Inc. Management Fee: December 2021	14210	\$ 1,350.00
	Payroll W/E 12/12/2021	--	\$ 1,921.03
	Payroll W/E 12/26/2021	--	\$ 2,177.62
	Reimbursement: November 2021	--	\$ 50.00
4	MyNetWire, LLC Annual Website Services	48655	\$ 400.00
5	Solitude Lake Management Lake & Pond Management: January 2022	PI-A00737590	\$ 940.00
TOTAL			\$ 10,367.99
			\$ 7,366.65
<hr/> Secretary/Assistant Secretary		<hr/>  Chairman	

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 142

1/21/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	Arrow Exterminators Rodent Control Service	44907529	\$ 120.00
2	Cepra Landscape Mulch Replacement	OC506	\$ 242.50
3	Clay Electric Cooperative (paid online)		
	11731 SW 24TH AVE; 11/22/21-12/21/21	Acct: 8903896	\$ 54.00
	2789 SW 117TH ST; 11/22/21-12/21/21	Acct: 8910543	\$ 162.00
	2788 SW 117TH ST; 11/22/21-12/21/21	Acct: 8911145	\$ 30.00
	3319 SW 115TH TER; 11/22/21-12/21/21	Acct: 8930796	\$ 51.00
	11619 SW 24TH AVE; 11/22/21-12/21/21	Acct: 8941593	\$ 257.00
	11701 SW 30TH AVE; 11/22/21-12/21/21	Acct: 8965734	\$ 2,650.00
	10862 SW 34TH RD; 11/22/21-12/21/21	Acct: 9081911	\$ 45.00
	3727 SW 122ND ST; 11/22/21-12/21/21	Acct: 9104888	\$ 92.00
	3727 SW 122ND ST; 11/22/21-12/21/21	Acct: 9104890	\$ 97.00
	3727 SW 122ND ST; 11/22/21-12/21/21	Acct: 9104891	\$ 86.00
	12057 SW 28TH AVE; 11/22/21-12/21/21	Acct: 9105050	\$ 30.00
	3793 SW 109TH WAY; 11/22/21-12/21/21	Acct: 9116208	\$ 30.00
	10692 SW 34TH RD; 11/22/21-12/21/21	Acct: 9116234	\$ 29.00
	3187 SW 117th TER; 11/22/21-12/21/21	Acct: 9118493	\$ 65.00
	3392 SW 115th TER; 11/22/21-12/21/21	Acct: 9118495	\$ 46.00
	3831 SW 120th DR; 11/22/21-12/21/21	Acct: 9123501	\$ 39.00
	3830 SW 120TH DR; 11/22/21-12/21/21	Acct: 9126296	\$ 29.00
4	Gainesville Pest Control General Pest Control	57274	\$ 125.00
5	GFL Environmental (paid online)		
	11701 SW 30TH AVE; January 2022	A60001640405	\$ 159.97
	11701 SW 30TH AVE; February 2022	A60001645592	\$ 159.97
6	GRU (paid online)		
	11669 SW 24TH AVE; 11/17/21-12/16/21	Acct. 2000-5029-1134	\$ 95.06
	11725 SW 24TH AVE; 11/17/21-12/16/21	Acct. 2000-5029-1235	\$ 75.22
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5612-2349	\$ 175.66
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5614-9833	\$ 83.90
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5614-9934	\$ 33.06
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0035	\$ 159.54
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0136	\$ 77.70

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 142

1/21/2022

Item No.	Payee	Invoice #	FY22 General Fund
6	GRU (paid online), cont.		
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0237	\$ 23.14
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0439	\$ 44.22
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0540	\$ 31.82
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0641	\$ 23.14
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0742	\$ 16.94
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-0944	\$ 29.34
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-1045	\$ 143.42
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-1146	\$ 142.18
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-1348	\$ 102.50
	11701 SW 30TH AVE; 11/20/21-12/16/21	Acct. 2000-5615-1550	\$ 185.58
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-1651	\$ 47.94
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-1853	\$ 148.38
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-1954	\$ 64.06
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-2156	\$ 9.50
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-2257	\$ 61.58
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-2358	\$ 108.70
	11701 SW 30TH AVE; 11/17/21-12/16/21	Acct. 2000-5615-6705	\$ 20.66
	11701 SW 30TH AVE; (CREDIT statement - info	Acct. 2000-5794-1606	\$ -
	3793 SW 109 WAY;	Acct. 2000-7089-9691	\$ 889.15
	11724 SW 34TH RD; 11/17/21-12/16/21	Acct. 2000-7142-5111	\$ 9.50
	10862 SW 34TH RD; 11/17/21-12/16/21	Acct. 2000-7511-1212	\$ 635.70
	3830 SW 120TH DR; 11/17/21-12/16/21	Acct. 2000-7515-7890	\$ 444.74
7	PFM Group Consulting, LLC		
	District Management Fee; January 2022	DM-01-2022-040	\$ 2,083.33
8	SkyFrog Landscape, LLC		
	Landscape Maintenance: January 2022	7110	\$ 9,755.00
TOTAL			\$ 20,320.10

Vivian Carvalho

Secretary/Assistant Secretary

Kelley White

Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 143

1/27/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	Cepra Landscape Sod Replacement	OC519	\$ 2,205.00
2	Cox Business (paid online) 11701 SW 30TH AVE; 01/10/22-02/09/22	Acct: 022609201	\$ 367.26
3	Deluxe Corporation (paid online) Check Order	442428	\$ 30.00
	Check Order	445490	\$ 480.00
4	Gator Fire Extinguisher Co., Inc. Fire Extinguisher 6-Year Maintenance	1046723	\$ 78.00
5	Randy Lewis Electric Inc. Electrical Repairs: Oakmont Clubhouse	4221	\$ 2,650.00
6	T&A Maintenance Property Maintenance 12/20/21-01/21/22	596	\$ 2,045.00
TOTAL			\$ 7,855.26

Vivian Carvalho

Secretary/Assistant Secretary

Kacey White

Chairman

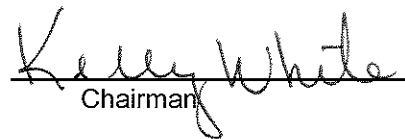
**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 144

2/3/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	Cepira Landscape Irrigation Repairs: January 2022	OC524	\$ 1,059.20
	Landscape and Irrigation Maintenance - Phase 1: February 2022	OC551	\$ 10,550.83
	Landscape and Irrigation Maintenance - Phase 2: February 2022	OC552	\$ 2,380.00
	Landscape and Irrigation Maintenance - Amenity: February 2022	OC553	\$ 3,649.99
2	Face Painting Tonya (DeRose) & Photo Booths Stars Face Painting - Spring Family Day 04/02/22	82	\$ 375.00
3	Farm to You Revue Pony Rides / Petting Farm 04/02/22 - 50% Deposit	5513	\$ 1,075.00
4	Lincoln Aquatics Restrung Pool Racing Lanes	C6597740	\$ 275.00
5	SkyFrog Landscape, LLC Ornamental Grass Trimming	7166	\$ 5,100.00
6	Southeastern Paper Group Janitorial Supplies	5483469	\$ 525.78
7	Southern Escapes, LLC Pool Service: February 2022	3253	\$ 1,800.00
TOTAL			\$ 26,790.80

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 145

2/10/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	Cepra Landscape Mow Preserve, Empty Pet Stations: January 2022	OC595	\$ 1,945.00
2	Clay Electric Cooperative (paid online) 11731 SW 24TH AVE; 12/21/21-01/21/22 2789 SW 117TH ST; 12/21/21-01/21/22 2788 SW 117TH ST; 12/21/21-01/21/22 3319 SW 115TH TER; 12/21/21-01/21/22 11619 SW 24TH AVE; 12/21/21-01/21/22 11701 SW 30TH AVE; 12/21/21-01/21/22 10862 SW 34TH RD; 12/21/21-01/21/22 3727 SW 122ND ST; 12/21/21-01/21/22 3727 SW 122ND ST; 12/21/21-01/21/22 3727 SW 122ND ST; 12/21/21-01/21/22 12057 SW 28TH AVE; 12/21/21-01/21/22 3793 SW 109TH WAY; 12/21/21-01/21/22 10692 SW 34TH RD; 12/21/21-01/21/22 3187 SW 117th TER; 12/21/21-01/21/22 3392 SW 115th TER; 12/21/21-01/21/22 3831 SW 120th DR; 12/21/21-01/21/22 3830 SW 120TH DR; 12/21/21-01/21/22	Acct: 8903896 Acct: 8910543 Acct: 8911145 Acct: 8930796 Acct: 8941593 Acct: 8965734 Acct: 9081911 Acct: 9104888 Acct: 9104890 Acct: 9104891 Acct: 9105050 Acct: 9116208 Acct: 9116234 Acct: 9118493 Acct: 9118495 Acct: 9123501 Acct: 9126296	\$ 66.00 \$ 174.10 \$ 40.00 \$ 61.00 \$ 264.85 \$ 3,004.50 \$ 57.00 \$ 106.00 \$ 105.00 \$ 101.00 \$ 40.00 \$ 40.00 \$ 39.00 \$ 77.00 \$ 57.00 \$ 49.00 \$ 39.00
3	GRU (paid online) 11669 SW 24TH AVE; 12/17/21-01/20/22 11725 SW 24TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/19/22 11701 SW 30TH AVE; 12/17/21-01/19/22 11701 SW 30TH AVE; 12/17/21-01/19/22 11701 SW 30TH AVE; 12/17/21-01/19/22 11701 SW 30TH AVE; 12/17/21-01/19/22 11701 SW 30TH AVE; 12/17/21-01/19/22 11701 SW 30TH AVE; 12/17/21-01/19/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22 11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5029-1134 Acct. 2000-5029-1235 Acct. 2000-5612-2349 Acct. 2000-5614-9833 Acct. 2000-5614-9934 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-0237 Acct. 2000-5615-0439 Acct. 2000-5615-0540 Acct. 2000-5615-0641 Acct. 2000-5615-0742 Acct. 2000-5615-0944 Acct. 2000-5615-1045 Acct. 2000-5615-1146 Acct. 2000-5615-1348 Acct. 2000-5615-1550	\$ 54.33 \$ 54.03 \$ 51.66 \$ 31.82 \$ 24.38 \$ 77.70 \$ 96.30 \$ 20.66 \$ 23.14 \$ 16.94 \$ 14.46 \$ 14.46 \$ 19.42 \$ 66.54 \$ 65.30 \$ 49.18 \$ 59.10

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 145

2/10/2022

Item No.	Payee	Invoice #	FY22 General Fund
3	GRU (paid online), cont.		
	11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5615-1651	\$ 55.38
	11701 SW 30TH AVE; 12/17/21-01/19/22	Acct. 2000-5615-1853	\$ 70.26
	11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5615-1954	\$ 72.74
	11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5615-2156	\$ 9.50
	11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5615-2257	\$ 45.46
	11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5615-2358	\$ 47.94
	11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5615-6705	\$ 181.86
	11701 SW 30TH AVE; 12/17/21-01/20/22	Acct. 2000-5794-1606	\$ 2,328.65
	3793 SW 109 WAY;	Acct. 2000-7089-9691	\$ 307.93
	11724 SW 34TH RD; 12/17/21-01/20/22	Acct. 2000-7142-5111	\$ 78.70
	10862 SW 34TH RD; (CREDIT - info only)	Acct. 2000-7511-1212	\$ -
	3830 SW 120TH DR; 12/17/21-01/20/22	Acct. 2000-7515-7890	\$ 263.70
4	Solitude Lake Management		
	Lake & Pond Management: February 2022	PI-A00752082	\$ 940.00
TOTAL			\$ 11,406.99

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 146

2/17/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	CA Florida Holdings (The Gainesville Sun) Legal Advertising on 01/14/22 (Ad: 6730483)	4346497	\$ 250.92
2	Cepira Landscape Mulch Installation	OC602	\$ 4,785.00
3	Cox Business (paid online) 11701 SW 30TH AVE; 02/10/22-03/09/22	Acct: 022609201	\$ 367.26
4	Leland Management, Inc. Management Fee: January 2022	14210	\$ 1,350.00
	Payroll W/E 01/09/2022	--	\$ 2,532.19
	Payroll W/E 01/23/2022	--	\$ 2,533.73
	Reimbursement: December 2021	--	\$ 50.00
5	Lloyd's Exercise Equipment, LLC Fitness Wipes	E604-22	\$ 500.00
6	PFM Group Consulting, LLC District Management Fee: February 2022	DM-02-2022-040	\$ 2,083.33
7	QFC Supply Company Dog Waste Bags	15-13791	\$ 256.00
8	SkyFrog Landscape, LLC Landscape Maintenance: February 2022	7333	\$ 9,755.00
9	Southeastern Paper Group Janitorial Supplies	5518295	\$ 175.80
10	Workman Forestry Mow Preserve	2022026	\$ 3,500.00
TOTAL			\$ 28,139.23

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 147

2/24/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	Arrow Exterminators Rodent Control Service	45361995	\$ 120.00
2	PFM Group Consulting, LLC Dissemination Fee S2007A/B, 2020A: 01/01/22-03/31/22	119133	\$ 2,500.00
	Postage: January 2022	OE-EXP-02-040	\$ 9.94
TOTAL			\$ 2,629.94

Secretary/Assistant Secretary

Kasey White
Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 148

3/4/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	Cepra Landscape		
	Mow Preserve, Empty Pet Stations: February 2022	OC638	\$ 1,945.00
	Irrigation Repairs: February 2022	OC639	\$ 1,885.60
	Landscape and Irrigation Maintenance - Phase 1: March 2022	OC655	\$ 10,550.83
	Landscape and Irrigation Maintenance - Phase 2: March 2022	OC656	\$ 2,380.00
	Landscape and Irrigation Maintenance - Amenity: March 2022	OC657	\$ 3,649.99
	Landscape and Irrigation Maintenance - Phase 3: March 2022	OC658	\$ 1,195.00
2	Fitness on Demand		
	Platinum Subscription: March 2022	12193	\$ 199.95
3	GFL Environmental (paid online)		
	11701 SW 30TH AVE; March 2022	A60001650723	\$ 159.97
4	Grau & Associates		
	Audit FY 2021	22137	\$ 6,200.00
5	Infinite Exteriors		
	Pressure Washing	449	\$ 5,000.00
TOTAL			\$ 33,166.34

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 149
3/11/2022

Item No.	Payee	Invoice #	FY22 General Fund
1	Cepra Landscape		
	Landscape & Irrigation Maintenance-Phase 1: December 2021	OC366	\$ 10,550.83
	Landscape & Irrigation Maintenance-Phase 2: December 2021	OC367	\$ 2,380.00
	Landscape & Irrigation Maintenance-Amenity: December 2021	OC368	\$ 3,649.99
2	Clay Electric Cooperative (paid online)		
	11731 SW 24TH AVE; 01/21/22-02/21/22	Acct: 8903896	\$ 58.00
	2789 SW 117TH ST; 01/21/22-02/21/22	Acct: 8910543	\$ 162.00
	2788 SW 117TH ST; 01/21/22-02/21/22	Acct: 8911145	\$ 35.00
	3319 SW 115TH TER; 01/21/22-02/21/22	Acct: 8930796	\$ 55.00
	11619 SW 24TH AVE; 01/21/22-02/21/22	Acct: 8941593	\$ 234.00
	11701 SW 30TH AVE; 01/21/22-02/21/22	Acct: 8965734	\$ 2,949.00
	10862 SW 34TH RD; 01/21/22-02/21/22	Acct: 9081911	\$ 52.00
	3727 SW 122ND ST; 01/21/22-02/21/22	Acct: 9104888	\$ 99.00
	3727 SW 122ND ST; 01/21/22-02/21/22	Acct: 9104890	\$ 98.00
	3727 SW 122ND ST; 01/21/22-02/21/22	Acct: 9104891	\$ 91.00
	12057 SW 28TH AVE; 01/21/22-02/21/22	Acct: 9105050	\$ 35.00
	3793 SW 109TH WAY; 01/21/22-02/21/22	Acct: 9116208	\$ 35.00
	10692 SW 34TH RD; 01/21/22-02/21/22	Acct: 9116234	\$ 34.00
	3187 SW 117th TER; 01/21/22-02/21/22	Acct: 9118493	\$ 71.00
	3392 SW 115th TER; 01/21/22-02/21/22	Acct: 9118495	\$ 51.00
	3831 SW 120th DR; 01/21/22-02/21/22	Acct: 9123501	\$ 46.00
	3830 SW 120TH DR; 01/21/22-02/21/22	Acct: 9126296	\$ 34.00
3	GRU (paid online)		
	11669 SW 24TH AVE; 01/21/22-02/16/22	Acct. 2000-5029-1134	\$ 39.26
	11725 SW 24TH AVE; 01/21/22-02/16/22	Acct. 2000-5029-1235	\$ 47.94
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5612-2349	\$ 60.34
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5614-9833	\$ 9.50
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5614-9934	\$ 25.62
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-0035	\$ 49.18
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-0136	\$ 72.74
	11701 SW 30TH AVE; 01/20/22-02/16/22	Acct. 2000-5615-0237	\$ 19.42
	11701 SW 30TH AVE; 01/20/22-02/16/22	Acct. 2000-5615-0439	\$ 26.86
	11701 SW 30TH AVE; 01/20/22-02/16/22	Acct. 2000-5615-0540	\$ 20.66
	11701 SW 30TH AVE; 01/20/22-02/16/22	Acct. 2000-5615-0641	\$ 15.70
	11701 SW 30TH AVE; 01/20/22-02/16/22	Acct. 2000-5615-0742	\$ 14.46
	11701 SW 30TH AVE; 01/20/22-02/16/22	Acct. 2000-5615-0944	\$ 14.46
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-1045	\$ 44.22
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-1146	\$ 41.74
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-1348	\$ 29.34
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-1550	\$ 40.50

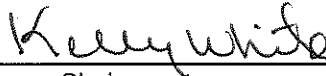
**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 149

3/11/2022

Item No.	Payee	Invoice #	FY22 General Fund
3	GRU (paid online), cont.		
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-1651	\$ 11.98
	11701 SW 30TH AVE; 01/20/22-02/16/22	Acct. 2000-5615-1853	\$ 82.66
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-1954	\$ 60.34
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-2156	\$ 9.50
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-2257	\$ 35.54
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-2358	\$ 31.82
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5615-6705	\$ 86.38
	11701 SW 30TH AVE; 01/21/22-02/16/22	Acct. 2000-5794-1606	\$ 5,054.99
	3793 SW 109 WAY;	Acct. 2000-7089-9691	\$ 163.78
	11724 SW 34TH RD; 01/21/22-02/16/22	Acct. 2000-7142-5111	\$ 57.86
	10862 SW 34TH RD; (CREDIT - info only)	Acct. 2000-7511-1212	\$ -
	3830 SW 120TH DR; 01/21/22-02/16/22	Acct. 2000-7515-7890	\$ 112.42
4	Kutak Rock		
	General Counsel Through 01/31/22	3020380	\$ 1,175.00
5	PFM Group Consulting, LLC		
	Postage: February 2022	OE-EXP-03-017	\$ 1.06
6	Southern Escapes, LLC		
	Pool Service: March 2022	3476	\$ 1,800.00
7	VGlobaITech		
	Monthly Website Fee: February 2022	3564	\$ 100.00
	Monthly Website Fee: March 2022	3650	\$ 110.00
TOTAL			\$ 30,185.09

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Parker Road CDD
Statement of Financial Position
As of 2/28/2022

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$744,847.81				\$744,847.81
General Checking - CSB	34,819.34				34,819.34
Debit Card Account - CSB	1,682.59				1,682.59
Assessments Receivable	214,147.67				214,147.67
Assessments Receivable		\$443,361.51			443,361.51
Due From Other Funds		11,646.53			11,646.53
Revenue 2007A&B		540,819.25			540,819.25
Revenue 2020		394,689.22			394,689.22
Deferred Cost 2007A1 Bond		52.93			52.93
Debt Service Reserve Series 2020		610,000.00			610,000.00
Interest 2007 A Bond		0.09			0.09
Sinking Fund 2020		0.10			0.10
Acquisition/Construction Series 2007			\$182.68		182.68
Acquisition/Construction Series 2020			11,216.11		11,216.11
Total Current Assets	<u>\$995,497.41</u>	<u>\$2,000,569.63</u>	<u>\$11,398.79</u>	<u>\$0.00</u>	<u>\$3,007,465.83</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,545,561.59	\$1,545,561.59
Amount To Be Provided				14,939,438.41	14,939,438.41
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$16,485,000.00</u>	<u>\$16,485,000.00</u>
Total Assets	<u><u>\$995,497.41</u></u>	<u><u>\$2,000,569.63</u></u>	<u><u>\$11,398.79</u></u>	<u><u>\$16,485,000.00</u></u>	<u><u>\$19,492,465.83</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$50,069.53				\$50,069.53
Deferred Revenue	214,147.67				214,147.67
Deferred Revenue		\$443,361.51			443,361.51
Total Current Liabilities	<u>\$264,217.20</u>	<u>\$443,361.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$707,578.71</u>

Parker Road CDD
Statement of Financial Position
As of 2/28/2022

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$16,485,000.00	\$16,485,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$16,485,000.00	\$16,485,000.00
Total Liabilities	\$264,217.20	\$443,361.51	\$0.00	\$16,485,000.00	\$17,192,578.71
<u>Net Assets</u>					
Net Assets, Unrestricted	\$176,018.53				\$176,018.53
Net Assets - General Government	(67,446.19)				(67,446.19)
Current Year Net Assets - General Government	622,707.87				622,707.87
Net Assets, Unrestricted		\$1,258,155.69			1,258,155.69
Current Year Net Assets, Unrestricted		347,959.33			347,959.33
Net Assets - General Government		(48,906.90)			(48,906.90)
Net Assets, Unrestricted			(\$1,190,427.88)		(1,190,427.88)
Net Assets, Unrestricted			1,204,418.30		1,204,418.30
Current Year Net Assets, Unrestricted			15.62		15.62
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	\$731,280.21	\$1,557,208.12	\$11,398.79	\$0.00	\$2,299,887.12
Total Liabilities and Net Assets	\$995,497.41	\$2,000,569.63	\$11,398.79	\$16,485,000.00	\$19,492,465.83

Parker Road CDD
Statement of Activities
As of 2/28/2022

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$779,898.92				\$779,898.92
Off-Roll Assessments	203,123.44				203,123.44
Other Income & Other Financing Sources	4,000.86				4,000.86
On-Roll Assessments		\$718,421.21			718,421.21
Inter-Fund Group Transfers In		(15.38)			(15.38)
Inter-Fund Transfers In			\$15.38		15.38
Total Revenues	<u>\$987,023.22</u>	<u>\$718,405.83</u>	<u>\$15.38</u>	<u>\$0.00</u>	<u>\$1,705,444.43</u>
<u>Expenses</u>					
Insurance	\$2,689.00				\$2,689.00
Trustee Services	1,683.60				1,683.60
Management	10,416.65				10,416.65
Field Management	5,400.00				5,400.00
Dissemination Agent	5,000.00				5,000.00
District Counsel	201.80				201.80
Assessment Administration	12,500.00				12,500.00
Legal Advertising	364.08				364.08
Miscellaneous	649.00				649.00
Contingency	6,654.41				6,654.41
Web Site Maintenance	1,200.00				1,200.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Programming	15,670.50				15,670.50
Lifestyle Coordinator	17,121.38				17,121.38
Electric	4,667.95				4,667.95
Dumpster	898.85				898.85
Water Reclaimed	8,057.19				8,057.19
Conservation Area Maintenance	8,200.00				8,200.00
Amenity - Telephone	846.80				846.80
Amenity - Cable	913.06				913.06
Amenity - Insurance	25,404.00				25,404.00
Amenity - Landscape Maintenance	18,249.95				18,249.95
Amenity - Pool Maintenance	11,444.28				11,444.28
Amenity - Janitorial	1,202.04				1,202.04
Amenity - Maintenance	7,228.00				7,228.00
Amenity - Electric	11,053.50				11,053.50
Amenity - Reclaimed Water	10,584.81				10,584.81
General Insurance	4,449.00				4,449.00
General Repair & Maintenance	29,084.47				29,084.47
Irrigation	6,269.10				6,269.10
Landscaping Maintenance & Material	123,095.15				123,095.15
Landscape Improvements	2,205.00				2,205.00

Parker Road CDD
Statement of Activities
As of 2/28/2022

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Mulch	5,027.50				5,027.50
Fitness Facility	4,630.47				4,630.47
Amenity Building Pest Control	1,150.00				1,150.00
Interest Payments - 2007A Bond		\$168,840.00			168,840.00
Interest Payments - 2020 Series		201,627.50			201,627.50
Total Expenses	<u>\$364,386.54</u>	<u>\$370,467.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$734,854.04</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$71.19				\$71.19
Interest Income		\$21.00			21.00
Interest Income			\$0.24		0.24
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$71.19</u>	<u>\$21.00</u>	<u>\$0.24</u>	<u>\$0.00</u>	<u>\$92.43</u>
Change In Net Assets	\$622,707.87	\$347,959.33	\$15.62	\$0.00	\$970,682.82
Net Assets At Beginning Of Year	<u>\$108,572.34</u>	<u>\$1,209,248.79</u>	<u>\$11,383.17</u>	<u>\$0.00</u>	<u>\$1,329,204.30</u>
Net Assets At End Of Year	<u><u>\$731,280.21</u></u>	<u><u>\$1,557,208.12</u></u>	<u><u>\$11,398.79</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,299,887.12</u></u>

Parker Road CDD
 Budget to Actual
 For the Period End 2/28/22

		Year To Date		
	Actual	Budget	Variance	FY 2022 Adopted Budget
<u>Revenues</u>				
Maintenance Assessments	\$983,022.36	\$498,822.08	\$484,200.28	\$1,197,173.00
Other Income & Other Financing Sources	4,000.86	0.00	4,000.86	0.00
Carry Forward Revenue	0.00	0.00	0.00	0.00
Net Revenues	\$987,023.22	\$498,822.08	\$488,201.14	\$1,197,173.00
<u>General & Administrative Expenses</u>				
Public Official Insurance	2,689.00	1,208.33	1,480.67	2,900.00
Supervisor Fees	0.00	666.67	(666.67)	1,600.00
Trustee Services	\$1,683.60	\$5,000.00	\$(3,316.40)	\$12,000.00
District Management	10,416.65	10,416.67	(0.02)	25,000.00
Engineering	0.00	416.67	(416.67)	1,000.00
Dissemination Agent	5,000.00	4,166.67	833.33	10,000.00
Property Appraiser	0.00	31.25	(31.25)	75.00
District Counsel	201.80	2,083.33	(1,881.53)	5,000.00
Assessment Administration	12,500.00	5,208.33	7,291.67	12,500.00
Reamortization	0.00	208.33	(208.33)	500.00
Audit	0.00	2,500.00	(2,500.00)	6,000.00
Arbitrage Calculation	0.00	416.67	(416.67)	1,000.00
Legal Advertising	364.08	1,041.67	(677.59)	2,500.00
Miscellaneous office (travel, phone, postage, etc)	649.00	625.00	24.00	1,500.00
Web Site Maintenance	1,200.00	1,000.00	200.00	2,400.00
Dues, Licenses, and Fees	175.00	197.92	(22.92)	475.00
General Insurance	4,449.00	1,583.33	2,865.67	3,800.00
Contingency- Incl Hurricane cleanup	6,654.41	56,666.67	(50,012.26)	136,000.00
Total General & Administrative Expenses	\$45,982.54	\$93,437.50	\$(47,454.96)	\$224,250.00
<u>Field Expense</u>				
Field Management	\$5,400.00	\$7,500.00	\$(2,100.00)	\$18,000.00
Landscape Maintenance & Material	123,095.15	140,665.83	(17,570.68)	337,598.00
Landscape Improvements	2,205.00	6,250.00	(4,045.00)	15,000.00
Mulch	5,027.50	17,337.08	(12,309.58)	41,609.00
Tree Trimming	0.00	6,250.00	(6,250.00)	15,000.00
Irrigation	6,269.10	16,666.67	(10,397.57)	40,000.00
Pressure Clean Curbs and Walks	0.00	14,988.33	(14,988.33)	35,972.00
Electric - Street Lights/ private lighting	4,667.95	4,166.67	501.28	10,000.00
Water Reclaimed	8,057.19	16,041.67	(7,984.48)	38,500.00
Conservation Area Maintenance	8,200.00	12,916.67	(4,716.67)	31,000.00
General Repair & Maintenance	29,084.47	33,333.33	(4,248.86)	80,000.00
Total Field Expenses	\$192,006.36	\$276,116.25	\$(84,109.89)	\$662,679.00

Parker Road CDD
 Budget to Actual
 For the Period End 2/28/22

	Actual	Year To Date Budget	Variance	FY 2022 Adopted Budget
<u>Amenity Expenses</u>				
Amenity - Insurance	\$25,404.00	\$11,250.00	\$14,154.00	\$27,000.00
Amenity - Janitorial	1,202.04	3,125.00	(1,922.96)	7,500.00
Amenity - Pool Maintenance	11,444.28	9,791.67	1,652.61	23,500.00
Amenity - Dues & License	0.00	41.67	(41.67)	100.00
Amenity - Maintenance	7,228.00	8,333.33	(1,105.33)	20,000.00
Lifestyle Programming	15,670.50	12,500.00	3,170.50	30,000.00
Lifestyle Coordinator	17,121.38	25,416.67	(8,295.29)	61,000.00
Amenity - Electric	11,053.50	15,916.67	(4,863.17)	38,200.00
Amenity - Telephone	846.80	1,250.00	(403.20)	3,000.00
Amenity - Gates/ Control Access	0.00	1,666.67	(1,666.67)	4,000.00
Amenity - Cable	913.06	2,083.33	(1,170.27)	5,000.00
Refuge Services and Trash Removal	898.85	625.00	273.85	1,500.00
Fitness Facility - Maintenance	4,630.47	4,166.67	463.80	10,000.00
Amenity - Gas	0.00	2,083.33	(2,083.33)	5,000.00
Amenity Building Pest Control	1,150.00	1,333.33	(183.33)	3,200.00
Tennis Courts/Basketball Court	0.00	4,166.67	(4,166.67)	10,000.00
Amenity - Landscape Maintenance	18,249.95	18,250.00	(0.05)	43,800.00
Mulch	0.00	4,833.33	(4,833.33)	11,600.00
Amenity - Reclaimed Water	10,584.81	2,435.00	8,149.81	5,844.00
Total Amenity Expenses	\$126,397.64	\$129,268.33	\$(2,870.69)	\$310,244.00
 Total Expenses	 \$364,386.54	 \$498,822.08	 \$(134,435.54)	 \$1,197,173.00
 <u>Other Income (Expense)</u>				
Interest Income	\$71.19	\$0.00	\$71.19	\$0.00
Total Other Income (Expense)	\$71.19	\$0.00	\$71.19	
 Net Income (Loss)	 \$622,707.87	 \$0.00	 \$622,707.87	 \$0.00