

Parker Road Community Development District

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The regular meeting of the Board of Supervisors of the **Parker Road Community Development District** will be held **Wednesday, July 19, 2023, at 5:00 p.m. at 11701 SW 30th Ave, Gainesville, FL 32608.**
The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2536 634 0209

<https://pfmcdd.webex.com/join/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. Consideration of the Minutes of the June 12, 2023, Bid Opening Meeting
2. Consideration of the Minutes of the June 16, 2023, Board of Supervisors' Meeting
3. Update on the Pool
4. Public Hearing on the Adoption of the District's Annual Budget
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of Resolution 2023-04, Adopting the Fiscal Year 2024 Budget and Appropriating Funds
5. Public Hearing on the Imposition of Special Assessment
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of Resolution 2023-05, Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2023-06, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024
7. Discussion on Projects for Fiscal Year 2024
8. Review & Acceptance of FY 2022 Audit
9. Ratification of Payment Authorizations 207 - 209



10. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Amenity Manager
 - Field Manager Report
- Supervisors Requests

Adjournment



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of
the June 12, 2023, Bid Opening Meeting
(under separate cover)

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BID OPENING MEETING
Monday, June 12, 2023
11701 SW 30th Avenue, Gainesville, FL 32608
2:00 p.m.**

Present or via speaker phone were the following individuals:

| | |
|-----------------|---|
| Vivian Carvalho | District Manager - PFM Group Consulting LLC (via phone) |
| Kwame Jackson | ADM - PFM Group Consulting LLC (via phone) |
| Carrie Gailfoil | Leland Management |
| Kaytlan Forret | Leland Management |
| Brian Gregor | Skyfrog Landscape |

FIRST ORDER OF BUSINESS

General Business Matters

**Opening the RFP
Responses for Landscape
and Irrigation Maintenance
Services**

Ms. Carvalho confirmed the attendance. The meeting was called to order at 2:06 p.m. The only bid received was from Cepra Landscape. The costs of all services on annual basis were outlined into the record as follows:

- Mowing annually at \$204,666.00
- Pruning annually at \$87,714.00
- Cleaning litter and bogus signs are included in the above pricing
- Mulch installation per occurrence at \$65 per cubic yard
- Pesticide application at \$16,440.00
- Fertilization at \$26,040.00
- Irrigation at \$35,400.00
- Annuals at \$13,500.00
- The total pricing comes to \$383,760.00 annually.

Ms. Carvalho stated that the Board will review the proposal at the upcoming meeting and decide to award the services to Cepra Landscape and or proceed with initiating an RFP process again.

SECOND ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Ms. Carvalho adjourned this meeting at 2:09 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of
the June 16, 2023, Board of
Supervisors' Meeting
(under separate cover)

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, June 16, 2023
11701 SW 30th Avenue, Gainesville, FL 32608
1:00 p.m.**

Board Members present at roll call:

| | |
|----------------|---------------------|
| Andy Hagan | Chairperson |
| Barbara Staras | Vice Chairperson |
| Dan Middleton | Assistant Secretary |
| Tara Ezzell | Assistant Secretary |
| Kevin McGee | Assistant Secretary |

Also present were:

| | | |
|--------------------------|--|-------------|
| Vivian Carvalho | District Manager - PFM Group Consulting LLC | |
| Venessa Ripoll | District Manager - PFM Group Consulting LLC | (via phone) |
| Kwame Jackson | ADM - PFM Group Consulting LLC | (via phone) |
| Amy Champagne | District Accountant - PFM Group Consulting LLC | |
| | (via phone) | |
| Katie Buchanan | District Counsel - Kutak Rock LLP | (via phone) |
| Carrie Gailfoil | Leland Management, Inc. | |
| Kaytlan Forret | Leland Management, Inc. | |
| Braxton Gillam | | (via phone) |
| Various Audience Members | | |

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at 1:02 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members outlined above. 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

Update on the Pool Repairs

Ms. Buchanan provide an overview of the pool repairs. She mentioned that they have been in negotiation with Scherer Construction concerning the problem with the expansion joint. There will be no extra cost to the district for the repairs that need to be done.

Review and Consideration of Settlement Agreement (under separate cover)

Ms. Buchanan and Mr. Braxton provided an overview of the settlement agreement to the Board. Ms. Ezzell asked if they were planning on finishing the entire pool or just finishing the work and patching the area where the voids are located. Mr. Buchanan and Mr. Hagan confirmed that they will be repairing, fixing and resurfacing the entire pool shell. Ms. Staras had a question about the provision of commencement. Ms. Ezzell had a question about the completion of the repairs and when the pool will become usable. Mr. McGee stated that the pool cannot be used for 30 days after the repairs are completed to provide time for the curing process to be completed within the pool shell. Mr. Gillam confirmed that is an accurate statement.

On MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor, the Board approved the Settlement Agreement as presented

Consideration of the Minutes of the May 4, 2023, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Hagan, seconded by Mr. McGee with all in favor, the Board approved the Minutes of the May 4, 2023, Board of Supervisors' Meeting.

**Consideration of the Minutes of
the May 4, 2023, Board of
Supervisors' Attorney Client
Session Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Middleton, seconded by Ms. Ezzell, with all in favor, the Board approved the minutes of the May 4, 2023, Board of Supervisors' Attorney Client Session Meeting.

**Discussion & Consideration of
RFP for Landscape & Irrigation
Maintenance Services
a. Review the Proposals
Submitted
b. Score and Rank the Proposals
c. Award the Landscape &
Irrigation Maintenance Services to
#1 Rank Proposal**

The Board reviewed the price outlined in the proposal. There was some discussion as to whether the preserve area trail would be included in the landscaping agreement. Cepra's Landscape proposal was stated for all cost of services on annual basis for \$383,760.00.

On MOTION by Ms. Ezzell, seconded by Mr. McGee, with all in favor, the Board accepted the proposal from Cepra Landscape for all cost of services to be at \$383,760.00 and entering an engagement letter for service to commence as of July 3, 2023.

**Discussion & Consideration of
Amendments to Leland
Management, Inc. Agreement
(under separate cover)**

Ms. Buchanan reviewed the work that Ms. Staras had done with revisions of the agreement. Ms. Staras reviewed the job descriptions for the Amenity Manager, Maintenance Manager, and Lifestyle Coordinator.

On MOTION by Mr. Hagan, seconded by Ms. Ezzell, with all in favor, the Board approved the Amendments to Leland Management, Inc. Agreement and authorized Ms. Staras to finalize and execute the agreement and bring it back before the Board for ratification.

**Discussion & Review on the
Oakmont Survey Results**

**a. Project Funding- Review FY
2023 Funds & FY 2024 Proposed
Funds**

b. Project Start Date

Ms. Carvalho reviewed this item for the Board. Ms. Forret reviewed the results of the survey that had been sent out to the community. In first place was the addition of a shade structure to the entire playground area. In second place was the addition of a pickleball court and in third place was the addition of a shade structure over the playground structure only. She stated that total of 291 people voted in this survey. Ms. Champagne reviewed the financials and carry forward they had for these proposed projects. Ms. Carvalho mentioned that there have been some recent sinkhole issues in which the funds available for these proposed projects does not take in consideration the expenses for these sink holes. The Board agreed to reassess these projects until the November meeting and when such time the Board has a realistic picture of the expenses associated with the sink holes and the Proposed FY 2024 Budget is finalized.

**Discussion & Consideration of
Alarm Permit Renewal and False
Alarm Invoice**

Ms. Gailfoil mentioned that there is no invoice that needs to be paid, no further action was required by the Board.

**Discussion on Projected Expense
Relating to Pressure-washing
Curbs and Sidewalks**

**a. Ongoing Responsibility and
Frequency**

This item was deferred to the November meeting.

**Consideration of Utility Cart / Cart
Garage project**

a. POA Conditional Approval

This item was deferred to the November meeting.

**Review & Consideration of
Amendments to the District
Amenities Policies**

**a. Consideration of Resolution
2023-04, Setting the Public
Hearing Date for Amendments to
the District Amenities Policies**

Ms. Gailfoil provided overview of the suggested changes to the District Amenities Policies.

On MOTION by Ms. Staras, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2023-04, Setting the Public Hearing Date for Amendments to the District Amenities Policies for August 18, 2023, at 1:00 p.m.

**Update on Reserve Study
Progress**

Ms. Carvalho mentioned that Global Solutions Partners did their preliminary site visit a few weeks ago and have initiated the Reserve Study Report. Once a final draft is provided the Board will review and accept in its final form.

**Ratification of Payment
Authorizations 199 - 206**

The Board reviewed the payment authorizations.

On MOTION by Mr. Middleton, seconded by Mr. McGee, with all in favor,
the Board ratified Payment Authorizations 199 - 206.

**Review of District Financial
Statements**

No comments were made regarding the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Ms. Carvalho reminded the Board that their Form 1 are due by July 1, 2023. The next meeting is scheduled for July 19, 2023 at 5:00 p.m. in which is also the Public Hearing on the Budget.

Field Manager and Lifestyle Manager – Ms. Forret and Ms. Gailfoil mentioned that the Fitness Center hours are now from 4:00 a.m. to 11:00 p.m. The roof matter that has been a continual issue with leaks is being addressed today.

FOURTH ORDER OF BUSINESS

**Audience Comments and
Supervisors Requests**

Mr. Dalli asked for a copy of the proposed budget. Mr. Rice asked if there was a way for next time a survey is generated that it would be considered one vote per household.

FIFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Ezzell, seconded by Mr. Middleton, with all in favor,
the June 16, 2023, Board of Supervisors' Meeting of the Parker Road
Community Development District was adjourned at 2:29 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Update on the Pool

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Adoption of the District's Annual Budget

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of Resolution 2023-04,
Adopting the Fiscal Year 2024 Budget and
Appropriating Funds

RESOLUTION 2023-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Parker Road Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Parker Road Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|--------------------------------|---------|
| TOTAL GENERAL FUND | \$_____ |
| SERIES 2007A DEBT SERVICE FUND | \$_____ |
| SERIES 2020A DEBT SERVICE FUND | \$_____ |
| TOTAL ALL FUNDS | \$_____ |

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

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

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

PASSED AND ADOPTED THIS 19TH DAY OF JULY 2023.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A

Fiscal Year 2023/2024 Budget

Parker Road Community Development District
Approved Proposed Fiscal Year 2024 Annual Operations & Maintenance Budget

| | Actual thru 3/31/23 | Anticipated April - Sept. | Anticipated FY 2023 Total | Adopted FY 2023 Budget | Approved Proposed FY 2024 Budget |
|--|------------------------|------------------------------|------------------------------|---------------------------|-------------------------------------|
| Revenues | | | | | |
| Maintenance Assessments | \$1,117,124.36 | \$244,377.64 | \$1,361,502.00 | \$1,361,502.00 | \$1,607,311.00 |
| Other Income & Other Financing Sources | 5,985.00 | 0.00 | 5,985.00 | 0.00 | 0.00 |
| Interest Income | 420.61 | 0.00 | 420.61 | 0.00 | 0.00 |
| Net Revenues | \$1,123,529.97 | 244,377.64 | 1,367,907.61 | 1,361,502.00 | 1,607,311.00 |
| General & Administrative Expenses | | | | | |
| Public Official Insurance | \$2,891.00 | \$0.00 | \$2,891.00 | \$3,227.00 | \$3,227.00 |
| Supervisor Fees | 2,000.00 | 1,600.00 | 3,600.00 | 3,200.00 | 3,200.00 |
| Trustee Fees | 7,758.01 | 0.00 | 7,758.01 | 12,000.00 | 8,000.00 |
| District Management | 12,499.98 | 12,500.02 | 25,000.00 | 25,000.00 | 27,500.00 |
| Engineering | 0.00 | 500.00 | 500.00 | 1,000.00 | 1,000.00 |
| Disclosure Agent | 2,500.00 | 7,500.00 | 10,000.00 | 10,000.00 | 10,000.00 |
| Property Appraiser | 0.00 | 75.00 | 75.00 | 75.00 | 75.00 |
| District Counsel | 2,417.00 | 2,500.00 | 4,917.00 | 5,000.00 | 5,000.00 |
| Special Counsel | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Assessment Administration | 12,500.00 | 0.00 | 12,500.00 | 12,500.00 | 12,500.00 |
| Reamortization Schedule | 0.00 | 250.00 | 250.00 | 500.00 | 500.00 |
| Audit | 0.00 | 5,200.00 | 5,200.00 | 6,100.00 | 5,400.00 |
| Arbitrage | 600.00 | 0.00 | 600.00 | 1,000.00 | 1,000.00 |
| Legal Advertising | 238.62 | 1,250.00 | 1,488.62 | 2,500.00 | 2,500.00 |
| Miscellaneous - Office/Admin (Travel, phone, postage, copies) | 222.02 | 750.00 | 972.02 | 1,500.00 | 1,500.00 |
| Website Maintenance | 640.00 | 2,480.00 | 3,120.00 | 3,520.00 | 3,520.00 |
| Dues, Licenses & Fees | 175.00 | 0.00 | 175.00 | 475.00 | 475.00 |
| General Insurance | 3,826.00 | 0.00 | 3,826.00 | 4,271.00 | 4,271.00 |
| Contingency | 96,354.47 | 192,645.53 | 289,000.00 | 289,000.00 | 289,000.00 |
| Total General & Administrative Expenses | 144,622.10 | 227,250.55 | 371,872.65 | 380,868.00 | 383,668.00 |
| Field Expenses | | | | | |
| Field Management | \$6,750.00 | \$11,250.00 | \$18,000.00 | \$18,000.00 | \$16,200.00 |
| Landscape Maintenance (all phases) | 414.20 | 0.00 | 414.20 | | |
| Landscape Maintenance Phase 1 | 64,672.98 | 66,724.98 | 131,397.96 | 129,010.00 | 138,020.00 |
| Landscape Maintenance Phase 2 | 14,712.00 | 15,360.00 | 30,072.00 | 30,660.00 | 31,930.00 |
| Landscape Maintenance Phase 3 | 18,810.00 | 25,415.00 | 44,225.00 | 52,920.00 | 54,790.00 |
| Landscape Maintenance Phase 4 | 7,000.00 | 9,800.00 | 16,800.00 | 45,960.00 | 73,330.00 |
| Landscape Maintenance Collector Rd Large Pond | 15,280.00 | 31,360.00 | 46,640.00 | 46,470.00 | 31,930.00 |
| Landscape Maintenance Phase 5 | 0.00 | 20,000.00 | 20,000.00 | 20,000.00 | 50,000.00 |
| Landscape Improvement | 9,517.50 | 5,482.50 | 15,000.00 | 15,000.00 | 25,000.00 |
| Straw-Mulch - Excluding Amenity | 0.00 | 41,609.00 | 41,609.00 | 41,609.00 | 40,000.00 |
| Tree Trimming | 18,295.00 | 0.00 | 18,295.00 | 15,000.00 | 20,000.00 |
| Irrigation Maintenance | 23,985.29 | 20,000.00 | 43,985.29 | 40,000.00 | 40,000.00 |
| Pressure Clean Curbs and Walks(Phase 1,2,3 Clubhouse) | 46,741.00 | 0.00 | 46,741.00 | 35,972.00 | 36,000.00 |
| Electric - Street Lights / private lighting / Irrigation | 4,792.98 | 6,825.00 | 11,617.98 | 10,000.00 | 12,000.00 |
| Reclaim water | 6,010.14 | 18,550.00 | 24,560.14 | 25,000.00 | 27,500.00 |
| Conservation Maintenance includes lake and wetland maintenance | 9,140.00 | 15,500.00 | 24,640.00 | 31,000.00 | 31,000.00 |
| Utility Cart Project | 0.00 | 0.00 | 0.00 | 0.00 | 39,000.00 |
| Maintenance Person | 20,956.51 | 29,166.67 | 50,123.18 | 50,000.00 | 66,500.00 |
| General Maintenance | 9,861.54 | 15,000.00 | 24,861.54 | 30,000.00 | 30,000.00 |
| Total Field Expenses | 276,939.14 | 332,043.15 | 608,982.29 | 636,601.00 | 763,200.00 |
| Amenity Expenses | | | | | |
| Amenity Insurance | \$28,352.00 | \$0.00 | \$28,352.00 | \$31,608.00 | \$31,608.00 |
| Janitorial Supplies | 2,195.30 | 3,750.00 | 5,945.30 | 7,500.00 | 7,500.00 |
| Swimming Pool Maintenance | 15,736.91 | 10,800.00 | 26,536.91 | 23,500.00 | 28,000.00 |
| Pool Furniture Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 31,500.00 |
| Amenity - Dues & Licenses | 0.00 | 125.00 | 125.00 | 125.00 | 125.00 |
| Maintenance and Repair | 14,556.94 | 10,000.00 | 24,556.94 | 20,000.00 | 20,000.00 |
| Lifestyles Programming | 14,313.75 | 15,686.25 | 30,000.00 | 30,000.00 | 30,000.00 |
| Onsite CAM | 0.00 | 0.00 | 0.00 | 0.00 | 46,500.00 |
| Lifestyles Coordinator | 17,703.41 | 43,296.59 | 61,000.00 | 61,000.00 | 65,500.00 |
| Amenity Electric | 14,898.00 | 22,283.33 | 37,181.33 | 38,200.00 | 40,000.00 |
| Amenity Phone | 992.72 | 936.00 | 1,928.72 | 3,000.00 | 2,000.00 |
| Amenity Gates / Control Access | 1,187.95 | 2,333.33 | 3,521.28 | 4,000.00 | 4,000.00 |
| Amenity Cable | 1,295.45 | 1,429.44 | 2,724.89 | 5,000.00 | 3,000.00 |
| Refuse Services and trash removal | 1,378.44 | 1,234.56 | 2,613.00 | 1,500.00 | 2,500.00 |
| Fitness Maintenance | 3,320.45 | 5,000.00 | 8,320.45 | 10,000.00 | 10,000.00 |
| Gas | 0.00 | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 |
| Amenity Building Pest Control | 975.00 | 1,600.00 | 2,575.00 | 3,200.00 | 3,200.00 |
| Tennis Courts (2) Basketball Court (1) | 625.00 | 5,000.00 | 5,625.00 | 10,000.00 | 30,000.00 |
| Landscape maintenance | 22,892.46 | 23,886.00 | 46,778.46 | 43,800.00 | 48,410.00 |
| Mulch | 0.00 | 11,600.00 | 11,600.00 | 11,600.00 | 11,600.00 |
| Reclaim- Domestic Water | 11,952.42 | 18,550.00 | 30,502.42 | 30,000.00 | 35,000.00 |
| Total Amenity Expenses | 152,376.20 | 187,510.51 | 339,886.71 | 344,033.00 | 460,443.00 |
| Total Expenses | 573,937.44 | 746,804.20 | 1,320,741.64 | 1,361,502.00 | 1,607,311.00 |
| | | | | | |
| Current Year Proposed | Total Lots | 999.00 | Current Count | Net | 1,608.92 |
| | | | | Gross | 1,711.62 |
| | | | | | |
| Prior Year Adopted | Total Lots | 999.00 | Current Count | Net | 1,362.86 |
| | | | | Gross | 1,449.86 |

Parker Road CDD
Approved Proposed Debt Service Fund Budget
Series 2007A & 2020A Special Assessment Bonds FY 2024

| <u>Description</u> | <u>Approved Proposed FY 2024 Budget</u> |
|---|---|
| <u>Revenues:</u> | |
| Assessments | \$1,507,730 |
| Total Revenues | <u>\$1,507,730</u> |
| <u>Expenditures:</u> | |
| Series 2007A - Interest 11/1/23 | \$155,960 |
| Series 2007A - Interest 5/1/24 | \$155,960 |
| Series 2007A - Principal 5/1/24 | \$245,000 |
| Series 2020A - Interest 11/1/23 | \$195,040 |
| Series 2020A - Interest 5/1/24 | \$195,040 |
| Series 2020A - Principal 5/1/24 | \$220,000 |
| Total Expenditures | <u>\$1,167,000</u> |
| Excess Revenues / (Expenditures) | <u>\$340,730</u> |
| Series 2007A - Interest 11/1/24 | \$149,100.00 |
| Series 2020A - Interest 11/1/24 | \$191,630.00 |
| | \$340,730.00 |

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Imposition of Special Assessment

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of Resolution 2023-05,
Imposing Special Assessments and Certifying an
Assessment Roll

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Alachua County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

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

PASSED AND ADOPTED this 19th day of July 2023.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A
Budget

Parker Road Community Development District
Approved Proposed Fiscal Year 2024 Annual Operations & Maintenance Budget

| | Actual thru 3/31/23 | Anticipated April - Sept. | Anticipated FY 2023 Total | Adopted FY 2023 Budget | Approved Proposed FY 2024 Budget |
|--|------------------------|------------------------------|------------------------------|---------------------------|-------------------------------------|
| Revenues | | | | | |
| Maintenance Assessments | \$1,117,124.36 | \$244,377.64 | \$1,361,502.00 | \$1,361,502.00 | \$1,607,311.00 |
| Other Income & Other Financing Sources | 5,985.00 | 0.00 | 5,985.00 | 0.00 | 0.00 |
| Interest Income | 420.61 | 0.00 | 420.61 | 0.00 | 0.00 |
| Net Revenues | \$1,123,529.97 | 244,377.64 | 1,367,907.61 | 1,361,502.00 | 1,607,311.00 |
| General & Administrative Expenses | | | | | |
| Public Official Insurance | \$2,891.00 | \$0.00 | \$2,891.00 | \$3,227.00 | \$3,227.00 |
| Supervisor Fees | 2,000.00 | 1,600.00 | 3,600.00 | 3,200.00 | 3,200.00 |
| Trustee Fees | 7,758.01 | 0.00 | 7,758.01 | 12,000.00 | 8,000.00 |
| District Management | 12,499.98 | 12,500.02 | 25,000.00 | 25,000.00 | 27,500.00 |
| Engineering | 0.00 | 500.00 | 500.00 | 1,000.00 | 1,000.00 |
| Disclosure Agent | 2,500.00 | 7,500.00 | 10,000.00 | 10,000.00 | 10,000.00 |
| Property Appraiser | 0.00 | 75.00 | 75.00 | 75.00 | 75.00 |
| District Counsel | 2,417.00 | 2,500.00 | 4,917.00 | 5,000.00 | 5,000.00 |
| Special Counsel | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Assessment Administration | 12,500.00 | 0.00 | 12,500.00 | 12,500.00 | 12,500.00 |
| Reamortization Schedule | 0.00 | 250.00 | 250.00 | 500.00 | 500.00 |
| Audit | 0.00 | 5,200.00 | 5,200.00 | 6,100.00 | 5,400.00 |
| Arbitrage | 600.00 | 0.00 | 600.00 | 1,000.00 | 1,000.00 |
| Legal Advertising | 238.62 | 1,250.00 | 1,488.62 | 2,500.00 | 2,500.00 |
| Miscellaneous - Office/Admin (Travel, phone, postage, copies) | 222.02 | 750.00 | 972.02 | 1,500.00 | 1,500.00 |
| Website Maintenance | 640.00 | 2,480.00 | 3,120.00 | 3,520.00 | 3,520.00 |
| Dues, Licenses & Fees | 175.00 | 0.00 | 175.00 | 475.00 | 475.00 |
| General Insurance | 3,826.00 | 0.00 | 3,826.00 | 4,271.00 | 4,271.00 |
| Contingency | 96,354.47 | 192,645.53 | 289,000.00 | 289,000.00 | 289,000.00 |
| Total General & Administrative Expenses | 144,622.10 | 227,250.55 | 371,872.65 | 380,868.00 | 383,668.00 |
| Field Expenses | | | | | |
| Field Management | \$6,750.00 | \$11,250.00 | \$18,000.00 | \$18,000.00 | \$16,200.00 |
| Landscape Maintenance (all phases) | 414.20 | 0.00 | 414.20 | | |
| Landscape Maintenance Phase 1 | 64,672.98 | 66,724.98 | 131,397.96 | 129,010.00 | 138,020.00 |
| Landscape Maintenance Phase 2 | 14,712.00 | 15,360.00 | 30,072.00 | 30,660.00 | 31,930.00 |
| Landscape Maintenance Phase 3 | 18,810.00 | 25,415.00 | 44,225.00 | 52,920.00 | 54,790.00 |
| Landscape Maintenance Phase 4 | 7,000.00 | 9,800.00 | 16,800.00 | 45,960.00 | 73,330.00 |
| Landscape Maintenance Collector Rd Large Pond | 15,280.00 | 31,360.00 | 46,640.00 | 46,470.00 | 31,930.00 |
| Landscape Maintenance Phase 5 | 0.00 | 20,000.00 | 20,000.00 | 20,000.00 | 50,000.00 |
| Landscape Improvement | 9,517.50 | 5,482.50 | 15,000.00 | 15,000.00 | 25,000.00 |
| Straw-Mulch - Excluding Amenity | 0.00 | 41,609.00 | 41,609.00 | 41,609.00 | 40,000.00 |
| Tree Trimming | 18,295.00 | 0.00 | 18,295.00 | 15,000.00 | 20,000.00 |
| Irrigation Maintenance | 23,985.29 | 20,000.00 | 43,985.29 | 40,000.00 | 40,000.00 |
| Pressure Clean Curbs and Walks(Phase 1,2,3 Clubhouse) | 46,741.00 | 0.00 | 46,741.00 | 35,972.00 | 36,000.00 |
| Electric - Street Lights / private lighting / Irrigation | 4,792.98 | 6,825.00 | 11,617.98 | 10,000.00 | 12,000.00 |
| Reclaim water | 6,010.14 | 18,550.00 | 24,560.14 | 25,000.00 | 27,500.00 |
| Conservation Maintenance includes lake and wetland maintenance | 9,140.00 | 15,500.00 | 24,640.00 | 31,000.00 | 31,000.00 |
| Utility Cart Project | 0.00 | 0.00 | 0.00 | 0.00 | 39,000.00 |
| Maintenance Person | 20,956.51 | 29,166.67 | 50,123.18 | 50,000.00 | 66,500.00 |
| General Maintenance | 9,861.54 | 15,000.00 | 24,861.54 | 30,000.00 | 30,000.00 |
| Total Field Expenses | 276,939.14 | 332,043.15 | 608,982.29 | 636,601.00 | 763,200.00 |
| Amenity Expenses | | | | | |
| Amenity Insurance | \$28,352.00 | \$0.00 | \$28,352.00 | \$31,608.00 | \$31,608.00 |
| Janitorial Supplies | 2,195.30 | 3,750.00 | 5,945.30 | 7,500.00 | 7,500.00 |
| Swimming Pool Maintenance | 15,736.91 | 10,800.00 | 26,536.91 | 23,500.00 | 28,000.00 |
| Pool Furniture Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 31,500.00 |
| Amenity - Dues & Licenses | 0.00 | 125.00 | 125.00 | 125.00 | 125.00 |
| Maintenance and Repair | 14,556.94 | 10,000.00 | 24,556.94 | 20,000.00 | 20,000.00 |
| Lifestyles Programming | 14,313.75 | 15,686.25 | 30,000.00 | 30,000.00 | 30,000.00 |
| Onsite CAM | 0.00 | 0.00 | 0.00 | 0.00 | 46,500.00 |
| Lifestyles Coordinator | 17,703.41 | 43,296.59 | 61,000.00 | 61,000.00 | 65,500.00 |
| Amenity Electric | 14,898.00 | 22,283.33 | 37,181.33 | 38,200.00 | 40,000.00 |
| Amenity Phone | 992.72 | 936.00 | 1,928.72 | 3,000.00 | 2,000.00 |
| Amenity Gates / Control Access | 1,187.95 | 2,333.33 | 3,521.28 | 4,000.00 | 4,000.00 |
| Amenity Cable | 1,295.45 | 1,429.44 | 2,724.89 | 5,000.00 | 3,000.00 |
| Refuse Services and trash removal | 1,378.44 | 1,234.56 | 2,613.00 | 1,500.00 | 2,500.00 |
| Fitness Maintenance | 3,320.45 | 5,000.00 | 8,320.45 | 10,000.00 | 10,000.00 |
| Gas | 0.00 | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 |
| Amenity Building Pest Control | 975.00 | 1,600.00 | 2,575.00 | 3,200.00 | 3,200.00 |
| Tennis Courts (2) Basketball Court (1) | 625.00 | 5,000.00 | 5,625.00 | 10,000.00 | 30,000.00 |
| Landscape maintenance | 22,892.46 | 23,886.00 | 46,778.46 | 43,800.00 | 48,410.00 |
| Mulch | 0.00 | 11,600.00 | 11,600.00 | 11,600.00 | 11,600.00 |
| Reclaim- Domestic Water | 11,952.42 | 18,550.00 | 30,502.42 | 30,000.00 | 35,000.00 |
| Total Amenity Expenses | 152,376.20 | 187,510.51 | 339,886.71 | 344,033.00 | 460,443.00 |
| Total Expenses | 573,937.44 | 746,804.20 | 1,320,741.64 | 1,361,502.00 | 1,607,311.00 |
| | | | | | |
| Current Year Proposed | Total Lots | 999.00 | Current Count | Net | 1,608.92 |
| | | | | Gross | 1,711.62 |
| | | | | | |
| Prior Year Adopted | Total Lots | 999.00 | Current Count | Net | 1,362.86 |
| | | | | Gross | 1,449.86 |

Parker Road CDD
Approved Proposed Debt Service Fund Budget
Series 2007A & 2020A Special Assessment Bonds FY 2024

| <u>Description</u> | <u>Approved Proposed FY 2024 Budget</u> |
|---|---|
| <u>Revenues:</u> | |
| Assessments | \$1,507,730 |
| Total Revenues | <u>\$1,507,730</u> |
| <u>Expenditures:</u> | |
| Series 2007A - Interest 11/1/23 | \$155,960 |
| Series 2007A - Interest 5/1/24 | \$155,960 |
| Series 2007A - Principal 5/1/24 | \$245,000 |
| Series 2020A - Interest 11/1/23 | \$195,040 |
| Series 2020A - Interest 5/1/24 | \$195,040 |
| Series 2020A - Principal 5/1/24 | \$220,000 |
| Total Expenditures | <u>\$1,167,000</u> |
| Excess Revenues / (Expenditures) | <u>\$340,730</u> |
| Series 2007A - Interest 11/1/24 | \$149,100.00 |
| Series 2020A - Interest 11/1/24 | \$191,630.00 |
| | \$340,730.00 |

Exhibit B

Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

| geo_id | 2007 DS Gross | 2020 DS Gross | O&M Gross |
|---------------|---------------|---------------|-----------|
| 04427-000-000 | | | |
| 04427-001-000 | | | |
| 04427-002-000 | | | |
| 04427-003-000 | | | |
| 04427-004-000 | | | |
| 04427-111-000 | | | |
| 04427-111-001 | \$687.23 | | 1711.62 |
| 04427-111-002 | \$687.23 | | 1711.62 |
| 04427-111-003 | \$687.23 | | 1711.62 |
| 04427-111-004 | \$687.23 | | 1711.62 |
| 04427-111-005 | \$687.23 | | 1711.62 |
| 04427-111-006 | \$687.23 | | 1711.62 |
| 04427-111-007 | \$687.23 | | 1711.62 |
| 04427-111-008 | \$687.23 | | 1711.62 |
| 04427-111-009 | \$687.23 | | 1711.62 |
| 04427-111-010 | \$687.23 | | 1711.62 |
| 04427-111-011 | \$882.98 | | 1711.62 |
| 04427-111-012 | \$882.98 | | 1711.62 |
| 04427-111-013 | \$882.98 | | 1711.62 |
| 04427-111-014 | \$882.98 | | 1711.62 |
| 04427-111-015 | \$882.98 | | 1711.62 |
| 04427-111-016 | \$882.98 | | 1711.62 |
| 04427-111-017 | \$882.98 | | 1711.62 |
| 04427-111-018 | \$882.98 | | 1711.62 |
| 04427-111-019 | \$882.98 | | 1711.62 |
| 04427-111-020 | \$1,362.77 | | 1711.62 |
| 04427-111-021 | \$1,362.77 | | 1711.62 |
| 04427-111-022 | \$1,362.77 | | 1711.62 |
| 04427-111-023 | \$1,362.77 | | 1711.62 |
| 04427-111-024 | \$1,628.72 | | 1711.62 |
| 04427-111-025 | \$1,628.72 | | 1711.62 |
| 04427-111-026 | \$1,362.77 | | 1711.62 |
| 04427-111-027 | \$1,362.77 | | 1711.62 |
| 04427-111-028 | \$1,090.43 | | 1711.62 |
| 04427-111-029 | \$1,090.43 | | 1711.62 |
| 04427-111-030 | \$1,090.43 | | 1711.62 |
| 04427-111-031 | \$1,090.43 | | 1711.62 |
| 04427-111-032 | \$1,090.43 | | 1711.62 |
| 04427-111-033 | \$1,090.43 | | 1711.62 |
| 04427-111-034 | \$1,090.43 | | 1711.62 |
| 04427-111-035 | \$1,090.43 | | 1711.62 |
| 04427-111-036 | \$1,090.43 | | 1711.62 |
| 04427-111-037 | \$1,090.43 | | 1711.62 |
| 04427-111-038 | \$1,090.43 | | 1711.62 |
| 04427-111-039 | \$1,090.43 | | 1711.62 |
| 04427-111-040 | \$1,090.43 | | 1711.62 |

| | | |
|---------------|------------|---------|
| 04427-111-041 | \$1,090.43 | 1711.62 |
| 04427-111-042 | \$687.23 | 1711.62 |
| 04427-111-043 | \$687.23 | 1711.62 |
| 04427-111-044 | \$687.23 | 1711.62 |
| 04427-111-045 | \$687.23 | 1711.62 |
| 04427-111-046 | \$687.23 | 1711.62 |
| 04427-111-047 | \$687.23 | 1711.62 |
| 04427-111-048 | \$687.23 | 1711.62 |
| 04427-111-049 | \$687.23 | 1711.62 |
| 04427-111-050 | \$687.23 | 1711.62 |
| 04427-111-051 | \$687.23 | 1711.62 |
| 04427-111-052 | \$687.23 | 1711.62 |
| 04427-111-053 | \$687.23 | 1711.62 |
| 04427-111-054 | \$687.23 | 1711.62 |
| 04427-111-055 | \$687.23 | 1711.62 |
| 04427-111-056 | \$687.23 | 1711.62 |
| 04427-111-057 | \$687.23 | 1711.62 |
| 04427-111-058 | \$687.23 | 1711.62 |
| 04427-111-059 | \$687.23 | 1711.62 |
| 04427-111-060 | \$687.23 | 1711.62 |
| 04427-111-061 | \$687.23 | 1711.62 |
| 04427-111-062 | \$687.23 | 1711.62 |
| 04427-111-063 | \$687.23 | 1711.62 |
| 04427-111-064 | \$882.98 | 1711.62 |
| 04427-111-065 | \$882.98 | 1711.62 |
| 04427-111-066 | \$882.98 | 1711.62 |
| 04427-111-067 | \$882.98 | 1711.62 |
| 04427-111-068 | \$882.98 | 1711.62 |
| 04427-111-069 | \$882.98 | 1711.62 |
| 04427-111-070 | \$687.23 | 1711.62 |
| 04427-111-071 | \$687.23 | 1711.62 |
| 04427-111-072 | \$687.23 | 1711.62 |
| 04427-111-073 | \$687.23 | 1711.62 |
| 04427-111-074 | \$687.23 | 1711.62 |
| 04427-111-075 | \$882.98 | 1711.62 |
| 04427-111-076 | \$687.23 | 1711.62 |
| 04427-111-077 | \$687.23 | 1711.62 |
| 04427-111-078 | \$687.23 | 1711.62 |
| 04427-111-079 | \$687.23 | 1711.62 |
| 04427-111-080 | \$687.23 | 1711.62 |
| 04427-111-081 | \$687.23 | 1711.62 |
| 04427-111-082 | \$687.23 | 1711.62 |
| 04427-111-083 | \$687.23 | 1711.62 |
| 04427-111-084 | \$687.23 | 1711.62 |
| 04427-111-085 | \$687.23 | 1711.62 |
| 04427-111-086 | \$687.23 | 1711.62 |
| 04427-111-087 | \$687.23 | 1711.62 |

| | | |
|---------------|------------|---------|
| 04427-111-088 | \$687.23 | 1711.62 |
| 04427-111-089 | \$1,628.72 | 1711.62 |
| 04427-111-090 | \$1,362.77 | 1711.62 |
| 04427-111-091 | \$1,362.77 | 1711.62 |
| 04427-111-092 | \$1,362.77 | 1711.62 |
| 04427-111-093 | \$1,362.77 | 1711.62 |
| 04427-111-094 | \$1,362.77 | 1711.62 |
| 04427-111-095 | \$1,362.77 | 1711.62 |
| 04427-111-096 | \$1,362.77 | 1711.62 |
| 04427-111-097 | \$2,050.00 | 1711.62 |
| 04427-111-098 | \$2,050.00 | 1711.62 |
| 04427-111-099 | \$2,050.00 | 1711.62 |
| 04427-111-100 | \$2,450.00 | 1711.62 |
| 04427-111-101 | \$2,450.00 | 1711.62 |
| 04427-111-102 | \$2,450.00 | 1711.62 |
| 04427-111-103 | \$2,050.00 | 1711.62 |
| 04427-111-104 | \$2,050.00 | 1711.62 |
| 04427-111-105 | \$2,050.00 | 1711.62 |
| 04427-111-106 | \$2,050.00 | 1711.62 |
| 04427-111-107 | \$2,450.00 | 1711.62 |
| 04427-111-108 | \$2,050.00 | 1711.62 |
| 04427-111-109 | \$2,050.00 | 1711.62 |
| 04427-111-110 | \$2,050.00 | 1711.62 |
| 04427-111-111 | \$2,050.00 | 1711.62 |
| 04427-111-112 | \$1,090.43 | 1711.62 |
| 04427-111-113 | \$1,090.43 | 1711.62 |
| 04427-111-114 | \$1,090.43 | 1711.62 |
| 04427-111-115 | \$1,090.43 | 1711.62 |
| 04427-111-116 | \$1,090.43 | 1711.62 |
| 04427-111-117 | \$1,303.19 | 1711.62 |
| 04427-111-118 | \$1,090.43 | 1711.62 |
| 04427-111-119 | \$1,303.19 | 1711.62 |
| 04427-111-120 | \$1,090.43 | 1711.62 |
| 04427-111-121 | \$1,303.19 | 1711.62 |
| 04427-111-122 | \$1,090.43 | 1711.62 |
| 04427-111-123 | \$1,090.43 | 1711.62 |
| 04427-111-124 | \$1,090.43 | 1711.62 |
| 04427-111-125 | \$1,090.43 | 1711.62 |
| 04427-111-126 | \$1,090.43 | 1711.62 |
| 04427-111-127 | \$1,303.19 | 1711.62 |
| 04427-111-128 | \$1,303.19 | 1711.62 |
| 04427-111-129 | \$1,090.43 | 1711.62 |
| 04427-111-130 | \$1,090.43 | 1711.62 |
| 04427-111-131 | \$1,090.43 | 1711.62 |
| 04427-111-132 | \$1,090.43 | 1711.62 |
| 04427-111-133 | \$1,090.43 | 1711.62 |
| 04427-111-134 | \$1,090.43 | 1711.62 |

| | | |
|---------------|------------|---------|
| 04427-111-135 | \$687.23 | 1711.62 |
| 04427-111-136 | \$687.23 | 1711.62 |
| 04427-111-137 | \$821.28 | 1711.62 |
| 04427-111-138 | \$821.28 | 1711.62 |
| 04427-111-139 | \$821.28 | 1711.62 |
| 04427-111-140 | \$821.28 | 1711.62 |
| 04427-111-141 | \$821.28 | 1711.62 |
| 04427-111-142 | \$687.23 | 1711.62 |
| 04427-111-143 | \$687.23 | 1711.62 |
| 04427-111-144 | \$687.23 | 1711.62 |
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| 04427-111-181 | \$1,090.43 | 1711.62 |

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| 04427-111-225 | \$821.28 | 1711.62 |
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| 04427-111-227 | \$821.28 | 1711.62 |
| 04427-111-228 | \$821.28 | 1711.62 |

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| 04427-111-236 | \$821.28 | 1711.62 |
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| 04427-111-275 | \$1,055.32 | 1711.62 |

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| 04427-111-278 | \$1,055.32 | 1711.62 |
| 04427-111-279 | \$1,055.32 | 1711.62 |
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| 04427-111-287 | \$1,055.32 | 1711.62 |
| 04427-111-288 | \$1,055.32 | 1711.62 |
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| 04427-111-321 | \$1,303.19 | 1711.62 |
| 04427-111-322 | \$1,303.19 | 1711.62 |

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| 04427-111-324 | \$1,303.19 | 1711.62 |
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| 04427-111-326 | \$1,303.19 | 1711.62 |
| 04427-111-327 | \$1,303.19 | 1711.62 |
| 04427-111-328 | \$1,303.19 | 1711.62 |
| 04427-111-329 | \$1,303.19 | 1711.62 |
| 04427-111-330 | \$1,303.19 | 1711.62 |
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| 04427-111-346 | \$821.28 | 1711.62 |
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| 04427-111-352 | \$821.28 | 1711.62 |
| 04427-111-353 | \$821.28 | 1711.62 |
| 04427-111-354 | \$821.28 | 1711.62 |
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| 04427-111-357 | \$821.28 | 1711.62 |
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| 04427-111-369 | \$821.28 | 1711.62 |

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| 04427-111-375 | \$821.28 | 1711.62 |
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| 04427-111-377 | \$821.28 | 1711.62 |
| 04427-111-378 | \$821.28 | 1711.62 |
| 04427-111-379 | \$821.28 | 1711.62 |
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| 04427-111-463 | \$1,055.32 | 1711.62 |

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| 04427-111-496 | \$1,303.19 | 1711.62 |
| 04427-111-497 | \$1,029.79 | 1711.62 |
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| | \$35,141.95 | \$11,284.73 | \$67,780.15 | |
| | \$550,557.22 | \$176,794.17 | \$1,061,889.05 | |
| | | \$429,875.83 | \$545,421.95 | 545424.8292 |
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**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-06,
Adopting the Annual Meeting Schedule for
Fiscal Year 2023-2024

RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2023-2024**

WHEREAS, the Parker Road Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2023-2024 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2023-2024 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

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

PASSED AND ADOPTED THIS 19th DAY OF JULY 2023.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024**

Friday, October 20, 2023
Friday, December 15, 2023
Friday, February 16, 2024
Wednesday, April 17, 2024
Friday, June 21, 2024
Wednesday, July 17, 2024
Friday, August 16, 2024

All Friday meetings will convene at 1:00 PM and Wednesday meetings at 5:00 PM
at 11701 SW 30th Ave, Gainesville, FL 32608.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion on Projects for Fiscal Year 2024

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review & Acceptance of FY 2022 Audit

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Parker Road Community Development District, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2022, which collectively comprise the District's basic financial statements as listed in the table of contents.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 20, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Parker Road Community Development District, Alachua County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$582,567.
- The change in the District's total net position in comparison with the prior fiscal year was (\$399,765), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,273,536, a decrease of (\$55,667) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

| NET POSITION SEPTEMBER 30, | | |
|--|--------------|--------------|
| | 2022 | 2021 |
| Assets, excluding capital assets | \$ 1,379,663 | \$ 1,456,311 |
| Capital assets, net of depreciation | 15,620,892 | 16,401,205 |
| Total assets | 17,000,555 | 17,857,516 |
| Liabilities, excluding long-term liabilities | 407,005 | 435,831 |
| Long-term liabilities | 16,010,983 | 16,439,353 |
| Total liabilities | 16,417,988 | 16,875,184 |
| Net position | | |
| Net investment in capital assets | (390,091) | (38,148) |
| Restricted | 717,135 | 911,909 |
| Unrestricted | 255,523 | 108,571 |
| Total net position | \$ 582,567 | \$ 982,332 |

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

| CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30, | | |
|--|--------------|--------------|
| | 2022 | 2021 |
| Revenues: | | |
| Program revenues | | |
| Charges for services | \$ 2,377,636 | \$ 2,133,823 |
| Operating grants and contributions | 3,702 | 67 |
| Capital grants and contributions | 57 | - |
| General revenues | | |
| Miscellaneous and interest | 13,472 | 5,178 |
| Total revenues | 2,394,867 | 2,139,068 |
| Expenses: | | |
| General government | 440,674 | 84,347 |
| Maintenance and operations | 1,101,149 | 1,133,392 |
| Recreation | 518,089 | 492,607 |
| Interest | 734,720 | 752,878 |
| Total expenses | 2,794,632 | 2,463,224 |
| Change in net position | (399,765) | (324,156) |
| Net position - beginning | 982,332 | 1,306,488 |
| Net position - ending | \$ 582,567 | \$ 982,332 |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,794,632. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of assessments. In total, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease was the result of expenses related to conveyances of completed infrastructure to other entities and bond issuance costs that did not recur.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to reallocate appropriations. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$19,836,173 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$4,215,281 has been taken, which resulted in a net book value of \$15,620,892. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$16,055,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parker Road Community Development District's Finance Department at 3501 Quadrangle Blvd, Suite 270, Orlando, Florida 32817.

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

| | <u>Governmental Activities</u> |
|----------------------------------|------------------------------------|
| ASSETS | |
| Cash | \$ 358,145 |
| Assessments receivable | 175,104 |
| Interest receivable | 1,351 |
| Prepaid items and deposits | 1,684 |
| Restricted assets: | |
| Investments | 843,379 |
| Capital assets: | |
| Nondepreciable | 1,101,000 |
| Depreciable, net | 14,519,892 |
| Total assets | <u>17,000,555</u> |
| LIABILITIES | |
| Accounts payable | 106,127 |
| Accrued interest payable | 300,878 |
| Non-current liabilities: | |
| Due within one year | 445,000 |
| Due in more than one year | 15,565,983 |
| Total liabilities | <u>16,417,988</u> |
| NET POSITION | |
| Net investment in capital assets | (390,091) |
| Restricted for debt service | 703,623 |
| Restricted for capital projects | 13,512 |
| Unrestricted | 255,523 |
| Total net position | <u>\$ 582,567</u> |

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| Functions/Programs | Program Revenues | | | | Net (Expense) Revenue and Changes in Net Position |
|----------------------------------|------------------|----------------------------|--|--|--|
| | Expenses | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities |
| Primary government: | | | | | |
| Governmental activities: | | | | | |
| General government | \$ 440,674 | \$ 440,674 | \$ - | \$ - | \$ - |
| Maintenance and operations | 1,101,149 | 760,192 | - | 57 | (340,900) |
| Recreation | 518,089 | - | - | - | (518,089) |
| Interest on long-term debt | 734,720 | 1,176,770 | 3,702 | - | 445,752 |
| Total governmental activities | <u>2,794,632</u> | <u>2,377,636</u> | <u>3,702</u> | <u>57</u> | <u>(413,237)</u> |
| | | | | | |
| General revenues: | | | | | |
| Unrestricted investment earnings | | | | | 72 |
| Miscellaneous revenues | | | | | <u>13,400</u> |
| Total general revenues | | | | | <u>13,472</u> |
| Change in net position | | | | | (399,765) |
| Net position - beginning | | | | | <u>982,332</u> |
| Net position - ending | | | | | <u><u>\$ 582,567</u></u> |

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

| | Major Funds | | | Total |
|--------------------------------------|-------------------|---------------------|---------------------|-----------------------|
| | General | Debt Service | Capital Projects | Governmental Funds |
| ASSETS | | | | |
| Cash | \$ 358,145 | \$ - | \$ - | \$ 358,145 |
| Investments | - | 829,889 | 13,490 | 843,379 |
| Assessments receivable | 1,821 | 173,283 | - | 175,104 |
| Interest receivable | - | 1,329 | 22 | 1,351 |
| Prepaid items and deposits | 1,684 | - | - | 1,684 |
| Total assets | <u>\$ 361,650</u> | <u>\$ 1,004,501</u> | <u>\$ 13,512</u> | <u>\$ 1,379,663</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 106,127 | \$ - | \$ - | \$ 106,127 |
| Total liabilities | <u>106,127</u> | <u>-</u> | <u>-</u> | <u>106,127</u> |
| Fund balances: | | | | |
| Nonspendable: | | | | |
| Prepaid items and deposits | 1,684 | - | - | 1,684 |
| Restricted for: | | | | |
| Debt service | - | 1,004,501 | - | 1,004,501 |
| Capital projects | - | - | 13,512 | 13,512 |
| Unassigned | 253,839 | - | - | 253,839 |
| Total fund balances | <u>255,523</u> | <u>1,004,501</u> | <u>13,512</u> | <u>1,273,536</u> |
| Total liabilities and fund balances | <u>\$ 361,650</u> | <u>\$ 1,004,501</u> | <u>\$ 13,512</u> | <u>\$ 1,379,663</u> |

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 1,273,536

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

| | | |
|--------------------------|--------------------|------------|
| Cost of capital assets | 19,836,173 | |
| Accumulated depreciation | <u>(4,215,281)</u> | 15,620,892 |

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

| | | |
|---|---------------|--------------------------|
| Accrued interest payable | (300,878) | |
| Bonds payable | (16,055,000) | |
| Unamortized original issue discount | <u>44,017</u> | <u>(16,311,861)</u> |
| Net position of governmental activities | | <u><u>\$ 582,567</u></u> |

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| | Major Funds | | | Total |
|--|--------------|-----------------|---------------------|-----------------------|
| | General | Debt Service | Capital Projects | Governmental Funds |
| REVENUES | | | | |
| Assessments | \$ 1,200,866 | \$ 1,176,770 | \$ - | \$ 2,377,636 |
| Interest income | 72 | 3,702 | 57 | 3,831 |
| Miscellaneous revenues | 13,400 | - | - | 13,400 |
| Total revenues | 1,214,338 | 1,180,472 | 57 | 2,394,867 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 228,461 | 212,213 | - | 440,674 |
| Maintenance and operations | 510,437 | - | - | 510,437 |
| Recreation | 328,488 | - | - | 328,488 |
| Debt service: | | | | |
| Principal | - | 430,000 | - | 430,000 |
| Interest | - | 740,935 | - | 740,935 |
| Total expenditures | 1,067,386 | 1,383,148 | - | 2,450,534 |
| Excess (deficiency) of revenues over (under) expenditures | 146,952 | (202,676) | 57 | (55,667) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Interfund transfers | - | (2,072) | 2,072 | - |
| Total other financing sources (uses) | - | (2,072) | 2,072 | - |
| Net change in fund balances | 146,952 | (204,748) | 2,129 | (55,667) |
| Fund balances - beginning | 108,571 | 1,209,249 | 11,383 | 1,329,203 |
| Fund balances - ending | \$ 255,523 | \$ 1,004,501 | \$ 13,512 | \$ 1,273,536 |

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| | |
|---|----------------------------|
| Net change in fund balances - total governmental funds | \$ (55,667) |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities. | (780,313) |
| Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | 430,000 |
| Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. | (1,630) |
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. | <u>7,845</u> |
| Change in net position of governmental activities | <u><u>\$ (399,765)</u></u> |

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Parker Road Community Development District ("District") was established by Ordinance 06-10 of the Board of County Commissioners of Alachua County, Florida enacted on May 23, 2006. The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, certain Board members were affiliated with ICI Homes which is affiliated with CC Oakmont, LLC (the "Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| <u>Assets</u> | <u>Years</u> |
|-------------------------------------|--------------|
| Infrastructure - storm water system | 25 |
| Amenity center | 30 |
| Infrastructure - other | 20 |

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

| | Amortized Cost | Credit Risk | Maturities |
|--|-------------------|-------------|--|
| First American Treasury Obligation Fund Class D | \$ 843,379 | S&P AAAM | Weighted average of the fund portfolio: 14 days |
| Total Investments | <u>\$ 843,379</u> | | |

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|--------------|------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Land improvements | \$ 1,101,000 | \$ - | \$ - | \$ 1,101,000 |
| Total capital assets, not being depreciated | 1,101,000 | - | - | 1,101,000 |
| Capital assets, being depreciated | | | | |
| Infrastructure - storm water system | 6,164,593 | - | - | 6,164,593 |
| Amenity center | 5,688,029 | - | - | 5,688,029 |
| Infrastructure - other | 6,882,551 | - | - | 6,882,551 |
| Total capital assets, being depreciated | 18,735,173 | - | - | 18,735,173 |
| Less accumulated depreciation for: | | | | |
| Infrastructure - storm water system | (1,115,004) | (246,584) | - | (1,361,588) |
| Amenity center | (568,803) | (189,601) | - | (758,404) |
| Infrastructure - other | (1,751,161) | (344,128) | - | (2,095,289) |
| Total accumulated depreciation | (3,434,968) | (780,313) | - | (4,215,281) |
| Total capital assets, being depreciated, net | 15,300,205 | (780,313) | - | 14,519,892 |
| Governmental activities capital assets | \$ 16,401,205 | \$ (780,313) | \$ - | \$ 15,620,892 |

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

| | |
|----------------------------|---------------------|
| Governmental activities: | |
| Maintenance and operations | \$ (590,712) |
| Recreation | (189,601) |
| | <u>\$ (780,313)</u> |

NOTE 6 – LONG-TERM LIABILITIES

Series 2007

In June 2007, the District issued \$17,880,000 of Capital Improvement Revenue Bonds, Series 2007 consisting of \$9,300,000 Term Bonds, Series 2007A, due May 1, 2038 with a fixed interest rate of 5.60% and \$8,580,000 Term Bonds, Series 2007B, due May 1, 2015 with a fixed interest rate of 5.35%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2009 through May 1, 2038 for Series 2007A Bonds whereas the Series 2007B Bonds were fully retired during the prior fiscal year. A portion of the Series 2007A Bonds were currently refunded during the prior fiscal year; see below for further details regarding the refunding.

The Series 2007A Bonds are subject to optional redemption as outlined in the Bond Indenture. The Series 2007A Bonds are subject to extraordinary mandatory redemption in a manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. In fiscal year 2015, the Series 2007 Bond Indenture was amended to eliminate the reserve requirement. The District was in compliance with the requirements at September 30, 2022.

Series 2020

On February 24, 2020, the District issued \$10,655,000 of Capital Improvement Refunding and Revenue Bonds Series consisting of multiple term bonds with due dates ranging from May 1, 2025 – May 1, 2050 and fixed interest rates ranging from 3.1% to 4.1%. The Bonds were issued to refund a portion of the Series 2007A Bonds, finance the acquisition and construction of certain improvements for the benefit of the District, and finance the repayment of previous Developer advances. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|-------------|-------------------|----------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Series 2007A | \$ 6,030,000 | \$ - | \$ 220,000 | \$ 5,810,000 | \$ 230,000 |
| Series 2020 | 10,455,000 | - | 210,000 | 10,245,000 | 215,000 |
| Less: issuance discount | (45,647) | - | (1,630) | (44,017) | - |
| Total | <u>\$ 16,439,353</u> | <u>\$ -</u> | <u>\$ 428,370</u> | <u>\$ 16,010,983</u> | <u>\$ 445,000</u> |

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Governmental Activities | | |
|------------------------------|-------------------------|----------------------|----------------------|
| | Principal | Interest | Total |
| 2023 | \$ 445,000 | \$ 722,105 | \$ 1,167,105 |
| 2024 | 465,000 | 702,560 | 1,167,560 |
| 2025 | 490,000 | 682,020 | 1,172,020 |
| 2026 | 510,000 | 660,330 | 1,170,330 |
| 2027 | 535,000 | 636,999 | 1,171,999 |
| 2028-2032 | 3,060,000 | 2,792,140 | 5,852,140 |
| 2033-2037 | 3,895,000 | 1,980,706 | 5,875,706 |
| 2038-2042 | 2,515,000 | 1,123,563 | 3,638,563 |
| 2043-2047 | 2,425,000 | 658,050 | 3,083,050 |
| 2048-2050 | 1,715,000 | 142,475 | 1,857,475 |
| | <u>\$ 16,055,000</u> | <u>\$ 10,100,948</u> | <u>\$ 26,155,948</u> |

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

During fiscal year 2022, the Developer was repaid \$212,213 for an overpayment of fiscal year 2020 assessments.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| | Budgeted Amounts <u>Original & Final</u> | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|--|--|-------------------|---|
| REVENUES | | | |
| Assessments | \$ 1,197,173 | \$ 1,200,866 | \$ 3,693 |
| Interest income | - | 72 | 72 |
| Miscellaneous revenues | - | 13,400 | 13,400 |
| Total revenues | <u>1,197,173</u> | <u>1,214,338</u> | <u>17,165</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 224,250 | 228,461 | (4,211) |
| Maintenance and operations | 662,679 | 510,437 | 152,242 |
| Recreation | 310,244 | 328,488 | (18,244) |
| Total expenditures | <u>1,197,173</u> | <u>1,067,386</u> | <u>129,787</u> |
| Excess (deficiency) of revenues over (under) expenditures | <u>\$ -</u> | 146,952 | <u>\$ 146,952</u> |
| Fund balance - beginning | | <u>108,571</u> | |
| Fund balance - ending | | <u>\$ 255,523</u> | |

See notes to required supplementary information

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to reallocate appropriations. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

| <u>Element</u> | <u>Comments</u> |
|---|--|
| <u>Element</u> | <u>Comments</u> |
| Number of district employees compensated at 9/30/2022 | 0 |
| Number of independent contractors compensated in September 2022 | 14 |
| Employee compensation for FYE 9/30/2022 (paid/accrued) | 0 |
| Independent contractor compensation for FYE 9/30/2022 | \$85,394.12 |
| Construction projects to begin on or after October 1; (\$65K) | Not applicable |
| Budget variance report | See page 21 of annual financial report |
| Ad Valorem taxes; | Not applicable |
| Non ad valorem special assessments; | |
| Special assessment rate FYE 9/30/2022 | Operations and maintenance - \$1,024.80 Debt service - \$687.23, 882.98, 1362.77, 1628.72, 1090.43, 2,050.00, 2,450.00, 1303.19, 821.28, 1055.32, |
| Special assessments collected FYE 9/30/2022 | \$2,377,636.00 |
| Outstanding Bonds: | |
| Series 2007, due November 1, 2038 | see Note 6 for details |
| Series 2020, due November 1, 2050 | see Note 6 for details |



Grau & Associates

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Parker Road Community Development District, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 7, 2022.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 20, 2023



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

We have examined Parker Road Community Development District, Alachua County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Parker Road Community Development District, Alachua County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 20, 2023



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Parker Road Community Development District, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 20, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 7, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Parker Road Community Development District, Alachua County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Parker Road Community Development District, Alachua County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 20, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations 207 - 209

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 207
5/25/2023

| Item No. | Payee | Invoice # | General Fund FY 2023 |
|--------------|---|---------------|-------------------------|
| 1 | Milam Howard Nicandri & Gillam Scherer Construction Legal Services Through April 2023 | 211847 | \$ 1,386.00 |
| 2 | PFM Group Consulting District Management Fee: May 2023 | DM-05-2023-40 | \$ 2,083.33 |
| 3 | W.W. Gay Mechanical Contractors Agreement 23-026 Periodic Maintenance 05/01/23-07/31/23 | 983010302 | \$ 640.00 |
| TOTAL | | | \$ 4,109.33 |

Vivian Carvalho

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 209

6/8/2023

| Item No. | Payee | Invoice # | General Fund FY 2023 | |
|--------------|---|-----------|-------------------------|---------------|
| 1 | Fitness on Demand (paid online) Platinum Subscription: Jun 2023 | 33781 | \$ | 229.00 |
| 2 | VGlobalTech Quarter 1 ADA Audit | 4881 | \$ | 300.00 |
| Subtotal | | | \$ | 529.00 |
| TOTAL | | | \$ | 529.00 |

Venessa Ripoll
Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Parker Road CDD
Statement of Financial Position
As of 6/30/2023

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|----------------------------|----------------------------|---------------------------|-------------------------------|-------------------------------|
| <u>Assets</u> | | | | | |
| <u>Current Assets</u> | | | | | |
| General Checking Account | \$793,252.46 | | | | \$793,252.46 |
| Debit - Renasant Bank | 1,737.43 | | | | 1,737.43 |
| Assessments Receivable | 113,091.32 | | | | 113,091.32 |
| Prepaid Expenses | 1,683.60 | | | | 1,683.60 |
| Assessments Receivable | | \$136,168.38 | | | 136,168.38 |
| Due From Other Funds | | 2,879.56 | | | 2,879.56 |
| Revenue 2007A&B | | 174,348.64 | | | 174,348.64 |
| Revenue 2020 | | 58,066.09 | | | 58,066.09 |
| Deferred Cost 2007A1 Bond | | 166.76 | | | 166.76 |
| Debt Service Reserve Series 2020 | | 609,695.00 | | | 609,695.00 |
| Interest 2007 A Bond | | 10,229.13 | | | 10,229.13 |
| Prepayment 2007A1 Bond | | 2,898.94 | | | 2,898.94 |
| Sinking Fund 2020 | | 0.20 | | | 0.20 |
| Acquisition/Construction Series 2007 | | | \$188.10 | | 188.10 |
| Acquisition/Construction Series 2020 | | | 29,655.40 | | 29,655.40 |
| Deferred Const Series 2020 | | | 313.98 | | 313.98 |
| Total Current Assets | <u>\$909,764.81</u> | <u>\$994,452.70</u> | <u>\$30,157.48</u> | <u>\$0.00</u> | <u>\$1,934,374.99</u> |
| <u>Investments</u> | | | | | |
| Amount Available in Debt Service Funds | | | | \$855,404.76 | \$855,404.76 |
| Amount To Be Provided | | | | 14,744,595.24 | 14,744,595.24 |
| Total Investments | | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$15,600,000.00</u> | <u>\$15,600,000.00</u> |
| Total Assets | <u><u>\$909,764.81</u></u> | <u><u>\$994,452.70</u></u> | <u><u>\$30,157.48</u></u> | <u><u>\$15,600,000.00</u></u> | <u><u>\$17,534,374.99</u></u> |
| <u>Liabilities and Net Assets</u> | | | | | |
| <u>Current Liabilities</u> | | | | | |
| Accounts Payable | \$48,210.31 | | | | \$48,210.31 |
| Due To Other Funds | 2,879.56 | | | | 2,879.56 |
| Deferred Revenue | 113,091.32 | | | | 113,091.32 |
| Deferred Revenue | | \$136,168.38 | | | 136,168.38 |
| Total Current Liabilities | <u>\$164,181.19</u> | <u>\$136,168.38</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$300,349.57</u> |

Parker Road CDD
Statement of Financial Position
As of 6/30/2023

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|---------------------|---------------------|--------------------|------------------------|------------------------|
| <u>Long Term Liabilities</u> | | | | | |
| Revenue Bonds Payable LongTerm | | | | \$15,600,000.00 | \$15,600,000.00 |
| Total Long Term Liabilities | | \$0.00 | \$0.00 | \$15,600,000.00 | \$15,600,000.00 |
| Total Liabilities | \$164,181.19 | \$136,168.38 | \$0.00 | \$15,600,000.00 | \$15,900,349.57 |
| <u>Net Assets</u> | | | | | |
| Net Assets, Unrestricted | \$176,018.53 | | | | \$176,018.53 |
| Net Assets - General Government | 79,505.20 | | | | 79,505.20 |
| Current Year Net Assets - General Government | 490,059.89 | | | | 490,059.89 |
| Net Assets, Unrestricted | | \$1,053,408.19 | | | 1,053,408.19 |
| Current Year Net Assets, Unrestricted | | (146,216.97) | | | (146,216.97) |
| Net Assets - General Government | | (48,906.90) | | | (48,906.90) |
| Net Assets, Unrestricted | | | (\$1,190,427.88) | | (1,190,427.88) |
| Net Assets, Unrestricted | | | 1,206,546.96 | | 1,206,546.96 |
| Current Year Net Assets, Unrestricted | | | 16,645.65 | | 16,645.65 |
| Net Assets - General Government | | | (2,607.25) | | (2,607.25) |
| Total Net Assets | \$745,583.62 | \$858,284.32 | \$30,157.48 | \$0.00 | \$1,634,025.42 |
| Total Liabilities and Net Assets | \$909,764.81 | \$994,452.70 | \$30,157.48 | \$15,600,000.00 | \$17,534,374.99 |

Parker Road CDD
Statement of Activities
As of 6/30/2023

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|-----------------------|-----------------------|----------------------|-------------------------|-----------------------|
| <u>Revenues</u> | | | | | |
| On-Roll Assessments | \$901,904.05 | | | | \$901,904.05 |
| Off-Roll Assessments | 346,506.63 | | | | 346,506.63 |
| Other Income & Other Financing Sources | 9,069.35 | | | | 9,069.35 |
| On-Roll Assessments | | \$729,300.87 | | | 729,300.87 |
| Off-Roll Assessments | | 293,500.47 | | | 293,500.47 |
| Inter-Fund Group Transfers In | | (16,119.49) | | | (16,119.49) |
| Inter-Fund Transfers In | | | \$16,119.49 | | 16,119.49 |
| Total Revenues | <u>\$1,257,480.03</u> | <u>\$1,006,681.85</u> | <u>\$16,119.49</u> | <u>\$0.00</u> | <u>\$2,280,281.37</u> |
| <u>Expenses</u> | | | | | |
| Supervisor Fees | \$2,800.00 | | | | \$2,800.00 |
| Public Officials Insurance | 2,891.00 | | | | 2,891.00 |
| Trustee Services | 7,758.01 | | | | 7,758.01 |
| Management | 18,749.97 | | | | 18,749.97 |
| Field Management | 9,450.00 | | | | 9,450.00 |
| Disclosure Agent | 5,000.00 | | | | 5,000.00 |
| Property Appraiser | 75.00 | | | | 75.00 |
| District Counsel | 9,868.27 | | | | 9,868.27 |
| Assessment Administration | 12,500.00 | | | | 12,500.00 |
| Audit | 5,000.00 | | | | 5,000.00 |
| Arbitrage Calculation | 600.00 | | | | 600.00 |
| Legal Advertising | 942.18 | | | | 942.18 |
| Miscellaneous | 328.65 | | | | 328.65 |
| Contingency | 59,518.92 | | | | 59,518.92 |
| Web Site Maintenance | 2,030.00 | | | | 2,030.00 |
| Dues, Licenses, and Fees | 175.00 | | | | 175.00 |
| Lifestyle Programming | 18,171.28 | | | | 18,171.28 |
| Lifestyle Coordinator | 37,031.18 | | | | 37,031.18 |
| Electric | 7,188.98 | | | | 7,188.98 |
| Dumpster | 2,036.88 | | | | 2,036.88 |
| Water Reclaimed | 9,213.14 | | | | 9,213.14 |
| Conservation Area Maintenance | 11,960.00 | | | | 11,960.00 |
| Amenity - Telephone | 1,459.43 | | | | 1,459.43 |
| Amenity - Cable | 2,010.17 | | | | 2,010.17 |
| Amenity - Insurance | 28,352.00 | | | | 28,352.00 |
| Amenity - Dues & License | 125.00 | | | | 125.00 |
| Amenity - Landscape Maintenance | 34,834.95 | | | | 34,834.95 |
| Amenity - Pool Maintenance | 15,736.91 | | | | 15,736.91 |
| Amenity - Access Control | 1,702.85 | | | | 1,702.85 |
| Amenity - Janitorial | 2,195.30 | | | | 2,195.30 |
| Amenity - Maintenance | 22,948.86 | | | | 22,948.86 |

Parker Road CDD
Statement of Activities
As of 6/30/2023

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|----------------------------|----------------------------|---------------------------|----------------------|------------------------------|
| Amenity - Electric | 19,802.00 | | | | 19,802.00 |
| Amenity - Reclaimed Water | 16,118.01 | | | | 16,118.01 |
| General Insurance | 3,826.00 | | | | 3,826.00 |
| General Repair & Maintenance | 11,925.54 | | | | 11,925.54 |
| Maintenance Person | 32,960.79 | | | | 32,960.79 |
| Pressure Washing | 46,741.00 | | | | 46,741.00 |
| Irrigation | 30,889.19 | | | | 30,889.19 |
| Landscaping Maintenance & Material | 187,003.77 | | | | 187,003.77 |
| Landscape Improvements | 21,765.00 | | | | 21,765.00 |
| Tree Trimming | 18,295.00 | | | | 18,295.00 |
| Mulch | 37,000.00 | | | | 37,000.00 |
| Fitness Facility | 6,418.95 | | | | 6,418.95 |
| Tennis Courts/Basketball Court | 625.00 | | | | 625.00 |
| Amenity Building Pest Control | 1,886.00 | | | | 1,886.00 |
| Principal Payment | | \$445,000.00 | | | 445,000.00 |
| Principal Payments - 2007B Bond | | 10,000.00 | | | 10,000.00 |
| Interest Payments - 2007A Bond | | 325,080.00 | | | 325,080.00 |
| Interest Payments - 2020 Series | | 396,745.00 | | | 396,745.00 |
| Total Expenses | <u>\$767,910.18</u> | <u>\$1,176,825.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$1,944,735.18</u> |
| <u>Other Revenues (Expenses) & Gains (Losses)</u> | | | | | |
| Interest Income | \$490.04 | | | | \$490.04 |
| Interest Income | | \$23,926.18 | | | 23,926.18 |
| Interest Income | | | \$526.16 | | 526.16 |
| Total Other Revenues (Expenses) & Gains (Losses) | <u>\$490.04</u> | <u>\$23,926.18</u> | <u>\$526.16</u> | <u>\$0.00</u> | <u>\$24,942.38</u> |
| Change In Net Assets | \$490,059.89 | (\$146,216.97) | \$16,645.65 | \$0.00 | \$360,488.57 |
| Net Assets At Beginning Of Year | <u>\$255,523.73</u> | <u>\$1,004,501.29</u> | <u>\$13,511.83</u> | <u>\$0.00</u> | <u>\$1,273,536.85</u> |
| Net Assets At End Of Year | <u><u>\$745,583.62</u></u> | <u><u>\$858,284.32</u></u> | <u><u>\$30,157.48</u></u> | <u><u>\$0.00</u></u> | <u><u>\$1,634,025.42</u></u> |

Parker Road CDD
Budget to Actual
For the Period End 6/30/2023

| | Year To Date | | | |
|---|-----------------------|-----------------------|-----------------------|-----------------------------------|
| | Actual | Budget | Variance | FY 2023 Adopted Budget |
| <u>Revenues</u> | | | | |
| Maintenance Assessments | \$1,248,410.68 | \$1,021,126.50 | \$227,284.18 | \$1,361,502.00 |
| Other Income & Other Financing Sources | 9,069.35 | 0.00 | 9,069.35 | 0.00 |
| Net Revenues | \$1,257,480.03 | \$1,021,126.50 | \$236,353.53 | \$1,361,502.00 |
| <u>General & Administrative Expenses</u> | | | | |
| Trustee Services | \$7,758.01 | \$9,000.00 | \$(1,241.99) | \$12,000.00 |
| Supervisor Fees | 2,800.00 | 2,400.00 | 400.00 | 3,200.00 |
| District Management | 18,749.97 | 18,750.00 | (0.03) | 25,000.00 |
| Engineering | 0.00 | 750.00 | (750.00) | 1,000.00 |
| Disclosure Agent | 5,000.00 | 7,500.00 | (2,500.00) | 10,000.00 |
| District Counsel | 9,868.27 | 3,750.00 | 6,118.27 | 5,000.00 |
| Assessment Administration | 12,500.00 | 9,375.00 | 3,125.00 | 12,500.00 |
| Reamortization | 0.00 | 375.00 | (375.00) | 500.00 |
| Property Appraiser | 75.00 | 56.25 | 18.75 | 75.00 |
| Audit | 5,000.00 | 4,575.00 | 425.00 | 6,100.00 |
| Arbitrage Calculation | 600.00 | 750.00 | (150.00) | 1,000.00 |
| Web Site Maintenance | 2,030.00 | 2,640.00 | (610.00) | 3,520.00 |
| Legal Advertising | 942.18 | 1,875.00 | (932.82) | 2,500.00 |
| Miscellaneous office (travel, phone, postage, etc) | 328.65 | 1,125.00 | (796.35) | 1,500.00 |
| Dues, Licenses, and Fees | 175.00 | 356.25 | (181.25) | 475.00 |
| Public Official Insurance | 2,891.00 | 2,420.25 | 470.75 | 3,227.00 |
| General Insurance | 3,826.00 | 3,203.25 | 622.75 | 4,271.00 |
| Contingency- Incl Hurricane cleanup | 59,518.92 | 216,750.00 | (157,231.08) | 289,000.00 |
| Total General & Administrative Expenses | \$132,063.00 | \$285,651.00 | \$(153,588.00) | \$380,868.00 |
| <u>Field Expense</u> | | | | |
| Field Management | \$9,450.00 | \$13,500.00 | \$(4,050.00) | \$18,000.00 |
| Landscape Maintenance & Material | 187,003.77 | 243,765.00 | (56,761.23) | 325,020.00 |
| Landscape Improvements | 21,765.00 | 11,250.00 | 10,515.00 | 15,000.00 |
| Mulch | 37,000.00 | 31,206.75 | 5,793.25 | 41,609.00 |
| Tree Trimming | 18,295.00 | 11,250.00 | 7,045.00 | 15,000.00 |
| Irrigation | 30,889.19 | 30,000.00 | 889.19 | 40,000.00 |
| Pressure Clean Curbs and Walks | 46,741.00 | 26,979.00 | 19,762.00 | 35,972.00 |
| Electric - Street Lights/ private lighting | 7,188.98 | 7,500.00 | (311.02) | 10,000.00 |
| Water Reclaimed | 9,213.14 | 18,750.00 | (9,536.86) | 25,000.00 |
| Conservation Area Maintenance | 11,960.00 | 23,250.00 | (11,290.00) | 31,000.00 |
| Maintenance Person | 32,960.79 | 37,500.00 | (4,539.21) | 50,000.00 |
| General Repair & Maintenance | 11,925.54 | 22,500.00 | (10,574.46) | 30,000.00 |
| Total Field Expenses | \$424,392.41 | \$477,450.75 | \$(53,058.34) | \$636,601.00 |

Parker Road CDD
 Budget to Actual
 For the Period End 6/30/2023

| | Actual | Year To Date Budget | Variance | FY 2023 Adopted Budget |
|--|---------------------------------------|----------------------------------|---------------------------------------|----------------------------------|
| <u>Amenity Expenses</u> | | | | |
| Amenity - Insurance | \$28,352.00 | \$23,706.00 | \$4,646.00 | \$31,608.00 |
| Amenity - Janitorial | 2,195.30 | 5,625.00 | (3,429.70) | 7,500.00 |
| Amenity - Pool Maintenance | 15,736.91 | 17,625.00 | (1,888.09) | 23,500.00 |
| Amenity - Dues & License | 125.00 | 93.75 | 31.25 | 125.00 |
| Amenity - Maintenance | 22,948.86 | 15,000.00 | 7,948.86 | 20,000.00 |
| Lifestyle Programming | 18,171.28 | 22,500.00 | (4,328.72) | 30,000.00 |
| Lifestyle Coordinator | 37,031.18 | 45,750.00 | (8,718.82) | 61,000.00 |
| Amenity - Electric | 19,802.00 | 28,650.00 | (8,848.00) | 38,200.00 |
| Amenity - Telephone | 1,459.43 | 2,250.00 | (790.57) | 3,000.00 |
| Amenity - Gates/ Control Access | 1,702.85 | 3,000.00 | (1,297.15) | 4,000.00 |
| Amenity - Cable | 2,010.17 | 3,750.00 | (1,739.83) | 5,000.00 |
| Refuge Services and Trash Removal | 2,036.88 | 1,125.00 | 911.88 | 1,500.00 |
| Fitness Facility - Maintenance | 6,418.95 | 7,500.00 | (1,081.05) | 10,000.00 |
| Amenity - Gas | 0.00 | 7,500.00 | (7,500.00) | 10,000.00 |
| Amenity Building Pest Control | 1,886.00 | 2,400.00 | (514.00) | 3,200.00 |
| Tennis Courts/Basketball Court | 625.00 | 7,500.00 | (6,875.00) | 10,000.00 |
| Amenity - Landscape Maintenance | 34,834.95 | 32,850.00 | 1,984.95 | 43,800.00 |
| Mulch | 0.00 | 8,700.00 | (8,700.00) | 11,600.00 |
| Amenity - Reclaimed Water | 16,118.01 | 22,500.00 | (6,381.99) | 30,000.00 |
| Total Amenity Expenses | <u>\$211,454.77</u> | <u>\$258,024.75</u> | <u>\$(46,569.98)</u> | <u>\$344,033.00</u> |
| Total Expenses | <u>\$767,910.18</u> | <u>\$1,021,126.50</u> | <u>\$(253,216.32)</u> | <u>\$1,361,502.00</u> |
| <u>Other Income (Expense)</u> | | | | |
| Interest Income | \$490.04 | \$0.00 | \$490.04 | \$0.00 |
| Total Other Income (Expense) | <u>\$490.04</u> | <u>\$0.00</u> | <u>\$490.04</u> | <u>\$0.00</u> |
| Net Income (Loss) | <u><u>\$490,059.89</u></u> | <u><u>\$0.00</u></u> | <u><u>\$490,059.89</u></u> | <u><u>\$0.00</u></u> |

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

Field Manager Report

Pool

- * Southern Escapes is prepared to begin the process of balancing the chemicals as soon as it is filled
- * Southern Escapes intends to replace the bulbs on the interior of the pool prior to it being filled, this is also being coordinated with Scherer Construction
- * Southern Escapes will resume work/testing of the heaters once the pool is ready to do so
- * Palm tree trimming around the pool will take place the week of 7/17
- * The rock around the base of the palm trees will be refreshed prior to re-opening
- * All areas surrounding the pool will be pressure washed prior to re-opening (deck, furniture, etc.) - NOTE: the sidewlaks to the courts, and stairs/ amentiy center on the east side as well as the sidewalks that lead to the side of the fitness center on the west side will be pressure wahsed
- * The cushion covers on the furniture in the patio area will be removed and cleaned
- * Getting pricing to replace the current life rings (will ensure they meet all FL requirements)

Roof

- * An extensive repair was completed on 7/1. Once we have had several heavy rains with no additional leaks, we will address the stucco repair

Interactive playground

- * Randy Lewis Electric is scheduled to run a new main line to the game and place fuse inside the game console (per the recommendation of John with Singley, Inc.

Landscaping/ Irrigation

- * Annuals were planted at the Amenity Center and both entrances the week of 7/10
- * (2) small trees are being assessed for possible removal/ replacement. One in pond 5, one in pond 12
- * There is a tree in pond 1W that is scheduled to be evaluated by Solitude Lake Management. (due to the location inside of the pond area, Solitude evaluates it to make recommendations)
- * The trees along the main entrance & exit road (SW 117th Street) from the 24th Avenue entrance are being evaluated because their growth is blocking some of the lighting
- * The common areas below are being assessed for possible irrigation issues
 - * along SW 36th Road between 109th Way & SW 111th Drive
 - * along SW 117th Terrace between SW 30th Ave & SW 34th Place
- * Edging will be done around the sand volleyball court

Courts

- * the tennis court gates have been repaired

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Audience Comments and Supervisor Requests