

# Parker Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901  
[www.parkerroadcdd.com](http://www.parkerroadcdd.com)

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The meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, August 18, 2023, at 1:00 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 July 19, 2023, Board of Supervisors' Meeting
2. Update on the Pool Repairs
3. Review and Acceptance of the GSE Sinkhole Remediation Completion Report
4. Review and Acceptance of Reserve Study Report
5. Ratification of Foundation Services Proposal for Sinkhole Remediation Between Lots 555 & 556
6. Public Hearing on Adopting the Revised Amenities Policies
  - a. Public Comments and Testimony
  - b. Board Comments
  - c. Consideration of Resolution 2023-07, Adopting the Revised Amenities Policies
7. Ratification of Payment Authorizations 210 – 214
8. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
  - Amenity Manager and Lifestyle Manager
- Supervisors Requests & Comments

### **Adjournment**



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes  
of the July 19, 2023,  
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Wednesday, July 19, 2023  
11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608  
5:00 p.m.**

Board Members present at roll call:

Barbara Staras	Vice Chairperson	
Dan Middleton	Assistant Secretary	
Tara Ezzell	Assistant Secretary	(via phone)
Kevin McGee	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Kyle McGee	District Counsel - Kutak Rock LLP	(via phone)
Kaytlan Forret	Leland Management, Inc.	
Carla DeYorgi	Leland Management, Inc.	
Lisa Blunt	Homeowner	(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 5:01 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.

**Update on the Pool**

Ms. Forret provide an update concerning the pool. She noted that more items have been added to the pool and they will begin plastering the shell of the pool on Friday, July 21, 2023. From there, they will begin filling over the weekend and then will get the time frame which will allow the plaster finishing to settle and cure accordingly.

**Public Comment Period**

There were no comments at this time.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

#### **Consideration of the Minutes of the June 12, 2023, Bid Opening 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 June 12, 2023, Bid Opening Meeting.

#### **Consideration of the Minutes of the June 16, 2023, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Middleton, seconded by Mr. McGee, with all in favor, the Board approved the Minutes of the June 16, 2023, Board of Supervisors' Meeting.

#### **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**

#### **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**

Ms. Buchanan joined the meeting in progress.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board opened the floor for the public hearing.

Ms. Carvalho reviewed what the Board would be discussing including going through the O&M Budget, the 2007 A and 2020 debt service budgets, and the payment obligations that occur in May and November. She also mentioned that there was an error under Resolution 2023-05, Section B which will be changed to reflect that the direct bill assessment will be assessed 25% each on October 15, 2023, January 12, 2024, April 15, 2024, and July 15, 2024. The current net gross is \$1,608.92 and a gross assessment of \$1,711.62 with no changes to the budget.

Ms. Champagne stated that there is approximately \$120,000.00 worth of expenses that is associated with the sinkhole with \$110,000.00 left in contingency. She stated that ideally, they should have around \$400,000.00 in the bank on October 1, 2023 to carry through the next couple of months, but at the District is anticipating close to \$300,000.00 of carry forward for the beginning of FY 2024. There was some additional discussion concerning reallocating funds from certain line items.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board closed the floor for the public hearing.

Ms. Carvalho stated that the Net Revenue for the FY 2024 budget is \$1,607,311.00.

On MOTION by Ms. Ezzell, seconded by Mr. McGee, with three in favor (Ms. Staras, Ms. Ezzell and Mr. McGee) and one opposed (Mr. Middleton), the Board approved Resolution 2023-04, Adopting the Fiscal Year 2024 Budget and Appropriating Funds and of Resolution 2023-05, Imposing Special Assessments and Certifying an Assessment Roll.

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

Ms. Carvalho stated that the Friday meetings will continue to be held at 1:00 p.m. while the Wednesday meetings on April 17 and July 17, 2024, will be moved to 5:30 p.m.

On MOTION by Mr. McGee, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2023-06, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024.

**Discussion on Projects for Fiscal Year 2024**

This item will be moved to the October meeting.

**Review & Acceptance of FY 2022 Audit**

Ms. White joined the meeting in progress and provided her comments on the audit and it was considered a clean audit.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board accepted the FY 2022 Audit.

**Ratification of Payment Authorizations 207 – 209**

The Board reviewed the payment authorizations.

On MOTION by Mr. McGee, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorizations 207 – 209.

## **Review of District Financial Statements**

No comments were made regarding the District Financial Statements.

### **THIRD ORDER OF BUSINESS**

#### **Other Business**

#### **Staff Reports**

**District Counsel** – Ms. Buchanan stated that she will discuss the Amenity Management Agreement with Ms. Staras after it has been completed next week.

**District Engineer** – Not Present

**District Manager** – Ms. Carvalho confirmed that every Board member has completed their Form 1 document.

**Amenity Manager: Field Manager Report** – Ms. Forret provide an overview of the Field Report. Southern Escapes is prepared to begin the process of balancing the chemicals as soon as the pool is finished and intends to replace the bulbs on the interior of the pool prior to it being filled. They will also resume work on the testing of the heaters once the pool is complete. Palm tree trimming has taken place and was completed on the pool deck and around the courts. The rocks around the base of the palms will also be refreshed prior to the opening of the pool. The sidewalks of the courts and the stairs of the amenity center on the east side, as well as the sidewalks that lead to the side of the amenity center on the west side will be pressure washed. The majority of those areas have been completed. The cushions on the patio furniture have been removed and sent to the cleaners and they are also working on replacing the pool ring to make sure they meet all requirements. Another extensive repair had taken place on July 1, and they are waiting on more heavy rains so there isn't any more leakage. Once completed, they can begin working on the stucco. The interactive playground is scheduled to run as Randy Lewis Electric is running a new main line to the game and place a fuse inside of the game console. The annuals were planted at the Amenity Center at both entrances the week of July 10. Two small trees are being assessed for possible removal and or replacement, one in pond 5 and one in pond 12. Pond 1 west is scheduled to be evaluated by Solitude Lake Management. The trees along the main entrance are being evaluated as their growth is blocking some of the lighting. The common areas are being assessed for possible irrigation issues. The tennis court gates have also been repaired.

They are looking into revamping and looking into new activities for the residents, the next big event will be the pickleball tournament and then the fall festival. Family Monday movie nights will also continue through the year.

**FOURTH ORDER OF BUSINESS****Audience Comments and  
Supervisors Requests**

Mr. McGee provided an update on the reserve study report. A homeowner asked about the signs found near the sinkhole repair site.

**FIFTH ORDER OF BUSINESS****Adjournment**

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

On MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor, the July 19, 2023, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 5:56 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Update on the Pool Repairs

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Review and Acceptance of the GSE  
Sinkhole Remediation Completion Report



**Engineering & Consulting, Inc.**

July 28, 2023

Steve Bovio  
Parker Road CDD  
12051 Corporate Boulevard  
Orlando, Florida 32817

Subject: Sinkhole Remediation Completion Report  
**Oakmont Amenity Center SMF Sinkholes**  
Gainesville, Alachua County, Florida  
GSE Project No. 16137

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this report summarizing the remediation of the sinkhole at the subject site in Gainesville, Alachua County, Florida.

Our services were provided in general accordance with our Proposal No. 2023-389 dated June 20, 2023.

### **BACKGROUND INFORMATION**

During heavy rains, approximately eight (8) sinkholes developed in the stormwater management facility just north of the Amenity Center at the Oakmont development. Mr. Jason E. Gowland, P.E. with GSE visited the site on June 19, 2023 to observe the areas of concern. You and R.E. Arnold were onsite to discuss recommendations to remediate the areas of concern.

On the order of eight (8) individual areas of concern were identified during our site visit. The areas ranged from a few feet in diameter and a few feet in depth to on the order of 30 to 40 feet in diameter and up to 30 feet in depth. Each area had variable exposed soil conditions from sand and clayey sand to others with exposed limestone. Two of the areas appeared to be in or near previous repair locations.

GSE returned to the site with representatives of R.E. Arnold to remediate the sinkhole conditions per the instruction given in our *Technical Memorandum* (GSE Project No. 16137) issued on June 20, 2023. GSE generally recommended the sinkholes be over-excavated to expose firm materials and backfilled. Recommendations for the larger ground subsidence areas included backfilling with large boulders at the bottom followed by layers of ballast stone and No. 57 stone. The remaining 8 feet bls and the shallower subsidence areas were backfilled with imported sandy/clayey sand materials and compacted with the backhoe bucket to a firm condition in 2 feet lifts.

The purpose of the remediation program was to address the eight (8) individual sinkholes observed at the site. R.E. Arnold implemented the recommended sinkhole remediation related services. GSE monitored the contractor's operations to confirm that the remediation program was completed in substantial compliance with the recommendations.

**GSE Engineering & Consulting, Inc.**  
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Gainesville, Florida 32608  
352-377-3233 Phone ♦ 352-377-0335 Fax  
[www.gseengineering.com](http://www.gseengineering.com)

## SUMMARY OF MONITORING SERVICES

The following summarizes the activities GSE observed and documented at the site:

- GSE met with representatives of R.E. Arnold at the site to begin the remediation.
- R.E. Arnold mobilized a trackhoe to excavate the subsidence areas and ensure firm materials were encountered before beginning the backfilling process.
- The eight (8) sinkholes were over-excavated and backfilled according to recommendations provided in the *Technical Memorandum*. The excavations were backfilled with the recommended boulders, ballast stone, No. 57 stone, and imported sandy/clayey sand materials and compacted to a firm condition.

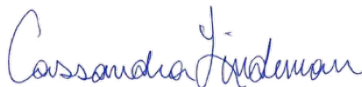
The remediation program has been completed in substantial compliance with GSE's engineering recommendations and local practices. This procedure was implemented to stabilize the subsurface conditions related to the sinkhole features located within the SMF. This procedure does not preclude future sinkhole development in other areas.

## CLOSING

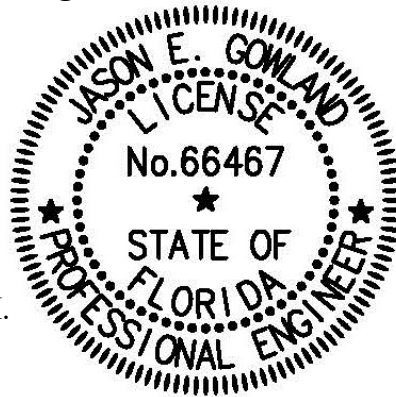
GSE appreciates the opportunity to have assisted you on this project. If you have any questions or comments concerning this report or if we may be of further assistance, please contact us.

Sincerely,

**GSE Engineering & Consulting, Inc.**



Cassandra R. Lindeman, E.I.  
Staff Engineer



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.  
Principal Geotechnical Engineer  
Florida Registration Number 66467

CRL/JEG:hmp

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Distribution: Addressee (1 - Electronic)  
File (1)

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Review and Acceptance of  
Reserve Study Report

	<b>Reserve Study was conducted by “ Global Solutions “ on behalf of the Board</b>	
1	<p>The Study should be considered a working document and thus subject to change at any point in time</p> <p>- If the Study missed an asset or you have questions and or concerns about the information specific to an asset please bring this to Vivian’s attention in order that it maybe reviewed further.</p>	
2	<p>The focus of the Reserve Study was to provide the board guidance on future expenses that the community will incur and to provide options on how to plan &amp; fund these expenses.</p>	
3	<p>The Study identifies assets that are owned and maintained by the District and includes the following information</p> <p>- Detailed list of each asset</p> <p>- Approximate cost to maintain, refurbish or replace an asset in today’s dollars</p> <p>- Estimated “ Expected Life “ for each asset</p> <p>- Estimated “ Remaining Life “ for each asset</p> <p>- Study was completed using an assumed Inflation rate of 2.41%</p> <p>- Study factored in annual assessment increase of at various rates</p> <p>- Study projects anticipated expense over a 30 year period</p>	
4	<p>Study was broken down into Five main categories and identifies assets within each category</p> <p>- Paving</p> <p>- Clubhouse</p> <p>- Pool Area</p> <p>- Site Elements</p> <p>- Recreation</p>	
6	<p>It should be noted that the information provided are <u>“ Estimates “</u> and as such are subject to change which may or may not have an impact on the timeframe and financials contained within the report.</p>	
7	<p>Some of the cost estimates in the study were questioned and subsequently some vendors were and asked to provide estimates. In your review of the Study if you feel the cost identified in the Study requires further review please identify these items to Vivian for further review.</p>	
8	<p><u><b>The Study assumes the Following:</b></u></p> <p>a) 2024 funding designated for projects will be reallocated to the “ Reserve Account “ this includes 1) Utility Cart and Shed, 2) Resurfacing Tennis and Basketball courts and 3) Purchasing new pool deck furniture. The total funds designated for these projects is \$ 90,500</p> <p>b) In order to achieve a target funding level of \$225K (annually) without increasing assessments requires that we reallocate \$ 134,500 from the Contingency line item over to the “ Reserve Account “. This will reduce funding in the Contingency account to \$ 154,500.</p> <p>c) Given that contingency expenses are somewhat unpredictable should we exceed the available funding in the account will necessitate that the funds be recalled from the Reserve account.</p>	
9	<p>Maintenance cost for the 16 detention ponds within the Community is an area of significant concern. Most of the maintenance for the the ponds is accounted for in the annual O&amp;M budget.</p> <p><u><b>However planning and forecasting annual cost associated with Sinkholes, resulting damage and remediation presents a budgeting challenge.</b></u></p> <p>- The board will need to decide what the appropriate annual funding level for the detention ponds should be.</p>	

	<b>Reserve Study was conducted by “ Global Solutions “ on behalf of the Board</b>	
	<b>- The Study currently allocates 100K a year for the first three years and then it drops to 50K annually.</b>	
	<b>- Any change in the funding level up or down will have impact on the financial projections.</b>	
<b>10</b>	<b>Special note - The worksheets include many formula’s that if changed, deleted or moved may have an adverse impact on the data and it accuracy. If you are not familiar with worksheets it is suggested that you view this information in PDF format in order to avoid any issues with the data.</b>	

## *Inflation table*

Year	Year	Annual Inflation rate %	Cumulative Inflation Rate %		Year	Year	Annual Inflation rate %	Cumulative Inflation Rate %		Year	Year	Annual Inflation rate %	Cumulative Inflation Rate %
1	2025	2.41%	102.410%		31	2055	2.41%	209.225%		61	2085	2.41%	427.449%
2	2026	2.41%	104.878%		32	2056	2.41%	214.267%		62	2086	2.41%	437.751%
3	2027	2.41%	107.406%		33	2057	2.41%	219.431%		63	2087	2.41%	448.300%
4	2028	2.41%	109.994%		34	2058	2.41%	224.719%		64	2088	2.41%	459.104%
5	2029	2.41%	112.645%		35	2059	2.41%	230.135%		65	2089	2.41%	470.169%
6	2030	2.41%	115.360%		36	2060	2.41%	235.681%		66	2090	2.41%	481.500%
7	2031	2.41%	118.140%		37	2061	2.41%	241.361%		67	2091	2.41%	493.104%
8	2032	2.41%	120.987%		38	2062	2.41%	247.178%		68	2092	2.41%	504.988%
9	2033	2.41%	123.903%		39	2063	2.41%	253.135%		69	2093	2.41%	517.158%
10	2034	2.41%	126.889%		40	2064	2.41%	259.236%		70	2094	2.41%	529.622%
11	2035	2.41%	129.947%		41	2065	2.41%	265.483%		71	2095	2.41%	542.385%
12	2036	2.41%	133.079%		42	2066	2.41%	271.881%		72	2096	2.41%	555.457%
13	2037	2.41%	136.286%		43	2067	2.41%	278.434%		73	2097	2.41%	568.843%
14	2038	2.41%	139.570%		44	2068	2.41%	285.144%		74	2098	2.41%	582.553%
15	2039	2.41%	142.934%		45	2069	2.41%	292.016%		75	2099	2.41%	596.592%
16	2040	2.41%	146.379%		46	2070	2.41%	299.053%		76	2100	2.41%	610.970%
17	2041	2.41%	149.906%		47	2071	2.41%	306.261%		77	2101	2.41%	625.694%
18	2042	2.41%	153.519%		48	2072	2.41%	313.642%		78	2102	2.41%	640.774%
19	2043	2.41%	157.219%		49	2073	2.41%	321.200%		79	2103	2.41%	656.216%
20	2044	2.41%	161.008%		50	2074	2.41%	328.941%		80	2104	2.41%	672.031%
21	2045	2.41%	164.888%		51	2075	2.41%	336.869%		81	2105	2.41%	688.227%
22	2046	2.41%	168.862%		52	2076	2.41%	344.987%		82	2106	2.41%	704.813%
23	2047	2.41%	172.932%		53	2077	2.41%	353.301%		83	2107	2.41%	721.799%
24	2048	2.41%	177.099%		54	2078	2.41%	361.816%		84	2108	2.41%	739.195%
25	2049	2.41%	181.367%		55	2079	2.41%	370.536%		85	2109	2.41%	757.009%
26	2050	2.41%	185.738%		56	2080	2.41%	379.466%		86	2110	2.41%	775.253%
27	2051	2.41%	190.215%		57	2081	2.41%	388.611%		87	2111	2.41%	793.937%
28	2052	2.41%	194.799%		58	2082	2.41%	397.976%		88	2112	2.41%	813.071%
29	2053	2.41%	199.493%		59	2083	2.41%	407.568%		89	2113	2.41%	832.666%
30	2054	2.41%	204.301%		60	2084	2.41%	417.390%		90	2114	2.41%	852.733%
								417.390%					852.733%

**Assessment Rate Table**

Funding Level ( \$ 225,000 )					Funding Level ( \$ 200,000 )					Funding Level ( \$ 175,000 )			
Year	Year	Annual assessment rate %	Cumulative Inflation Rate %		Year	Year	Annual Assessmen t rate %	Cumulative Inflation Rate %		Year	Year	Annual Assessmen t rate %	Cumulativ e Inflation Rate %
1	2025	2.00%	102.000%		1	2025	3.00%	103.000%		1	2025	4.00%	104.000%
2	2026	2.00%	104.040%		2	2026	3.00%	106.090%		2	2026	4.00%	108.160%
3	2027	2.00%	106.121%		3	2027	3.00%	109.273%		3	2027	4.00%	112.486%
4	2028	2.00%	108.243%		4	2028	3.00%	112.551%		4	2028	4.00%	116.986%
5	2029	2.00%	110.408%		5	2029	3.00%	115.927%		5	2029	4.00%	121.665%
6	2030	2.00%	112.616%		6	2030	3.00%	119.405%		6	2030	4.00%	126.532%
7	2031	2.00%	114.869%		7	2031	3.00%	122.987%		7	2031	4.00%	131.593%
8	2032	2.00%	117.166%		8	2032	3.00%	126.677%		8	2032	4.00%	136.857%
9	2033	2.00%	119.509%		9	2033	3.00%	130.477%		9	2033	4.00%	142.331%
10	2034	2.00%	121.899%		10	2034	3.00%	134.392%		10	2034	4.00%	148.024%
11	2035	2.00%	124.337%		11	2035	3.00%	138.423%		11	2035	4.00%	153.945%
12	2036	2.00%	126.824%		12	2036	3.00%	142.576%		12	2036	4.00%	160.103%
13	2037	1.00%	128.092%		13	2037	1.00%	144.002%		13	2037	2.50%	164.106%
14	2038	1.00%	129.373%		14	2038	1.00%	145.442%		14	2038	2.50%	168.208%
15	2039	1.00%	130.667%		15	2039	1.00%	146.896%		15	2039	2.50%	172.414%
16	2040	1.00%	131.974%		16	2040	1.00%	148.365%		16	2040	2.50%	176.724%
17	2041	1.00%	133.293%		17	2041	1.00%	149.849%		17	2041	2.50%	181.142%
18	2042	1.00%	134.626%		18	2042	1.00%	151.347%		18	2042	2.50%	185.671%
19	2043	1.00%	135.973%		19	2043	1.00%	152.861%		19	2043	2.50%	190.312%
20	2044	1.00%	137.332%		20	2044	1.00%	154.389%		20	2044	2.50%	195.070%
21	2045	1.00%	138.706%		21	2045	1.00%	155.933%		21	2045	2.50%	199.947%
22	2046	1.00%	140.093%		22	2046	1.00%	157.493%		22	2046	2.50%	204.946%
23	2047	1.00%	141.494%		23	2047	1.00%	159.068%		23	2047	2.50%	210.069%
24	2048	1.00%	142.909%		24	2048	1.00%	160.658%		24	2048	2.50%	215.321%
25	2049	1.00%	144.338%		25	2049	1.00%	162.265%		25	2049	2.50%	220.704%
26	2050	1.00%	145.781%		26	2050	1.00%	163.888%		26	2050	2.50%	226.222%
27	2051	1.00%	147.239%		27	2051	1.00%	165.526%		27	2051	2.50%	231.877%
28	2052	1.00%	148.711%		28	2052	1.00%	167.182%		28	2052	2.50%	237.674%
29	2053	1.00%	150.198%		29	2053	1.00%	168.853%		29	2053	2.50%	243.616%
30	2054	1.00%	151.700%		30	2054	1.00%	170.542%		30	2054	2.50%	249.706%

Reserve Account - Master Record

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALC-ULATION START YEAR	EXP-ECTED LIFE	REM-AINING LIFE	YEAR	INFL-ATION RATE	INFLAT-ION ADJUST-ED FOR LIFE EXPECT-ANCY	AMOUNT	Straight Line Payment	REPEAT-ING ITEM
Paving	Asphalt paved parking areas ( Mill & Overlay )	\$ 3.00	27,232	sqft	\$ 81,696	2016	25	17	2041	2.41%	149.906%	\$ 122,468	\$ 7,204	Y
Paving	Asphalt paved parking areas ( Mill & Overlay )	\$ 3.00	27,232	sqft	\$ 81,696	2016	25	17	2066	2.41%	271.881%	\$ 222,116	\$ 8,885	
Paving	Asphalt paved parking areas ( Mill & Overlay )	\$ 3.00	27,232	sqft	\$ 81,696	2016	25	17	2091	2.41%	493.104%	\$ 402,846	\$ 16,114	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	3	2027	2.41%	107.406%	\$ 13,747	\$ 4,582	Y
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2032		120.987%	\$ 15,485	\$ 3,097	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2037		136.286%	\$ 17,443	\$ 3,489	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2042		153.519%	\$ 19,649	\$ 3,930	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2047		172.932%	\$ 22,134	\$ 4,427	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2052		194.799%	\$ 24,932	\$ 4,986	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2057		219.431%	\$ 28,085	\$ 5,617	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2062		247.178%	\$ 31,636	\$ 6,327	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2067		278.434%	\$ 35,637	\$ 7,127	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2072		313.642%	\$ 40,143	\$ 8,029	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2077		353.301%	\$ 45,219	\$ 9,044	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2082		397.976%	\$ 50,937	\$ 10,187	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2087		448.300%	\$ 57,378	\$ 11,476	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2092		504.988%	\$ 64,634	\$ 12,927	
Paving	Asphalt paved parking areas patch seal & stripe	\$ 0.47	27,232	sqft	\$ 12,799	2016	5	5	2097		568.843%	\$ 72,806	\$ 14,561	
Paving	Concrete dumpster pad	\$ 12.73	345	sqft	\$ 4,392	2016	20	12	2036	2.41%	133.079%	\$ 5,845	\$ 487	Y
Paving	Concrete dumpster pad	\$ 12.73	345	sqft	\$ 4,392	2016	20	20	2056		214.267%	\$ 9,410	\$ 471	
Paving	Concrete dumpster pad	\$ 12.73	345	sqft	\$ 4,392	2016	20	20	2076		344.987%	\$ 15,151	\$ 758	
Paving	Concrete dumpster pad	\$ 12.73	345	sqft	\$ 4,392	2016	20	20	2096		555.457%	\$ 24,395	\$ 1,220	
Paving	Concrete walkways repair allowance ( 5% every 5 years ) for pool and recreational areas	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2029	2.41%	112.645%	\$ 14,483	\$ 2,897	Y
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2034		126.889%	\$ 16,314	\$ 3,263	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2039		142.934%	\$ 18,377	\$ 3,675	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2044		161.008%	\$ 20,701	\$ 4,140	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2049		181.367%	\$ 23,319	\$ 4,664	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2054		204.301%	\$ 26,268	\$ 5,254	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2059		230.135%	\$ 29,589	\$ 5,918	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2064		259.236%	\$ 33,331	\$ 6,666	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2069		292.016%	\$ 37,545	\$ 7,509	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2074		328.941%	\$ 42,293	\$ 8,459	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2079		370.536%	\$ 47,641	\$ 9,528	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2084		417.390%	\$ 53,665	\$ 10,733	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2089		470.169%	\$ 60,451	\$ 12,090	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2094		529.622%	\$ 68,095	\$ 13,619	
Paving	Concrete walkways repair	\$ 12.73	1,010	sqft	\$ 12,857	2016	5	5	2099		596.592%	\$ 76,706	\$ 15,341	
Paving	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 661-668 )	\$3.00	4,800	sqft	\$ 14,400	2012	25	13	2037		136.286%	\$ 19,625	\$ 1,510	
Paving	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 671 - 681 )	\$3.00	6,600	sqft	\$ 19,800	2012	25	13	2037		136.286%	\$ 26,985	\$ 2,076	
Paving	SW 24th. Ln. & SW 26th Ln. / Lots ( 693-700 )	\$3.00	4,800	sqft	\$ 14,400	2012	25	13	2037		136.286%	\$ 19,625	\$ 1,510	
Paving	SW 24th. Ln. & SW 27th. Ave. / Lots ( 143-152 )	\$3.00	6,600	sqft	\$ 19,800	2012	25	13	2037		136.286%	\$ 26,985	\$ 2,076	
Paving	SW 121st. Way & SW 28th. Ave / Lots (204-208)	\$3.00	3,000	sqft	\$ 9,000	2012	25	13	2037		136.286%	\$ 12,266	\$ 944	
Paving	SW 26th. Pl. & SW 28th. Ave / Lots ( 214-222 )	\$3.00	5,400	sqft	\$ 16,200	2012	25	13	2037		136.286%	\$ 22,078	\$ 1,698	
Paving	SW 27th. Ln. & SW 28th. Ave / Lots ( 232-237 )	\$3.00	3,600	sqft	\$ 10,800	2012	25	13	2037		136.286%	\$ 14,719	\$ 1,132	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALCULATION START YEAR	EXP-ECTED LIFE	REM-AINING LIFE	YEAR	INFLATION RATE	INFLATION ADJUST-ED FOR LIFE EXPECT-ANCY	AMOUNT	Straight Line Payment	REPEAT-ING ITEM
Paving	SW 27th. Ave & SW 28th. Ave / Lots ( 48-55 )	\$3.00	5,400	sqft	\$ 16,200	2012	25	13	2037		136.286%	\$ 22,078	\$ 1,698	
Paving	SW 121st. Dr. & SW 118Dr. / Lots ( 342-357 )	\$3.00	10,200	sqft	\$ 30,600	2012	25	13	2037		136.286%	\$ 41,703	\$ 3,208	
Paving	SW 28th. Ave & SW 30th. Ave / Lots ( 77-88 )	\$3.00	7,800	sqft	\$ 23,400	2012	25	13	2037		136.286%	\$ 31,891	\$ 2,453	
Paving	SW 30th. Ave. & SW 32 Ln. / Lots ( 248 - 253 )	\$3.00	4,680	sqft	\$ 14,040	2012	25	13	2037		136.286%	\$ 19,135	\$ 1,472	
Paving	Homes Along SW 115th Ter. from 33rd Ln to SW 34th Rd / Lots ( 112 - 117 )	\$3.00	5,760	sqft	\$ 17,280	2012	25	13	2037		136.286%	\$ 23,550	\$ 1,812	
Paving	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 313 - 317 ) , ( 318 - 321 )	\$3.00	10,800	sqft	\$ 32,400	2012	25	13	2037		136.286%	\$ 44,157	\$ 3,397	
Paving	Homes Along 117th. Ter. / Lots ( 153 - 157 ) , ( 158 - 162 ) , ( 20 - 23 ) , ( 24 - 27 )	\$3.00	21,600	sqft	\$ 64,800	2012	25	13	2037		136.286%	\$ 88,313	\$ 6,793	
Paving	Repeat ( Mill & Overlay )	\$3.00	101,040	sqft	\$ 303,120	2012	25	13	2062		247.178%	\$ 749,246	\$ 29,970	
Paving	Repeat ( Mill & Overlay )	\$3.00	101,040	sqft	\$ 303,120	2012	25	13	2087		448.300%	\$ 1,358,888	\$ 54,356	
	ASPHALT- MILL & OVERLAY													
Paving	Homes Along SW 117 Ter. from - SW 32nd Ln. to SW 34th Rd. / Lots ( 305 - 312 )	\$3.00	6,240	sqft	\$ 18,720	2020	25	21	2045		164.888%	\$ 30,867	\$ 1,470	
Paving	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 193 - 196 plus lot 322 ) , ( 197 - 203 )	\$3.00	10,560	sqft	\$ 31,680	2020	25	21	2045		164.888%	\$ 52,237	\$ 2,487	
Paving	Repeat ( Mill & Overlay )	\$3.00	16,800	sqft	\$ 50,400	2020	25	25	2070		299.053%	\$ 150,723	\$ 6,029	
Paving	Repeat ( Mill & Overlay )	\$3.00	16,800	sqft	\$ 50,400	2020	25	25	2095		542.385%	\$ 273,362	\$ 10,934	
	ASPHALT - MILL & OVERLAY													
Paving	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 661-668 )	\$0.40	4,800	sqft	\$ 1,920	2012	5	0	2024		100.000%	\$ 1,920	\$ 1,920	
Paving	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 671 - 681 )	\$0.40	6,600	sqft	\$ 2,640	2012	5	0	2024		100.000%	\$ 2,640	\$ 2,640	
Paving	SW 24th. Ln. & SW 26th Ln. / Lots ( 693-700 )	\$0.40	4,800	sqft	\$ 1,920	2012	5	0	2024		100.000%	\$ 1,920	\$ 1,920	
Paving	SW 24th. Ln. & SW 27th. Ave. / Lots ( 143-152 )	\$0.40	6,600	sqft	\$ 2,640	2012	5	0	2024		100.000%	\$ 2,640	\$ 2,640	
Paving	SW 121st. Way & SW 28th. Ave / Lots (204-208)	\$0.40	3,000	sqft	\$ 1,200	2012	5	0	2024		100.000%	\$ 1,200	\$ 1,200	
Paving	SW 26th. Pl. & SW 28th. Ave / Lots ( 214-222 )	\$0.40	5,400	sqft	\$ 2,160	2012	5	0	2024		100.000%	\$ 2,160	\$ 2,160	
Paving	SW 27th. Ln. & SW 28th. Ave / Lots ( 232-237 )	\$0.40	3,600	sqft	\$ 1,440	2012	5	0	2024		100.000%	\$ 1,440	\$ 1,440	
Paving	SW 27th. Ave & SW 28th. Ave / Lots ( 48-55 )	\$0.40	5,400	sqft	\$ 2,160	2012	5	0	2024		100.000%	\$ 2,160	\$ 2,160	
Paving	SW 121st. Dr. & SW 118Dr. / Lots ( 342-357 )	\$0.40	10,200	sqft	\$ 4,080	2012	5	0	2024		100.000%	\$ 4,080	\$ 4,080	
Paving	SW 28th. Ave & SW 30th. Ave / Lots ( 77-88 )	\$0.40	7,800	sqft	\$ 3,120	2012	5	0	2024		100.000%	\$ 3,120	\$ 3,120	
Paving	SW 30th. Ave. & SW 32 Ln. / Lots ( 248 - 253 )	\$0.40	4,680	sqft	\$ 1,872	2012	5	0	2024		100.000%	\$ 1,872	\$ 1,872	
Paving	Homes Along SW 115th Ter. from 33rd Ln to SW 34th Rd / Lots ( 112 - 117 )	\$0.40	5,760	sqft	\$ 2,304	2012	5	0	2024		100.000%	\$ 2,304	\$ 2,304	
Paving	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 313 - 317 ) , ( 318 - 321 )	\$0.40	10,800	sqft	\$ 4,320	2012	5	0	2024		100.000%	\$ 4,320	\$ 4,320	
Paving	Homes Along 117th. Ter. / Lots ( 153 - 157 ) , ( 158 - 162 ) , ( 20 - 23 ) , ( 24 - 27 )	\$0.40	21,600	sqft	\$ 8,640	2012	5	0	2024		100.000%	\$ 8,640	\$ 8,640	
Paving	Homes Along SW 117 Ter. from - SW 32nd Ln. to SW 34th Rd. / Lots ( 305 - 312 )	\$0.40	6,240	sqft	\$ 2,496	2020	5	0	2024		100.000%	\$ 2,496	\$ 2,496	
Paving	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 193 - 196 plus lot 322 ) , ( 197 - 203 )	\$0.40	10,560	sqft	\$ 4,224	2020	5	0	2024		100.000%	\$ 4,224	\$ 4,224	
Paving	Repeat Patch & Seal	\$0.40	117,840	sqft	\$ 47,136	2012	5	5	2029		112.645%	\$ 53,096	\$ 10,619	
Paving	Repeat Patch & Seal	\$0.40	117,840	sqft	\$ 47,136	2012	5	5	2034		126.889%	\$ 59,810	\$ 11,962	
Paving	Repeat Patch & Seal	\$0.40	117,840	sqft	\$ 47,136	2012	5	5	2039		142.934%	\$ 67,373	\$ 13,475	
Paving	Repeat Patch & Seal	\$0.40	117,840	sqft	\$ 47,136	2012	5	5	2044		157.219%	\$ 74,107	\$ 14,821	
Paving	Repeat Patch & Seal	\$0.40	117,840	sqft	\$ 47,136	2012	5	5	2049		181.367%	\$ 85,489	\$ 17,098	
Paving	Repeat Patch & Seal	\$0.40	117,840	sqft	\$ 47,136	2012	5	5	2054		204.301%	\$ 96,299	\$ 19,260	
	ASPHALT - PATCH & SEAL													
Clubhouse	AAON HVAC package unit replacement	\$ 61,629	2	ea	\$ 123,258	2016	15	7	2031	2.41%	118.140%	\$ 145,617	\$ 20,802	Y
Clubhouse	AAON HVAC package unit replacement	\$ 61,629	2	ea	\$ 123,258	2016	15	15	2046		168.862%	\$ 208,136	\$ 13,876	
Clubhouse	AAON HVAC package unit replacement	\$ 61,629	2	ea	\$ 123,258	2016	15	15	2061		241.361%	\$ 297,497	\$ 19,833	
Clubhouse	AAON HVAC package unit replacement	\$ 61,629	2	ea	\$ 123,258	2016	15	15	2076		344.987%	\$ 425,224	\$ 28,348	
Clubhouse	AAON HVAC package unit replacement	\$ 61,629	2	ea	\$ 123,258	2016	15	15	2091		493.104%	\$ 607,790	\$ 40,519	
Clubhouse	AAON HVAC package unit replacement	\$ 61,629	2	ea	\$ 123,258	2016	15	15	2106		704.813%	\$ 868,739	\$ 57,916	
Clubhouse	HVAC system replacement ( 5 ton )	\$ 12,058	1	ea	\$ 12,058	2016	14	6	2030	2.41%	115.360%	\$ 13,910	\$ 2,318	Y
Clubhouse	HVAC system replacement ( 5 ton )	\$ 12,058	1	ea	\$ 12,058	2016	14	14	2044		161.008%	\$ 19,414	\$ 1,387	
Clubhouse	HVAC system replacement ( 5 ton )	\$ 12,058	1	ea	\$ 12,058	2016	14	14	2058		224.719%	\$ 27,097	\$ 1,935	
Clubhouse	HVAC system replacement ( 5 ton )	\$ 12,058	1	ea	\$ 12,058	2016	14	14	2072		313.642%	\$ 37,819	\$ 2,701	
Clubhouse	HVAC system replacement ( 5 ton )	\$ 12,058	1	ea	\$ 12,058	2016	14	14	2086		437.751%	\$ 52,784	\$ 3,770	
Clubhouse	HVAC system replacement ( 5 ton )	\$ 12,058	1	ea	\$ 12,058	2016	14	14	2100		610.970%	\$ 73,671	\$ 5,262	
Clubhouse	Ductless mini-split AC unit replacement	\$ 2,813	1	ea	\$ 2,813	2016	12	10	2034	2.41%	126.889%	\$ 3,569	\$ 357	Y
Clubhouse	Ductless mini-split AC unit replacement	\$ 2,813	1	ea	\$ 2,813	2016	12	12	2046		168.862%	\$ 4,750	\$ 396	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALCULATION START YEAR	EXPECTED LIFE	REMAINING LIFE	YEAR	INFLATION RATE	INFLATION ADJUSTED FOR LIFE EXPECTANCY	AMOUNT	Straight Line Payment	REPEATING ITEM
Clubhouse	Ductless mini-split AC unit replacement	\$ 2,813	1	ea	\$ 2,813	2016	12	12	2058		224.719%	\$ 6,321	\$ 527	
Clubhouse	Ductless mini-split AC unit replacement	\$ 2,813	1	ea	\$ 2,813	2016	12	12	2070		299.053%	\$ 8,412	\$ 701	
Clubhouse	Ductless mini-split AC unit replacement	\$ 2,813	1	ea	\$ 2,813	2016	12	12	2082		397.976%	\$ 11,195	\$ 933	
Clubhouse	Ductless mini-split AC unit replacement	\$ 2,813	1	ea	\$ 2,813	2016	12	12	2094		529.622%	\$ 14,898	\$ 1,242	
Clubhouse	Ductless mini-split AC unit replacement	\$ 2,813	1	ea	\$ 2,813	2016	12	12	2106		704.813%	\$ 19,826	\$ 1,652	
Clubhouse	A/C Supply Fan (Greenheck)	\$ 6,967	1	ea	\$ 6,967	2016	15	7	2031	2.41%	118.140%	\$ 8,231	\$ 1,176	Y
Clubhouse	A/C Supply Fan (Greenheck)	\$ 6,967	1	ea	\$ 6,967	2016	15	15	2046		168.862%	\$ 11,765	\$ 784	
Clubhouse	A/C Supply Fan (Greenheck)	\$ 6,967	1	ea	\$ 6,967	2016	15	15	2061		241.361%	\$ 16,816	\$ 1,121	
Clubhouse	A/C Supply Fan (Greenheck)	\$ 6,967	1	ea	\$ 6,967	2016	15	15	2076		344.987%	\$ 24,035	\$ 1,602	
Clubhouse	A/C Supply Fan (Greenheck)	\$ 6,967	1	ea	\$ 6,967	2016	15	15	2091		493.104%	\$ 34,355	\$ 2,290	
Clubhouse	A/C Supply Fan (Greenheck)	\$ 6,967	1	ea	\$ 6,967	2016	15	15	2106		704.813%	\$ 49,104	\$ 3,274	
Clubhouse	Black Lantern lighting replacement	\$ 524	20	ea	\$ 10,480	2016	28	20	2044	2.41%	161.008%	\$ 16,874	\$ 844	Y
Clubhouse	Black Lantern lighting replacement	\$ 524	20	ea	\$ 10,480	2016	28	28	2072		313.642%	\$ 32,870	\$ 1,174	
Clubhouse	Black Lantern lighting replacement	\$ 524	20	ea	\$ 10,480	2016	28	28	2100		610.970%	\$ 64,030	\$ 2,287	
Clubhouse	Brick siding tuck-pointing and refurbishment allowance	\$ 6.22	490	sqft	\$ 3,048	2016	30	22	2046	2.41%	168.862%	\$ 5,147	\$ 234	Y
Clubhouse	Brick siding tuck-pointing and refurbishment allowance	\$ 6.22	490	sqft	\$ 3,048	2016	30	30	2076		344.987%	\$ 10,515	\$ 350	
Clubhouse	Brick siding tuck-pointing and refurbishment allowance	\$ 6.22	490	sqft	\$ 3,048	2016	30	30	2106		704.813%	\$ 21,481	\$ 716	
Clubhouse	Clubhouse bathroom refurbishment allowance	\$ 13,100	4	ea	\$ 52,400	2016	14	11	2035	2.41%	129.947%	\$ 68,092	\$ 6,190	Y
Clubhouse	Clubhouse bathroom refurbishment allowance	\$ 13,100	4	ea	\$ 52,400	2016	14	14	2049		181.367%	\$ 95,037	\$ 6,788	
Clubhouse	Clubhouse bathroom refurbishment allowance	\$ 13,100	4	ea	\$ 52,400	2016	14	14	2063		253.135%	\$ 132,643	\$ 9,474	
Clubhouse	Clubhouse bathroom refurbishment allowance	\$ 13,100	4	ea	\$ 52,400	2016	14	14	2077		353.301%	\$ 185,130	\$ 13,224	
Clubhouse	Clubhouse bathroom refurbishment allowance	\$ 13,100	4	ea	\$ 52,400	2016	14	14	2091		493.104%	\$ 258,386	\$ 18,456	
Clubhouse	Clubhouse interior refurbishment allowance	\$ 118,968	1	lump sum	\$ 118,968	2016	16	12	2036	2.41%	133.079%	\$ 158,321	\$ 13,193	Y
Clubhouse	Clubhouse interior refurbishment allowance	\$ 118,968	1	lump sum	\$ 118,968	2016	16	16	2052		194.799%	\$ 231,748	\$ 14,484	
Clubhouse	Clubhouse interior refurbishment allowance	\$ 118,968	1	lump sum	\$ 118,968	2016	16	16	2068		285.144%	\$ 339,230	\$ 21,202	
Clubhouse	Clubhouse interior refurbishment allowance	\$ 118,968	1	lump sum	\$ 118,968	2016	16	16	2084		417.390%	\$ 496,560	\$ 31,035	
Clubhouse	Clubhouse interior refurbishment allowance	\$ 118,968	1	lump sum	\$ 118,968	2016	16	16	2100		610.970%	\$ 726,859	\$ 45,429	
Clubhouse	Dimensional asphalt shingle roofing replacement	\$ 4.99	11,182.5	sqft	\$ 55,801	2016	18	10	2034	2.41%	126.889%	\$ 70,805	\$ 7,080	Y
Clubhouse	Dimensional asphalt shingle roofing replacement	\$ 4.99	11,182.5	sqft	\$ 55,801	2016	18	18	2052		194.799%	\$ 108,699	\$ 6,039	
Clubhouse	Dimensional asphalt shingle roofing replacement	\$ 4.99	11,182.5	sqft	\$ 55,801	2016	18	18	2070		299.053%	\$ 166,874	\$ 9,271	
Clubhouse	Dimensional asphalt shingle roofing replacement	\$ 4.99	11,182.5	sqft	\$ 55,801	2016	18	18	2088		459.104%	\$ 256,183	\$ 14,232	
Clubhouse	Dimensional asphalt shingle roofing replacement	\$ 4.99	11,182.5	sqft	\$ 55,801	2016	18	18	2106		704.813%	\$ 393,291	\$ 21,849	
Clubhouse	Exterior Door replacement	\$ 1,100	22	ea	\$ 24,200	2016	30	22	2046	2.41%	168.862%	\$ 40,865	\$ 1,857	Y
Clubhouse	Exterior Door replacement	\$ 1,100	22	ea	\$ 24,200	2016	30	30	2076		344.987%	\$ 83,487	\$ 2,783	
Clubhouse	Exterior Door replacement	\$ 1,100	22	ea	\$ 24,200	2016	30	30	2106		704.813%	\$ 170,565	\$ 5,685	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	5	2029	2.41%	112.645%	\$ 12,916	\$ 2,583	Y
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2036		133.079%	\$ 15,259	\$ 2,180	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2043		157.219%	\$ 18,027	\$ 2,575	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2050		185.738%	\$ 21,297	\$ 3,042	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2057		219.431%	\$ 25,160	\$ 3,594	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2064		259.236%	\$ 29,724	\$ 4,246	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2072		313.642%	\$ 35,962	\$ 5,137	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2079		370.536%	\$ 42,486	\$ 6,069	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2086		437.751%	\$ 50,192	\$ 7,170	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2093		517.158%	\$ 59,297	\$ 8,471	
Clubhouse	Exterior Painting	\$ 2.60	4,410	sqft	\$ 11,466	2016	7	7	2100		610.970%	\$ 70,054	\$ 10,008	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALCULATION START YEAR	EXPECTED LIFE	REMAINING LIFE	YEAR	INFLATION RATE	INFLATION ADJUSTED FOR LIFE EXPECTANCY	AMOUNT	Straight Line Payment	REPEATING ITEM
Clubhouse	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 10,750	8	ea	\$ 86,000	2016	14	6	2030	2.41%	115.360%	\$ 99,209	\$ 16,535	Y
Clubhouse	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 10,750	8	ea	\$ 86,000	2016	14	14	2044		161.008%	\$ 138,467	\$ 9,890	
Clubhouse	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 10,750	8	ea	\$ 86,000	2016	14	14	2058		224.719%	\$ 193,259	\$ 13,804	
Clubhouse	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 10,750	8	ea	\$ 86,000	2016	14	14	2072		313.642%	\$ 269,732	\$ 19,267	
Clubhouse	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 10,750	8	ea	\$ 86,000	2016	14	14	2086		437.751%	\$ 376,465	\$ 26,890	
Clubhouse	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 10,750	8	ea	\$ 86,000	2016	14	14	2100		610.970%	\$ 525,434	\$ 37,531	
Clubhouse	Fitness Equipment replacement Strength	\$ 60,000	1	ea	\$ 60,000	2016	14	6	2030	2.41%	115.360%	\$ 69,216	\$ 11,536	Y
Clubhouse	Fitness Equipment replacement Strength	\$ 60,000	1	ea	\$ 60,000	2016	14	14	2044		161.008%	\$ 96,605	\$ 6,900	
Clubhouse	Fitness Equipment replacement Strength	\$ 60,000	1	ea	\$ 60,000	2016	14	14	2058		224.719%	\$ 134,832	\$ 9,631	
Clubhouse	Fitness Equipment replacement Strength	\$ 60,000	1	ea	\$ 60,000	2016	14	14	2072		313.642%	\$ 188,185	\$ 13,442	
Clubhouse	Fitness Equipment replacement Strength	\$ 60,000	1	ea	\$ 60,000	2016	14	14	2086		437.751%	\$ 262,650	\$ 18,761	
Clubhouse	Fitness Equipment replacement Strength	\$ 60,000	1	ea	\$ 60,000	2016	14	14	2100		610.970%	\$ 366,582	\$ 26,184	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	6	2030	2.41%	115.360%	\$ 20,010	\$ 3,335	Y
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2038		139.570%	\$ 24,210	\$ 3,026	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2046		168.862%	\$ 29,291	\$ 3,661	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2054		204.301%	\$ 35,438	\$ 4,430	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2062		247.178%	\$ 42,876	\$ 5,359	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2070		299.053%	\$ 51,874	\$ 6,484	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2078		361.816%	\$ 62,761	\$ 7,845	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2085		427.449%	\$ 74,145	\$ 9,268	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2093		517.158%	\$ 89,706	\$ 11,213	
Clubhouse	Paint interior common areas	\$ 1.77	9,800	sqft	\$ 17,346	2016	8	8	2101		625.694%	\$ 108,533	\$ 13,567	
Clubhouse	Window replacement	\$ 590	71	ea	\$ 41,890	2016	30	22	2046	2.41%	168.862%	\$ 70,736	\$ 3,215	Y
Clubhouse	Window replacement	\$ 590	71	ea	\$ 41,890	2016	30	30	2076		344.987%	\$ 144,515	\$ 4,817	
Clubhouse	Window replacement	\$ 590	71	ea	\$ 41,890	2016	30	30	2106		704.813%	\$ 295,246	\$ 9,842	
Clubhouse	Technology Fund Equipment Replacement	\$ 30,000	1	ea	\$ 30,000	2016	14	6	2030	2.41%	115.360%	\$ 34,608	\$ 5,768	
Clubhouse	Technology Fund Equipment Replacement	\$ 30,000	1	ea	\$ 30,000	2016	14	14	2044		161.008%	\$ 48,302	\$ 3,450	
Clubhouse	Technology Replacement	\$ 30,000	1	ea	\$ 30,000	2016	14	14	2058		224.719%	\$ 67,416	\$ 4,815	
Clubhouse	Technology Replacement	\$ 30,000	1	ea	\$ 30,000	2016	14	14	2072		313.642%	\$ 94,092	\$ 6,721	
Clubhouse	Technology Replacement	\$ 30,000	1	ea	\$ 30,000	2016	14	14	2086		437.751%	\$ 131,325	\$ 9,380	
Clubhouse	Technology Replacement	\$ 30,000	1	ea	\$ 30,000	2016	14	14	2100		610.970%	\$ 183,291	\$ 13,092	
Clubhouse	Replace Office Furniture	\$ 10,000	1	ea	\$ 10,000	2016	12	4	2028	2.41%	109.994%	\$ 10,999	\$ 2,750	
Clubhouse	Replace Office Furniture	\$ 10,000	1	ea	\$ 10,000	2016	12	12	2040		146.379%	\$ 14,638	\$ 1,220	
Clubhouse	Replace Office Furniture	\$ 10,000	1	ea	\$ 10,000	2016	12	12	2052		194.799%	\$ 19,480	\$ 1,623	
Clubhouse	Replace Office Furniture	\$ 10,000	1	ea	\$ 10,000	2016	12	12	2064		259.236%	\$ 25,924	\$ 2,160	
Clubhouse	Replace Office Furniture	\$ 10,000	1	ea	\$ 10,000	2016	12	12	2076		344.987%	\$ 34,499	\$ 2,875	
Clubhouse	Replace Office Furniture	\$ 10,000	1	ea	\$ 10,000	2016	12	12	2088		459.104%	\$ 45,910	\$ 3,826	
Clubhouse	Replace Office Furniture	\$ 10,000	1	ea	\$ 10,000	2016	12	12	2100		610.970%	\$ 61,097	\$ 5,091	
Pool Area	Aluminum fencing replacement around pool area	\$ 39.30	464	Inft	\$ 18,235	2016	25	17	2041		149.906%	\$ 27,336	\$ 1,608	
Pool Area	Aluminum fencing replacement around pool area	\$ 39.30	464	Inft	\$ 18,235	2016	25	25	2066		271.881%	\$ 49,578	\$ 1,983	
Pool Area	Aluminum fencing replacement around pool area	\$ 39.30	464	Inft	\$ 18,235	2016	25	25	2091		493.104%	\$ 89,919	\$ 3,597	
Pool Area	Mushroom Umbrella water feature replacement	\$ 6,026	1	ea	\$ 6,026	2016	12	12	2036	2.41%	133.079%	\$ 8,019	\$ 668	Y
Pool Area	Mushroom Umbrella water feature replacement	\$ 6,026	1	ea	\$ 6,026	2016	12	12	2048		177.099%	\$ 10,672	\$ 889	
Pool Area	Mushroom Umbrella water feature replacement	\$ 6,026	1	ea	\$ 6,026	2016	12	12	2060		235.681%	\$ 14,202	\$ 1,184	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALC-ULATION START YEAR	EXP-ECTED LIFE	REM-AINING LIFE	YEAR	INFL-ATION RATE	INFLAT-ION ADJUST-ED FOR LIFE EXPECT-ANCY	AMOUNT	Straight Line Payment	REPEAT-ING ITEM
Pool Area	Mushroom Umbrella water feature replacement	\$ 6,026	1	ea	\$ 6,026	2016	12	12	2072		313.642%	\$ 18,900	\$ 1,575	
Pool Area	Mushroom Umbrella water feature replacement	\$ 6,026	1	ea	\$ 6,026	2016	12	12	2084		417.390%	\$ 25,152	\$ 2,096	
Pool Area	Mushroom Umbrella water feature replacement	\$ 6,026	1	ea	\$ 6,026	2016	12	12	2096		555.457%	\$ 33,472	\$ 2,789	
Pool Area	Pavers Pool Deck replacement	\$ 13.41	13,325	sqft	\$ 178,688	2016	25	17	2041	2.41%	149.906%	\$ 267,865	\$ 15,757	Y
Pool Area	Pavers Pool Deck replacement	\$ 13.41	13,325	sqft	\$ 178,688	2016	25	25	2066		271.881%	\$ 485,820	\$ 19,433	
Pool Area	Pavers Pool Deck replacement	\$ 13.41	13,325	sqft	\$ 178,688	2016	25	25	2091		493.104%	\$ 881,119	\$ 35,245	
Pool Area	Pool equipment pumps / filters / Electronics replacement	\$ 55,000	1	ea	\$ 55,000	2016	12	6	2030	2.41%	115.360%	\$ 63,448	\$ 10,575	Y
Pool Area	Pool equipment pumps / filters / Electronics replacement	\$ 55,000	1	ea	\$ 55,000	2016	12	12	2042		153.519%	\$ 84,436	\$ 7,036	
Pool Area	Pool equipment pumps / filters / Electronics replacement	\$ 55,000	1	ea	\$ 55,000	2016	12	12	2054		204.301%	\$ 112,366	\$ 9,364	
Pool Area	Pool equipment pumps / filters / Electronics replacement	\$ 55,000	1	ea	\$ 55,000	2016	12	12	2066		271.881%	\$ 149,535	\$ 12,461	
Pool Area	Pool equipment pumps / filters / Electronics replacement	\$ 55,000	1	ea	\$ 55,000	2016	12	12	2078		361.816%	\$ 198,999	\$ 16,583	
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	2	2026	2.41%	104.878%	\$ 41,400	\$ 20,700	Y
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	10	2036		133.079%	\$ 52,531	\$ 5,253	
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	10	2046		168.862%	\$ 66,657	\$ 6,666	
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	10	2056		214.267%	\$ 84,580	\$ 8,458	
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	10	2066		271.881%	\$ 107,322	\$ 10,732	
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	10	2076		344.987%	\$ 136,180	\$ 13,618	
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	10	2086		437.751%	\$ 172,798	\$ 17,280	
Pool Area	Pool furniture replacement	\$ 459	86	ea	\$ 39,474	2016	10	10	2096		555.457%	\$ 219,261	\$ 21,926	
Pool Area	Pool Heater replacement	\$ 47,000	2	ea	\$ 94,000	2016	20	12	2036	2.41%	133.079%	\$ 125,094	\$ 10,424	Y
Pool Area	Pool Heater replacement	\$ 47,000	2	ea	\$ 94,000	2016	20	20	2056		214.267%	\$ 201,411	\$ 10,071	
Pool Area	Pool Heater replacement	\$ 47,000	2	ea	\$ 94,000	2016	20	20	2076		344.987%	\$ 324,288	\$ 16,214	
Pool Area	Pool Heater replacement	\$ 47,000	2	ea	\$ 94,000	2016	20	20	2096		555.457%	\$ 522,129	\$ 26,106	
Pool Area	Pool house bathrooms refurbish	\$ 6,550	2	ea	\$ 13,100	2016	16	10	2034	2.41%	126.889%	\$ 16,622	\$ 1,662	Y
Pool Area	Pool house bathrooms refurbish	\$ 6,550	2	ea	\$ 13,100	2016	16	16	2050		185.738%	\$ 24,332	\$ 1,521	
Pool Area	Pool house bathrooms refurbish	\$ 6,550	2	ea	\$ 13,100	2016	16	16	2066		271.881%	\$ 35,616	\$ 2,226	
Pool Area	Pool house bathrooms refurbish	\$ 6,550	2	ea	\$ 13,100	2016	16	16	2082		397.976%	\$ 52,135	\$ 3,258	
Pool Area	Pool house bathrooms refurbish	\$ 6,550	2	ea	\$ 13,100	2016	16	16	2098		582.553%	\$ 76,314	\$ 4,770	
Pool Area	Pool Pavilion's refurbishment	\$ 7.86	540	sqft	\$ 4,244	2016	20	12	2036	2.41%	133.079%	\$ 5,648	\$ 471	Y
Pool Area	Pool Pavilion's refurbishment	\$ 7.86	540	sqft	\$ 4,244	2016	20	20	2056		214.267%	\$ 9,094	\$ 455	
Pool Area	Pool Pavilion's refurbishment	\$ 7.86	540	sqft	\$ 4,244	2016	20	20	2076		344.987%	\$ 14,643	\$ 732	
Pool Area	Pool Pavilion's refurbishment	\$ 7.86	540	sqft	\$ 4,244	2016	20	20	2096		555.457%	\$ 23,576	\$ 1,179	
Pool Area	Pool resurface	\$ 13.66	8,977	sqft	\$ 122,626	2024	12	12	2036	2.41%	133.079%	\$ 163,189	\$ 13,599	Y
Pool Area	Pool resurface	\$ 13.66	8,977	sqft	\$ 122,626	2024	12	12	2048		177.099%	\$ 217,170	\$ 18,097	
Pool Area	Pool resurface	\$ 13.66	8,977	sqft	\$ 122,626	2024	12	12	2060		235.681%	\$ 289,007	\$ 24,084	
Pool Area	Pool resurface	\$ 13.66	8,977	sqft	\$ 122,626	2024	12	12	2072		313.642%	\$ 384,606	\$ 32,051	
Pool Area	Pool resurface	\$ 13.66	8,977	sqft	\$ 122,626	2024	12	12	2084		417.390%	\$ 511,829	\$ 42,652	
Pool Area	Pool resurface	\$ 13.66	8,977	sqft	\$ 122,626	2024	12	12	2096		555.457%	\$ 681,135	\$ 56,761	
Pool Area	Replace Water Line and Gutter Tile	\$ 100.00	500	lnft	\$ 50,000	2024	12	12	2036	2.41%	133.079%	\$ 66,539	\$ 5,545	Y
Pool Area	Replace Water Line and Gutter Time	\$ 100.00	500	lnft	\$ 50,000	2024	12	12	2048		177.099%	\$ 88,550	\$ 7,379	
Pool Area	Replace Water Line and Gutter Time	\$ 100.00	500	lnft	\$ 50,000	2024	12	12	2060		235.681%	\$ 117,841	\$ 9,820	
Pool Area	Replace Water Line and Gutter Time	\$ 100.00	500	lnft	\$ 50,000	2024	12	12	2072		313.642%	\$ 156,821	\$ 13,068	
Pool Area	Replace Water Line and Gutter Time	\$ 100.00	500	lnft	\$ 50,000	2024	12	12	2084		417.390%	\$ 208,695	\$ 17,391	
Pool Area	Replace Water Line and Gutter Time	\$ 100.00	500	lnft	\$ 50,000	2024	12	12	2096		555.457%	\$ 277,728	\$ 23,144	
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	5	2029	2.41%	112.645%	\$ 29,475	\$ 5,895	Y
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	10	2039		142.934%	\$ 37,400	\$ 3,740	
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	10	2049		181.367%	\$ 47,457	\$ 4,746	
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	10	2059		230.135%	\$ 60,217	\$ 6,022	
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	10	2069		292.016%	\$ 76,409	\$ 7,641	
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	10	2079		370.536%	\$ 96,954	\$ 9,695	
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	10	2089		470.169%	\$ 123,024	\$ 12,302	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALCULATION START YEAR	EXPECTED LIFE	REMAINING LIFE	YEAR	INFLATION RATE	INFLATION ADJUSTED FOR LIFE EXPECTANCY	AMOUNT	Straight Line Payment	REPEATING ITEM
Pool Area	Swimming start blocks replacement	\$ 4,361	6	ea	\$ 26,166	2016	10	10	2099		596.592%	\$ 156,104	\$ 15,610	
Pool Area	Racing lane tile & Wall Target replacement	\$ 36.00	500	Inft	\$ 18,000	2016	12	12	2036	2.41%	133.079%	\$ 23,954	\$ 1,996	
Pool Area	Racing lane tile & Wall target replacement	\$ 36.00	500	Inft	\$ 18,000	2016	12	12	2048		177.099%	\$ 31,878	\$ 2,656	
Pool Area	Racing lane tile & Wall target replacement	\$ 36.00	500	Inft	\$ 18,000	2016	12	12	2060		235.681%	\$ 42,423	\$ 3,535	
Pool Area	Racing lane tile & Wall target replacement	\$ 36.00	500	Inft	\$ 18,000	2016	12	12	2072		313.642%	\$ 56,455	\$ 4,705	
Pool Area	Racing lane tile & Wall target replacement	\$ 36.00	500	Inft	\$ 18,000	2016	12	12	2084		417.390%	\$ 75,130	\$ 6,261	
Pool Area	Racing lane tile & Wall target replacement	\$ 36.00	500	Inft	\$ 18,000	2016	12	12	2096		555.457%	\$ 99,982	\$ 8,332	
Pool Area	Replace Step Tile	\$ 26.00	500	Inft	\$ 13,000	2016	12	12	2036		133.079%	\$ 17,300	\$ 1,442	
Pool Area	Replace Step Tile	\$ 26.00	500	Inft	\$ 13,000	2016	12	12	2048		177.099%	\$ 23,023	\$ 1,919	
Pool Area	Replace Step Tile	\$ 26.00	500	Inft	\$ 13,000	2016	12	12	2060		235.681%	\$ 30,639	\$ 2,553	
Pool Area	Replace Step Tile	\$ 26.00	500	Inft	\$ 13,000	2016	12	12	2072		313.642%	\$ 40,773	\$ 3,398	
Pool Area	Replace Step Tile	\$ 26.00	500	Inft	\$ 13,000	2016	12	12	2084		417.390%	\$ 54,261	\$ 4,522	
Pool Area	Replace Step Tile	\$ 26.00	500	Inft	\$ 13,000	2016	12	12	2096		555.457%	\$ 72,209	\$ 6,017	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2027		107.406%	\$ 13,426	\$ 4,475	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2030		115.360%	\$ 14,420	\$ 4,807	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2033		123.903%	\$ 15,488	\$ 5,163	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2036		133.079%	\$ 16,635	\$ 5,545	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2039		142.934%	\$ 17,867	\$ 5,956	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2042		153.519%	\$ 19,190	\$ 6,397	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2045		164.888%	\$ 20,611	\$ 6,870	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2048		177.099%	\$ 22,137	\$ 7,379	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2051		190.215%	\$ 23,777	\$ 7,926	
Pool Area	Miscellaneous Pool ( 3 ) Year Activities	\$ 12,500.00	1	ea	\$ 12,500	2016	3	3	2054		204.301%	\$ 25,538	\$ 8,513	
Pool Area	Replace Filter Sand & Gravel	\$ 8,000.00	1	ea	\$ 8,000	2016	8	0	2024		100.000%	\$ 8,000	\$ 8,000	
Pool Area	Replace Filter Sand & Gravel	\$ 8,000.00	1	ea	\$ 8,000	2016	8	8	2032		120.987%	\$ 9,679	\$ 1,210	
Pool Area	Replace Filter Sand & Gravel	\$ 8,000.00	1	ea	\$ 8,000	2016	8	8	2040		146.379%	\$ 11,710	\$ 1,464	
Pool Area	Replace Filter Sand & Gravel	\$ 8,000.00	1	ea	\$ 8,000	2016	8	8	2048		177.099%	\$ 14,168	\$ 1,771	
Pool Area	Replace Filter Sand & Gravel	\$ 8,000.00	1	ea	\$ 8,000	2016	8	8	2056		214.267%	\$ 17,141	\$ 2,143	
Pool Area	ADA Pool Chair Lift	\$ 15,000	1	ea	\$ 15,000	2016	12	12	2036	2.41%	133.079%	\$ 19,962	\$ 1,663	
Pool Area	ADA Pool Chair Lift	\$ 15,000	1	ea	\$ 15,000	2016	12	12	2048		177.099%	\$ 26,565	\$ 2,214	
Pool Area	ADA Pool Chair Lift	\$ 15,000	1	ea	\$ 15,000	2016	12	12	2060		235.681%	\$ 35,352	\$ 2,946	
Pool Area	ADA Pool Chair Lift	\$ 15,000	1	ea	\$ 15,000	2016	12	12	2072		313.642%	\$ 47,046	\$ 3,921	
Pool Area	ADA Pool Chair Lift	\$ 15,000	1	ea	\$ 15,000	2016	12	12	2084		417.390%	\$ 62,608	\$ 5,217	
Pool Area	ADA Pool Chair Lift	\$ 15,000	1	ea	\$ 15,000	2016	12	12	2096		555.457%	\$ 83,319	\$ 6,943	
Site Elements	Aluminum fencing replacement and brick column tuck-pointing refurbishment allowance for entrance	\$ 39.30	2,041	Inft	\$ 80,211	2012	25	13	2037	2.41%	136.286%	\$ 109,317	\$ 8,409	Y
Site Elements	Aluminum fencing replacement and brick column tuck-pointing refurbishment allowance for entrance	\$ 39.30	2,041	Inft	\$ 80,211	2012	25	25	2062		247.178%	\$ 198,265	\$ 7,931	
Site Elements	Aluminum fencing replacement and brick column tuck-pointing refurbishment allowance for entrance	\$ 39.30	2,041	Inft	\$ 80,211	2012	25	25	2087		448.300%	\$ 359,588	\$ 14,384	
Site Elements	Aluminum fencing replacement and brick column tuck-pointing refurbishment allowance for entrance	\$ 39.30	2,041	Inft	\$ 80,211	2012	25	25	2112		813.071%	\$ 652,174	\$ 26,087	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 100,000	2012	20	0	2024	2.41%	100.000%	\$ 100,000	\$ 5,000	Y
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 100,000	2012	20	1	2025		102.410%	\$ 102,410	\$ 5,121	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 100,000	2012	20	2	2026		104.878%	\$ 104,878	\$ 5,244	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 50,000	2012	20	3	2027		107.406%	\$ 53,703	\$ 2,685	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 50,000	2012	20	4	2028		109.994%	\$ 54,997	\$ 2,750	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 50,000	2012	20	5	2029		112.645%	\$ 56,322	\$ 2,816	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 50,000	2012	20	6	2030		115.360%	\$ 57,680	\$ 2,884	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 50,000	2012	20	7	2031		118.140%	\$ 59,070	\$ 2,953	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALCULATION START YEAR	EXPECTED LIFE	REMAINING LIFE	YEAR	INFLATION RATE	INFLATION ADJUSTED FOR LIFE EXPECTANCY	AMOUNT	Straight Line Payment	REPEATING ITEM
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 50,000	2012	20	8	2032		120.987%	\$ 60,494	\$ 3,025	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ (0)	699,784	sqft	\$ 50,000	2012	20	9	2033		123.903%	\$ 61,951	\$ 3,098	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	10	2034	2.41%	126.889%	\$ 63,444	\$ 6,344	Y
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	10	11	2035		129.947%	\$ 64,973	\$ 6,497	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	12	2036		133.079%	\$ 66,539	\$ 3,327	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	13	2037		136.286%	\$ 68,143	\$ 3,407	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	14	2038		139.570%	\$ 69,785	\$ 3,489	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	15	2039		142.934%	\$ 71,467	\$ 3,573	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	16	2040		146.379%	\$ 73,189	\$ 3,659	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	17	2041		149.906%	\$ 74,953	\$ 3,748	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	18	2042		153.519%	\$ 76,760	\$ 3,838	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	19	2043		157.219%	\$ 78,609	\$ 3,930	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	20	20	2044		161.008%	\$ 80,504	\$ 4,025	Y
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	21	21	2045		164.888%	\$ 82,444	\$ 3,926	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	22	22	2046		168.862%	\$ 84,431	\$ 3,838	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	23	23	2047		172.932%	\$ 86,466	\$ 3,759	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	24	24	2048		177.099%	\$ 88,550	\$ 3,690	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	25	25	2049		181.367%	\$ 90,684	\$ 3,627	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	26	26	2050		185.738%	\$ 92,869	\$ 3,572	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	27	27	2051		190.215%	\$ 95,107	\$ 3,522	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	28	28	2052		194.799%	\$ 97,399	\$ 3,479	
Site Elements	Detention pond maintenance and Sinkhole repair fund	\$ 0	699,784	sqft	\$ 50,000	2016	29	29	2053		199.493%	\$ 99,747	\$ 3,440	
Site Elements	Entrance and monuments refurbishment	\$ 13,100	4	lump sum	\$ 52,400	2012	35	23	2047	2.41%	172.932%	\$ 90,616	\$ 3,940	Y
Site Elements	Entrance and monuments refurbishment	\$ 13,100	4	lump sum	\$ 52,400	2012	35	35	2082		397.976%	\$ 208,540	\$ 5,958	
Site Elements	Metal Decorative trash receptacles	\$ 1,277	4	ea	\$ 5,108	2016	30	22	2046	2.41%	168.862%	\$ 8,625	\$ 392	Y
Site Elements	Metal Decorative trash receptacles	\$ 1,277	4	ea	\$ 5,108	2016	30	30	2076		344.987%	\$ 17,622	\$ 587	
Site Elements	Metal Decorative trash receptacles	\$ 1,277	4	ea	\$ 5,108	2016	30	30	2106		704.813%	\$ 36,002	\$ 1,200	
Site Elements	Parking lot and pool lighting replacement	\$ 2,096	34	ea	\$ 71,264	2016	28	20	2044	2.41%	161.008%	\$ 114,741	\$ 5,737	Y
Site Elements	Parking lot and pool lighting replacement	\$ 2,096	34	ea	\$ 71,264	2016	28	28	2072		313.642%	\$ 223,514	\$ 7,983	
Site Elements	Parking lot and pool lighting replacement	\$ 2,096	34	ea	\$ 71,264	2016	28	28	2100		610.970%	\$ 435,402	\$ 15,550	
Site Elements	Pergola wood canopy and swing replacement	\$ 22.06	71	sqft	\$ 1,566	2016	30	18	2042	2.41%	153.519%	\$ 2,405	\$ 134	Y
Site Elements	Pergola wood canopy and swing replacement	\$ 22.06	71	sqft	\$ 1,566	2016	30	30	2072		278.434%	\$ 4,361	\$ 145	
Site Elements	Picnic pavilion refurbishment allowance	\$ 12,720	1	lump sum	\$ 12,720	2016	20	16	2040	2.41%	146.379%	\$ 18,619	\$ 1,164	Y
Site Elements	Picnic pavilion refurbishment allowance	\$ 12,720	1	lump sum	\$ 12,720	2016	20	20	2060		235.681%	\$ 29,979	\$ 1,499	
Site Elements	Picnic pavilion refurbishment allowance	\$ 12,720	1	lump sum	\$ 12,720	2016	20	20	2080		379.466%	\$ 48,268	\$ 2,413	
Site Elements	Picnic pavilion refurbishment allowance	\$ 12,720	1	lump sum	\$ 12,720	2016	20	20	2100		610.970%	\$ 77,715	\$ 3,886	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALCULATION START YEAR	EXPECTED LIFE	REMAINING LIFE	YEAR	INFLATION RATE	INFLATION ADJUSTED FOR LIFE EXPECTANCY	AMOUNT	Straight Line Payment	REPEATING ITEM
Site Elements	Trash enclosure gate replacement	\$ 4,716	1	set	\$ 4,716	2016	12	8	2032	2.41%	120.987%	\$ 5,706	\$ 713	Y
Site Elements	Trash enclosure gate replacement	\$ 4,716	1	set	\$ 4,716	2016	12	12	2044		161.008%	\$ 7,593	\$ 633	
Site Elements	Trash enclosure gate replacement	\$ 4,716	1	set	\$ 4,716	2016	12	12	2056		214.267%	\$ 10,105	\$ 842	
Site Elements	Trash enclosure gate replacement	\$ 4,716	1	set	\$ 4,716	2016	12	12	2068		285.144%	\$ 13,447	\$ 1,121	
Site Elements	Trash enclosure gate replacement	\$ 4,716	1	set	\$ 4,716	2016	12	12	2080		379.466%	\$ 17,896	\$ 1,491	
Site Elements	Trash enclosure gate replacement	\$ 4,716	1	set	\$ 4,716	2016	12	12	2092		504.988%	\$ 23,815	\$ 1,985	
Site Elements	Wood fencing replacement for turtle conservation area	\$ 31.84	500	Inft	\$ 15,920	2020	18	14	2038	2.41%	139.570%	\$ 22,220	\$ 1,587	Y
Site Elements	Wood fencing replacement for turtle conservation area	\$ 31.84	500	Inft	\$ 15,920	2020	18	18	2056		214.267%	\$34,111	\$1,895	
Site Elements	Wood fencing replacement for turtle conservation area	\$ 31.84	500	Inft	\$ 15,920	2020	18	18	2074		328.941%	\$52,367	\$2,909	
Site Elements	Wood fencing replacement for turtle conservation area	\$ 31.84	500	Inft	\$ 15,920	2020	18	18	2092		504.988%	\$80,394	\$4,466	
Site Elements	Concrete Drainage catch basin for Detention Ponds	\$ 1,572	16	ea	\$ 25,152	2012	40	28	2052	2.41%	194.799%	\$ 48,996	\$ 1,750	
Site Elements	Concrete Drainage catch basin for Detention Ponds	\$ 1,572	16	ea	\$ 25,152	2012	40	28	2082		504.988%	\$ 127,015	\$ 3,175	
Recreation	Basketball goal and pole replacement	\$ 3,275	2	ea	\$ 6,550	2016	12	9	2033	2.41%	123.903%	\$ 8,116	\$ 902	Y
Recreation	Basketball goal and pole replacement	\$ 3,275	2	ea	\$ 6,550	2016	12	12	2045		164.888%	\$ 10,800	\$ 900	
Recreation	Basketball goal and pole replacement	\$ 3,275	2	ea	\$ 6,550	2016	12	12	2057		219.431%	\$ 14,373	\$ 1,198	
Recreation	Basketball goal and pole replacement	\$ 3,275	2	ea	\$ 6,550	2016	12	12	2069		292.016%	\$ 19,127	\$ 1,594	
Recreation	Basketball goal and pole replacement	\$ 3,275	2	ea	\$ 6,550	2016	12	12	2081		388.611%	\$ 25,454	\$ 2,121	
Recreation	Basketball goal and pole replacement	\$ 3,275	2	ea	\$ 6,550	2016	12	12	2093		517.158%	\$ 33,874	\$ 2,823	
Recreation	Basketball goal and pole replacement	\$ 3,275	2	ea	\$ 6,550	2016	12	12	2105		688.227%	\$ 45,079	\$ 3,757	
Recreation	Childrens playground equipment replacement	\$ 36,680	1	ea	\$ 36,680	2016	20	12	2036	2.41%	133.079%	\$ 48,813	\$ 4,068	Y
Recreation	Childrens playground equipment replacement	\$ 36,680	1	ea	\$ 36,680	2016	20	20	2056		214.267%	\$ 78,593	\$ 3,930	
Recreation	Childrens playground equipment replacement	\$ 36,680	1	ea	\$ 36,680	2016	20	20	2076		344.987%	\$ 126,541	\$ 6,327	
Recreation	Childrens playground equipment replacement	\$ 36,680	1	ea	\$ 36,680	2016	20	20	2096		555.457%	\$ 203,742	\$ 10,187	
Recreation	Childrens swing set replacement	\$ 2,889	2	ea	\$ 5,778	2016	20	12	2036	2.41%	133.079%	\$ 7,689	\$ 641	Y
Recreation	Childrens swing set replacement	\$ 2,889	2	ea	\$ 5,778	2016	20	20	2056		214.267%	\$ 12,380	\$ 619	
Recreation	Childrens swing set replacement	\$ 2,889	2	ea	\$ 5,778	2016	20	20	2076		344.987%	\$ 19,933	\$ 997	
Recreation	Childrens swing set replacement	\$ 2,889	2	ea	\$ 5,778	2016	20	20	2096		555.457%	\$ 32,094	\$ 1,605	
Recreation	Pedestrian gate electronic access upgrade for tennis and basketball courts	\$ 2,358	3	ea	\$ 7,074	2016	12	10	2034	2.41%	126.889%	\$ 8,976	\$ 898	Y
Recreation	Pedestrian gate electronic access upgrade for tennis and basketball courts	\$ 2,358	3	ea	\$ 7,074	2016	12	12	2046		168.862%	\$ 11,945	\$ 995	
Recreation	Pedestrian gate electronic access upgrade for tennis and basketball courts	\$ 2,358	3	ea	\$ 7,074	2016	12	12	2058		224.719%	\$ 15,897	\$ 1,325	
Recreation	Pedestrian gate electronic access upgrade for tennis and basketball courts	\$ 2,358	3	ea	\$ 7,074	2016	12	12	2070		299.053%	\$ 21,155	\$ 1,763	
Recreation	Pedestrian gate electronic access upgrade for tennis and basketball courts	\$ 2,358	3	ea	\$ 7,074	2016	12	12	2082		397.976%	\$ 28,153	\$ 2,346	

Categories	Description	Unit Cost	# of Units	Unit Type	PRESENT COST 2023	CALCULATION START YEAR	EXPECTED LIFE	REMAINING LIFE	YEAR	INFLATION RATE	INFLATION ADJUSTED FOR LIFE EXPECTANCY	AMOUNT	Straight Line Payment	REPEATING ITEM
Recreation	Pedestrian gate electronic access upgrade for tennis and basketball courts	\$ 2,358	3	ea	\$ 7,074	2016	12	12	2094		529.622%	\$ 37,465	\$ 3,122	
Recreation	Basketball & Tennis court chain-link fencing replacement	\$ 31.44	827	lnft	\$ 26,001	2016	20	12	2036	2.41%	133.079%	\$ 34,602	\$ 2,883	Y
Recreation	Basketball & Tennis court chain-link fencing replacement	\$ 31.44	672	lnft	\$ 21,128	2016	20	20	2056		214.267%	\$ 45,270	\$ 2,263	
Recreation	Basketball & Tennis court chain-link fencing replacement	\$ 31.44	672	lnft	\$ 21,128	2016	20	20	2076		344.987%	\$ 72,888	\$ 3,644	
Recreation	Basketball & Tennis court chain-link fencing replacement	\$ 31.44	672	lnft	\$ 21,128	2016	20	20	2096		555.457%	\$ 117,355	\$ 5,868	
Recreation	Tennis court lighting replacement	\$ 2,096	12	ea	\$ 25,152	2016	28	20	2044	2.41%	161.008%	\$ 40,497	\$ 2,025	Y
Recreation	Tennis court lighting replacement	\$ 2,096	12	ea	\$ 25,152	2016	28	28	2072		313.642%	\$ 78,887	\$ 2,817	
Recreation	Tennis court lighting replacement	\$ 2,096	12	ea	\$ 25,152	2016	28	28	2100		313.642%	\$ 78,887	\$ 2,817	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	6	2030	2.41%	115.360%	\$ 9,845	\$ 1,641	Y
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2037		136.286%	\$ 11,631	\$ 1,662	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2044		161.008%	\$ 13,741	\$ 1,963	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2051		190.215%	\$ 16,234	\$ 2,319	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2058		224.719%	\$ 19,178	\$ 2,740	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2065		265.483%	\$ 22,657	\$ 3,237	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2072		313.642%	\$ 26,767	\$ 3,824	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2079		370.536%	\$ 31,623	\$ 4,518	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2086		437.751%	\$ 37,359	\$ 5,337	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2093		517.158%	\$ 44,136	\$ 6,305	
Recreation	Tennis Court wind screen replacement	\$ 1.27	6,720	sqft	\$ 8,534	2016	7	7	2100		610.970%	\$ 52,143	\$ 7,449	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	0	2024	2.41%	100.000%	\$ 28,000	\$ 28,000	Y
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2033		123.903%	\$ 34,693	\$ 3,855	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2042		153.519%	\$ 42,985	\$ 4,776	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2051		190.215%	\$ 53,260	\$ 5,918	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2060		235.681%	\$ 65,991	\$ 7,332	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2069		292.016%	\$ 81,764	\$ 9,085	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2078		361.816%	\$ 101,308	\$ 11,256	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2087		448.300%	\$ 125,524	\$ 13,947	
Recreation	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of	\$ 28,000	1	lump sum	\$ 28,000	2016	9	9	2096		555.457%	\$ 155,528	\$ 17,281	
												\$34,834,443		

### *Expense Table - Years ( 2024 - 2053 )*

Categories		Clubhouse	Paving	Pool Area	Recreation	Site Elements	Grand Total
YEAR	Description	AMOUNT (Sum)					
▼ 2024	Detention pond maintenance and Sinkhole repair fund					\$ 100,000	\$ 100,000
	Homes Along 117th. Ter. / Lots ( 153 - 157 ), ( 158 - 162 ) , ( 20 - 23 ) , ( 24 - 27 )		\$ 8,640				\$ 8,640
	Homes Along SW 115th Ter. from 33rd Ln to SW 34th Rd / Lots ( 112 - 117 )		\$ 2,304				\$ 2,304
	Homes Along SW 117 Ter. from - SW 32nd Ln. to SW 34th Rd. / Lots ( 305 - 312 )		\$ 2,496				\$ 2,496
	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 193 - 196 plus lot 322 ) , ( 197 - 203 )		\$ 4,224				\$ 4,224
	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 313 - 317 ) , ( 318 - 321 )		\$ 4,320				\$ 4,320
	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of two colors )				\$ 28,000		\$ 28,000
	Replace Filter Sand & Gravel			\$ 8,000			\$ 8,000
	SW 121st. Dr. & SW 118Dr. / Lots ( 342-357 )		\$ 4,080				\$ 4,080
	SW 121st. Way & SW 28th. Ave / Lots (204-208)		\$ 1,200				\$ 1,200
	SW 24th. Ln. & SW 26th Ln. / Lots ( 693-700 )		\$ 1,920				\$ 1,920
	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 661-668 )		\$ 1,920				\$ 1,920
	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 671 - 681 )		\$ 2,640				\$ 2,640
	SW 24th. Ln. & SW 27th. Ave. / Lots ( 143-152 )		\$ 2,640				\$ 2,640
	SW 26th. Pl. & SW 28th. Ave / Lots ( 214-222 )		\$ 2,160				\$ 2,160
	SW 27th. Ave & SW 28th. Ave / Lots ( 48-55 )		\$ 2,160				\$ 2,160
	SW 27th. Ln. & SW 28th. Ave / Lots ( 232-237 )		\$ 1,440				\$ 1,440
	SW 28th. Ave & SW 30th. Ave / Lots ( 77-88 )		\$ 3,120				\$ 3,120
	SW 30th. Ave. & SW 32 Ln. / Lots ( 248 - 253 )		\$ 1,872				\$ 1,872

2024 Total			\$ 47,136	\$ 8,000	\$ 28,000	\$ 100,000	\$ 183,136
▼ 2025	Detention pond maintenance and Sinkhole repair fund					\$ 102,410	\$ 102,410
2025 Total						\$ 102,410	\$ 102,410
▼ 2026	Detention pond maintenance and Sinkhole repair fund					\$ 104,878	\$ 104,878
	Pool furniture replacement			\$ 41,400			\$ 41,400
2026 Total				\$ 41,400		\$ 104,878	\$ 146,278
▼ 2027	Asphalt paved parking areas patch seal & stripe		\$ 13,747				\$ 13,747
	Detention pond maintenance and Sinkhole repair fund					\$ 53,703	\$ 53,703
	Miscellaneous Pool ( 3 ) Year Activities			\$ 13,426			\$ 13,426
2027 Total			\$ 13,747	\$ 13,426		\$ 53,703	\$ 80,875
▼ 2028	Detention pond maintenance and Sinkhole repair fund					\$ 54,997	\$ 54,997
	Replace Office Furniture	\$ 10,999					\$ 10,999
2028 Total		\$ 10,999				\$ 54,997	\$ 65,996
▼ 2029	Concrete walkways repair allowance ( 5% every 5 years ) for pool and recreational areas		\$ 14,483				\$ 14,483
	Detention pond maintenance and Sinkhole repair fund					\$ 56,322	\$ 56,322
	Exterior Painting	\$ 12,916					\$ 12,916
	Repeat Patch & Seal		\$ 53,096				\$ 53,096
	Swimming start blocks replacement			\$ 29,475			\$ 29,475
2029 Total		\$ 12,916	\$ 67,579	\$ 29,475		\$ 56,322	\$ 166,292
▼ 2030	Detention pond maintenance and Sinkhole repair fund					\$ 57,680	\$ 57,680
	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 ellipticles & 2 bikes )	\$ 99,209					\$ 99,209
	Fitness Equipment replacement Strength	\$ 69,216					\$ 69,216
	HVAC system replacement ( 5 ton )	\$ 13,910					\$ 13,910
	Miscellaneous Pool ( 3 ) Year Activities			\$ 14,420			\$ 14,420
	Paint interior common areas	\$ 20,010					\$ 20,010
	Pool equipment pumps / filters / Electronics replacement			\$ 63,448			\$ 63,448
	Technology Fund Equipment Replacement	\$ 34,608					\$ 34,608
	Tennis Court wind screen replacement				\$ 9,845		\$ 9,845

<b>2030 Total</b>		\$ 236,953		\$ 77,868	\$ 9,845	\$ 57,680	<b>\$ 382,346</b>
▼ 2031	A/C Supply Fan (Greenheck)	\$ 8,231					<b>\$ 8,231</b>
	AAON HVAC package unit replacement	\$ 145,617					<b>\$ 145,617</b>
	Detention pond maintenance and Sinkhole repair fund					\$ 59,070	<b>\$ 59,070</b>
<b>2031 Total</b>		\$ 153,848				\$ 59,070	<b>\$ 212,918</b>
▼ 2032	Asphalt paved parking areas patch seal & stripe		\$ 15,485				<b>\$ 15,485</b>
	Detention pond maintenance and Sinkhole repair fund					\$ 60,494	<b>\$ 60,494</b>
	Replace Filter Sand & Gravel			\$ 9,679			<b>\$ 9,679</b>
	Trash enclosure gate replacement					\$ 5,706	<b>\$ 5,706</b>
<b>2032 Total</b>			\$ 15,485	\$ 9,679		\$ 66,199	<b>\$ 91,363</b>
▼ 2033	Basketball goal and pole replacement				\$ 8,116		<b>\$ 8,116</b>
	Detention pond maintenance and Sinkhole repair fund					\$ 61,951	<b>\$ 61,951</b>
	Miscellaneous Pool ( 3 ) Year Activities			\$ 15,488			<b>\$ 15,488</b>
	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of two colors )				\$ 34,693		<b>\$ 34,693</b>
<b>2033 Total</b>				\$ 15,488	\$ 42,808	\$ 61,951	<b>\$ 120,248</b>
▼ 2034	Repeat Patch & Seal		\$ 59,810				<b>\$ 59,810</b>
	Concrete walkways repair		\$ 16,314				<b>\$ 16,314</b>
	Detention pond maintenance and Sinkhole repair fund					\$ 63,444	<b>\$ 63,444</b>
	Dimensional asphalt shingle roofing replacement	\$ 70,805					<b>\$ 70,805</b>
	Ductless mini-split AC unit replacement	\$ 3,569					<b>\$ 3,569</b>
	Pedestrian gate electronic access upgrade for tennis and basketball courts				\$ 8,976		<b>\$ 8,976</b>
	Pool house bathrooms refurbish			\$ 16,622			<b>\$ 16,622</b>
<b>2034 Total</b>		\$ 74,374	\$ 76,125	\$ 16,622	\$ 8,976	\$ 63,444	<b>\$ 239,542</b>
▼ 2035	Clubhouse bathroom refurbishment allowance	\$ 68,092					<b>\$ 68,092</b>
	Detention pond maintenance and Sinkhole repair fund					\$ 64,973	<b>\$ 64,973</b>
<b>2035 Total</b>		\$ 68,092				\$ 64,973	<b>\$ 133,066</b>
▼ 2036	ADA Pool Chair Lift			\$ 19,962			<b>\$ 19,962</b>
	Basketball & Tennis court chain-link fencing replacement				\$ 34,602		<b>\$ 34,602</b>

	Childrens playground equipment replacement				\$ 48,813		\$ 48,813
	Childrens swing set replacement				\$ 7,689		\$ 7,689
	Clubhouse interior refurbishment allowance	\$ 158,321					\$ 158,321
	Concrete dumpster pad		\$ 5,845				\$ 5,845
	Detention pond maintenance and Sinkhole repair fund					\$ 66,539	\$ 66,539
	Exterior Painting	\$ 15,259					\$ 15,259
	Miscellaneous Pool ( 3 ) Year Activities			\$ 16,635			\$ 16,635
	Mushroom Umbrella water feature replacement			\$ 8,019			\$ 8,019
	Pool furniture replacement			\$ 52,531			\$ 52,531
	Pool Heater replacement			\$ 125,094			\$ 125,094
	Pool Pavilion's refurbishment			\$ 5,648			\$ 5,648
	Pool resurface			\$ 163,189			\$ 163,189
	Racing lane tile & Wall Target replacement			\$ 23,954			\$ 23,954
	Replace Step Tile			\$ 17,300			\$ 17,300
	Replace Water Line and Gutter Tile			\$ 66,539			\$ 66,539
<b>2036 Total</b>		\$ 173,580	\$ 5,845	\$ 498,872	\$ 91,104	\$ 66,539	<b>\$ 835,940</b>
<b>▼ 2037</b>	Aluminum fencing replacement and brick column tuck-pointing refurbishment allowance for entrance					\$ 109,317	\$ 109,317
	Asphalt paved parking areas patch seal & stripe		\$ 17,443				\$ 17,443
	Detention pond maintenance and Sinkhole repair fund					\$ 68,143	\$ 68,143
	Homes Along 117th. Ter. / Lots ( 153 - 157 ), ( 158 - 162 ) , ( 20 - 23 ) , ( 24 - 27 )		\$ 88,313				\$ 88,313
	Homes Along SW 115th Ter. from 33rd Ln to SW 34th Rd / Lots ( 112 - 117 )		\$ 23,550				\$ 23,550
	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 313 - 317 ) , ( 318 - 321 )		\$ 44,157				\$ 44,157
	SW 121st. Dr. & SW 118Dr. / Lots ( 342-357 )		\$ 41,703				\$ 41,703
	SW 121st. Way & SW 28th. Ave / Lots (204-208)		\$ 12,266				\$ 12,266
	SW 24th. Ln. & SW 26th Ln. / Lots ( 693-700 )		\$ 19,625				\$ 19,625
	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 661-668 )		\$ 19,625				\$ 19,625

	SW 24th. Ln. & SW 26th. Pl.. / Lots ( 671 - 681 )		\$ 26,985				\$ 26,985
	SW 24th. Ln. & SW 27th. Ave. / Lots ( 143-152 )		\$ 26,985				\$ 26,985
	SW 26th. Pl. & SW 28th. Ave / Lots ( 214-222 )		\$ 22,078				\$ 22,078
	SW 27th. Ave & SW 28th. Ave / Lots ( 48-55 )		\$ 22,078				\$ 22,078
	SW 27th. Ln. & SW 28th. Ave / Lots ( 232-237 )		\$ 14,719				\$ 14,719
	SW 28th. Ave & SW 30th. Ave / Lots ( 77-88 )		\$ 31,891				\$ 31,891
	SW 30th. Ave. & SW 32 Ln. / Lots ( 248 - 253 )		\$ 19,135				\$ 19,135
	Tennis Court wind screen replacement				\$ 11,631		\$ 11,631
2037 Total			\$ 430,553		\$ 11,631	\$ 177,460	\$ 619,644
▼ 2038	Detention pond maintenance and Sinkhole repair fund					\$ 69,785	\$ 69,785
	Paint interior common areas	\$ 24,210					\$ 24,210
	Wood fencing replacement for turtle conservation area					\$ 22,220	\$ 22,220
2038 Total		\$ 24,210				\$ 92,005	\$ 116,215
▼ 2039	Repeat Patch & Seal		\$ 67,373				\$ 67,373
	Concrete walkways repair		\$ 18,377				\$ 18,377
	Detention pond maintenance and Sinkhole repair fund					\$ 71,467	\$ 71,467
	Miscellaneous Pool ( 3 ) Year Activities			\$ 17,867			\$ 17,867
	Swimming start blocks replacement			\$ 37,400			\$ 37,400
2039 Total			\$ 85,751	\$ 55,267		\$ 71,467	\$ 212,485
▼ 2040	Detention pond maintenance and Sinkhole repair fund					\$ 73,189	\$ 73,189
	Picnic pavilion refurbishment allowance					\$ 18,619	\$ 18,619
	Replace Filter Sand & Gravel			\$ 11,710			\$ 11,710
	Replace Office Furniture	\$ 14,638					\$ 14,638
2040 Total		\$ 14,638		\$ 11,710		\$ 91,809	\$ 118,157
▼ 2041	Aluminum fencing replacement around pool area			\$ 27,336			\$ 27,336
	Asphalt paved parking areas ( Mill & Overlay )		\$ 122,468				\$ 122,468
	Detention pond maintenance and Sinkhole repair fund					\$ 74,953	\$ 74,953
	Pavers Pool Deck replacement			\$ 267,865			\$ 267,865
2041 Total			\$ 122,468	\$ 295,201		\$ 74,953	\$ 492,622

▼ 2042	Asphalt paved parking areas patch seal & stripe		\$ 19,649				\$ 19,649
	Detention pond maintenance and Sinkhole repair fund					\$ 76,760	\$ 76,760
	Miscellaneous Pool ( 3 ) Year Activities			\$ 19,190			\$ 19,190
	Pergola wood canopy and swing replacement					\$ 2,405	\$ 2,405
	Pool equipment pumps / filters / Electronics replacement			\$ 84,436			\$ 84,436
	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of two colors )				\$ 42,985		\$ 42,985
2042 Total			\$ 19,649	\$ 103,625	\$ 42,985	\$ 79,164	\$ 245,424
▼ 2043	Detention pond maintenance and Sinkhole repair fund					\$ 78,609	\$ 78,609
	Exterior Painting	\$ 18,027					\$ 18,027
2043 Total		\$ 18,027				\$ 78,609	\$ 96,636
▼ 2044	Repeat Patch & Seal		\$ 74,107				\$ 74,107
	Black Lantern lighting replacement	\$ 16,874					\$ 16,874
	Concrete walkways repair		\$ 20,701				\$ 20,701
	Detention pond maintenance and Sinkhole repair fund					\$ 80,504	\$ 80,504
	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 138,467					\$ 138,467
	Fitness Equipment replacement Strength	\$ 96,605					\$ 96,605
	HVAC system replacement ( 5 ton )	\$ 19,414					\$ 19,414
	Parking lot and pool lighting replacement					\$ 114,741	\$ 114,741
	Technology Fund Equipment Replacement	\$ 48,302					\$ 48,302
	Tennis court lighting replacement				\$ 40,497		\$ 40,497
	Tennis Court wind screen replacement				\$ 13,741		\$ 13,741
	Trash enclosure gate replacement					\$ 7,593	\$ 7,593
2044 Total		\$ 319,662	\$ 94,808		\$ 54,238	\$ 202,838	\$ 671,546
▼ 2045	Basketball goal and pole replacement				\$ 10,800		\$ 10,800
	Detention pond maintenance and Sinkhole repair fund					\$ 82,444	\$ 82,444

	Homes Along SW 117 Ter. from - SW 32nd Ln. to SW 34th Rd. / Lots ( 305 - 312 )		\$ 30,867				\$ 30,867
	Homes Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 193 - 196 plus lot 322 ) , ( 197 - 203 )		\$ 52,237				\$ 52,237
	Miscellaneous Pool ( 3 ) Year Activities			\$ 20,611			\$ 20,611
2045 Total			\$ 83,104	\$ 20,611	\$ 10,800	\$ 82,444	\$ 196,959
▼ 2046	A/C Supply Fan (Greenheck)	\$ 11,765					\$ 11,765
	AAON HVAC package unit replacement	\$ 208,136					\$ 208,136
	Brick siding tuck-pointing and refurbishment allowance	\$ 5,147					\$ 5,147
	Detention pond maintenance and Sinkhole repair fund					\$ 84,431	\$ 84,431
	Ductless mini-split AC unit replacement	\$ 4,750					\$ 4,750
	Exterior Door replacement	\$ 40,865					\$ 40,865
	Metal Decorative trash receptacles					\$ 8,625	\$ 8,625
	Paint interior common areas	\$ 29,291					\$ 29,291
	Pedestrian gate electronic access upgrade for tennis and basketball courts				\$ 11,945		\$ 11,945
	Pool furniture replacement			\$ 66,657			\$ 66,657
	Window replacement	\$ 70,736					\$ 70,736
2046 Total		\$ 370,689		\$ 66,657	\$ 11,945	\$ 93,056	\$ 542,347
▼ 2047	Asphalt paved parking areas patch seal & stripe		\$ 22,134				\$ 22,134
	Detention pond maintenance and Sinkhole repair fund					\$ 86,466	\$ 86,466
	Entrance and monuments refurbishment					\$ 90,616	\$ 90,616
2047 Total			\$ 22,134			\$ 177,082	\$ 199,216
▼ 2048	ADA Pool Chair Lift			\$ 26,565			\$ 26,565
	Detention pond maintenance and Sinkhole repair fund					\$ 88,550	\$ 88,550
	Miscellaneous Pool ( 3 ) Year Activities			\$ 22,137			\$ 22,137
	Mushroom Umbrella water feature replacement			\$ 10,672			\$ 10,672
	Pool resurface			\$ 217,170			\$ 217,170
	Racing lane tile & Wall target replacement			\$ 31,878			\$ 31,878
	Replace Filter Sand & Gravel			\$ 14,168			\$ 14,168
	Replace Step Tile			\$ 23,023			\$ 23,023

	Replace Water Line and Gutter Time			\$ 88,550			\$ 88,550
2048 Total				\$ 434,162		\$ 88,550	\$ 522,712
▼ 2049	Repeat Patch & Seal		\$ 85,489				\$ 85,489
	Clubhouse bathroom refurbishment allowance	\$ 95,037					\$ 95,037
	Concrete walkways repair		\$ 23,319				\$ 23,319
	Detention pond maintenance and Sinkhole repair fund					\$ 90,684	\$ 90,684
	Swimming start blocks replacement			\$ 47,457			\$ 47,457
2049 Total		\$ 95,037	\$ 108,808	\$ 47,457		\$ 90,684	\$ 341,985
▼ 2050	Detention pond maintenance and Sinkhole repair fund					\$ 92,869	\$ 92,869
	Exterior Painting	\$ 21,297					\$ 21,297
	Pool house bathrooms refurbish			\$ 24,332			\$ 24,332
2050 Total		\$ 21,297		\$ 24,332		\$ 92,869	\$ 138,498
▼ 2051	Detention pond maintenance and Sinkhole repair fund					\$ 95,107	\$ 95,107
	Miscellaneous Pool ( 3 ) Year Activities			\$ 23,777			\$ 23,777
	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of two colors )				\$ 53,260		\$ 53,260
	Tennis Court wind screen replacement				\$ 16,234		\$ 16,234
2051 Total				\$ 23,777	\$ 69,494	\$ 95,107	\$ 188,378
▼ 2052	Asphalt paved parking areas patch seal & stripe		\$ 24,932				\$ 24,932
	Clubhouse interior refurbishment allowance	\$ 231,748					\$ 231,748
	Concrete Drainage catch basin for Detention Ponds					\$ 48,996	\$ 48,996
	Detention pond maintenance and Sinkhole repair fund					\$ 97,399	\$ 97,399
	Dimensional asphalt shingle roofing replacement	\$ 108,699					\$ 108,699
	Replace Office Furniture	\$ 19,480					\$ 19,480
2052 Total		\$ 359,927	\$ 24,932			\$ 146,395	\$ 531,255
▼ 2053	Detention pond maintenance and Sinkhole repair fund					\$ 99,747	\$ 99,747
2053 Total						\$ 99,747	\$ 99,747
Grand Total		\$ 1,954,249	\$ 1,218,123	\$ 1,793,628	\$ 381,828	\$ 2,746,407	\$ 8,094,235

**Funding Level ( \$ 0 )**

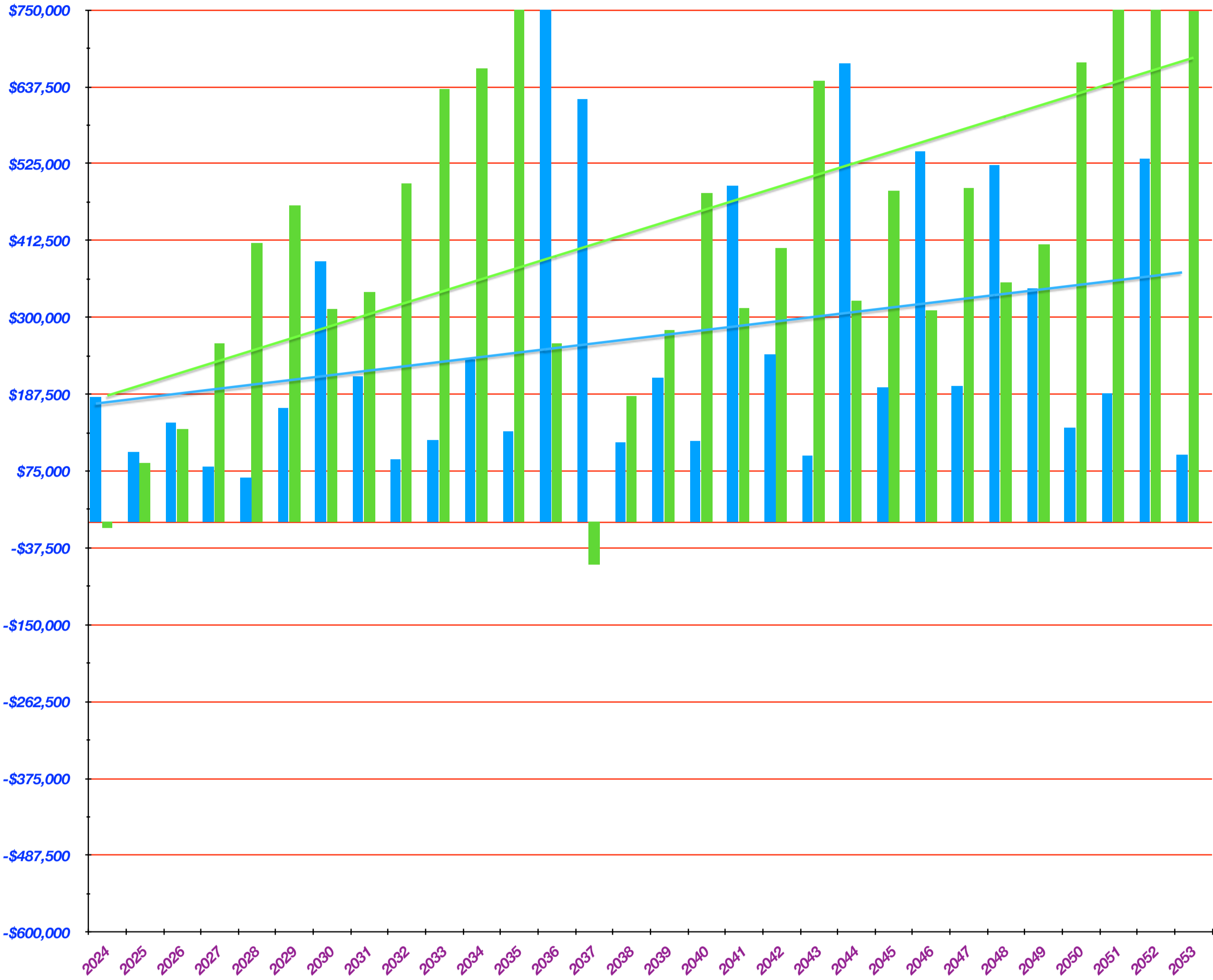
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Grand Total Annual Expenses (Sum)  
Grand Total Reserve Account Balance After Expenses (Sum)  
Grand Total Annual Reserve AssessmentAdjustment Per Resident (Sum)

Funding Level - \$ 175K

Calendar Year (Year)	Annual Expenses (Sum)	Reserve Account Balance After	Annual Reserve Assessment Adjustment
2024	\$ 183,136	\$ (8,136)	\$ 0.00
2025	\$ 102,410	\$ 86,870	\$ 14.29
2026	\$ 146,278	\$ 137,444	\$ 21.87
2027	\$ 80,875	\$ 261,293	\$ 29.76
2028	\$ 65,996	\$ 408,211	\$ 37.95
2029	\$ 166,292	\$ 463,350	\$ 46.48
2030	\$ 382,346	\$ 311,291	\$ 55.34
2031	\$ 212,918	\$ 337,873	\$ 64.56
2032	\$ 91,363	\$ 495,589	\$ 74.15
2033	\$ 120,248	\$ 634,384	\$ 84.13
2034	\$ 239,542	\$ 664,247	\$ 94.50
2035	\$ 133,066	\$ 811,362	\$ 105.29
2036	\$ 835,940	\$ 262,606	\$ 112.30
2037	\$ 619,644	\$ (62,673)	\$ 119.48
2038	\$ 116,215	\$ 185,509	\$ 126.85
2039	\$ 212,485	\$ 282,292	\$ 134.40
2040	\$ 118,157	\$ 481,133	\$ 142.14
2041	\$ 492,622	\$ 313,435	\$ 150.07
2042	\$ 245,424	\$ 401,058	\$ 158.20
2043	\$ 96,636	\$ 645,795	\$ 166.54
2044	\$ 671,546	\$ 324,157	\$ 175.08
2045	\$ 196,959	\$ 485,853	\$ 183.84
2046	\$ 542,347	\$ 311,126	\$ 192.81
2047	\$ 199,216	\$ 488,723	\$ 202.01
2048	\$ 522,712	\$ 352,243	\$ 211.44
2049	\$ 341,985	\$ 406,146	\$ 221.11
2050	\$ 138,498	\$ 673,433	\$ 231.02
2051	\$ 188,378	\$ 900,985	\$ 241.17
2052	\$ 531,255	\$ 796,058	\$ 251.58
2053	\$ 99,747	\$1,133,298	\$ 262.25
Grand Total	\$8,094,235	\$12,984,954	\$ 3,910.63

Funding Level ( \$ 175,000 )



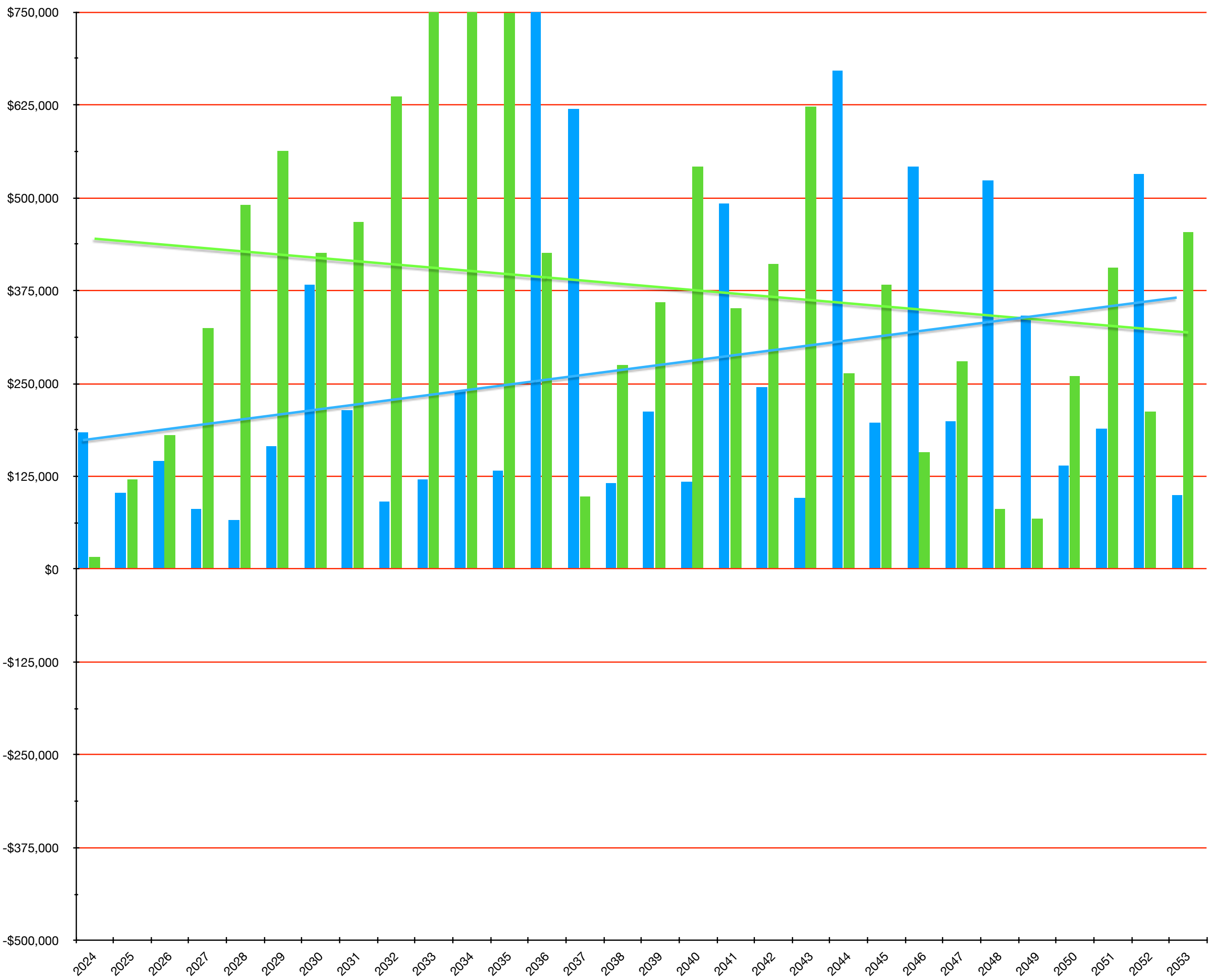
AN ADDITIONAL “ SPECIAL ASSESSMENT “ IS NECESSARY WHENEVER THE RESERVE ACCOUNT DROPS BELOW “ ZERO “

**Funding Level - ( \$ 175,000 )**

Year	Calen dar Year	Annual Assess- ment Increase %	Number of Units Sold	Annual Base Contrib- ution	Annual Assessme nt Adjust- ment	Carry Forward Reserve Balance	Annual Expenses	Reserve Account Balance After Expenses	30% Target Reserve Account Balance	Annual Reserve Assessment Adjustment Per Resident	Additional Reserve Assessment Per Resident	Combined Annual Reserve Assessment Per Resident
1	2024	104.00%	999	\$ 175,000	\$ 175,000	\$ 0	\$ 183,136	\$ (8,136)	\$ 52,500	\$ 0.00	\$ 8.14	\$ 8.14
2	2025	108.16%	999	\$ 175,000	\$ 189,280	\$ 0	\$ 102,410	\$ 86,870	\$ 56,784	\$ 14.29	\$ 0.00	\$ 14.29
3	2026	112.49%	999	\$ 175,000	\$ 196,851	\$ 86,870	\$ 146,278	\$ 137,444	\$ 59,055	\$ 21.87	\$ 0.00	\$ 21.87
4	2027	116.99%	999	\$ 175,000	\$ 204,725	\$ 137,444	\$ 80,875	\$ 261,293	\$ 61,418	\$ 29.76	\$ 0.00	\$ 29.76
5	2028	121.67%	999	\$ 175,000	\$ 212,914	\$ 261,293	\$ 65,996	\$ 408,211	\$ 63,874	\$ 37.95	\$ 0.00	\$ 37.95
6	2029	126.53%	999	\$ 175,000	\$ 221,431	\$ 408,211	\$ 166,292	\$ 463,350	\$ 66,429	\$ 46.48	\$ 0.00	\$ 46.48
7	2030	131.59%	999	\$ 175,000	\$ 230,288	\$ 463,350	\$ 382,346	\$ 311,291	\$ 69,086	\$ 55.34	\$ 0.00	\$ 55.34
8	2031	136.86%	999	\$ 175,000	\$ 239,500	\$ 311,291	\$ 212,918	\$ 337,873	\$ 71,850	\$ 64.56	\$ 0.00	\$ 64.56
9	2032	142.33%	999	\$ 175,000	\$ 249,080	\$ 337,873	\$ 91,363	\$ 495,589	\$ 74,724	\$ 74.15	\$ 0.00	\$ 74.15
10	2033	148.02%	999	\$ 175,000	\$ 259,043	\$ 495,589	\$ 120,248	\$ 634,384	\$ 77,713	\$ 84.13	\$ 0.00	\$ 84.13
11	2034	153.95%	999	\$ 175,000	\$ 269,404	\$ 634,384	\$ 239,542	\$ 664,247	\$ 80,821	\$ 94.50	\$ 0.00	\$ 94.50
12	2035	160.10%	999	\$ 175,000	\$ 280,181	\$ 664,247	\$ 133,066	\$ 811,362	\$ 84,054	\$ 105.29	\$ 0.00	\$ 105.29
13	2036	164.11%	999	\$ 175,000	\$ 287,185	\$ 811,362	\$ 835,940	\$ 262,606	\$ 86,156	\$ 112.30	\$ 0.00	\$ 112.30
14	2037	168.21%	999	\$ 175,000	\$ 294,365	\$ 262,606	\$ 619,644	\$ (62,673)	\$ 88,309	\$ 119.48	\$ 62.74	\$ 182.22
15	2038	172.41%	999	\$ 175,000	\$ 301,724	\$ 0	\$ 116,215	\$ 185,509	\$ 90,517	\$ 126.85	\$ 0.00	\$ 126.85
16	2039	176.72%	999	\$ 175,000	\$ 309,267	\$ 185,509	\$ 212,485	\$ 282,292	\$ 92,780	\$ 134.40	\$ 0.00	\$ 134.40
17	2040	181.14%	999	\$ 175,000	\$ 316,999	\$ 282,292	\$ 118,157	\$ 481,133	\$ 95,100	\$ 142.14	\$ 0.00	\$ 142.14
18	2041	185.67%	999	\$ 175,000	\$ 324,924	\$ 481,133	\$ 492,622	\$ 313,435	\$ 97,477	\$ 150.07	\$ 0.00	\$ 150.07
19	2042	190.31%	999	\$ 175,000	\$ 333,047	\$ 313,435	\$ 245,424	\$ 401,058	\$ 99,914	\$ 158.20	\$ 0.00	\$ 158.20
20	2043	195.07%	999	\$ 175,000	\$ 341,373	\$ 401,058	\$ 96,636	\$ 645,795	\$ 102,412	\$ 166.54	\$ 0.00	\$ 166.54
21	2044	199.95%	999	\$ 175,000	\$ 349,907	\$ 645,795	\$ 671,546	\$ 324,157	\$ 104,972	\$ 175.08	\$ 0.00	\$ 175.08
22	2045	204.95%	999	\$ 175,000	\$ 358,655	\$ 324,157	\$ 196,959	\$ 485,853	\$ 107,596	\$ 183.84	\$ 0.00	\$ 183.84
23	2046	210.07%	999	\$ 175,000	\$ 367,621	\$ 485,853	\$ 542,347	\$ 311,126	\$ 110,286	\$ 192.81	\$ 0.00	\$ 192.81
24	2047	215.32%	999	\$ 175,000	\$ 376,812	\$ 311,126	\$ 199,216	\$ 488,723	\$ 113,044	\$ 202.01	\$ 0.00	\$ 202.01
25	2048	220.70%	999	\$ 175,000	\$ 386,232	\$ 488,723	\$ 522,712	\$ 352,243	\$ 115,870	\$ 211.44	\$ 0.00	\$ 211.44
26	2049	226.22%	999	\$ 175,000	\$ 395,888	\$ 352,243	\$ 341,985	\$ 406,146	\$ 118,766	\$ 221.11	\$ 0.00	\$ 221.11
27	2050	231.88%	999	\$ 175,000	\$ 405,785	\$ 406,146	\$ 138,498	\$ 673,433	\$ 121,736	\$ 231.02	\$ 0.00	\$ 231.02
28	2051	237.67%	999	\$ 175,000	\$ 415,930	\$ 673,433	\$ 188,378	\$ 900,985	\$ 124,779	\$ 241.17	\$ 0.00	\$ 241.17
29	2052	243.62%	999	\$ 175,000	\$ 426,328	\$ 900,985	\$ 531,255	\$ 796,058	\$ 127,898	\$ 251.58	\$ 0.00	\$ 251.58
30	2053	249.71%	999	\$ 175,000	\$ 436,986	\$ 796,058	\$ 99,747	\$ 1,133,298	\$ 131,096	\$ 262.25	\$ 0.00	\$ 262.25
					\$9,156,724							
				\$5,250,000	\$3,906,724		\$ 8,094,235	\$ 1,133,298		\$ 3,911	\$ 71	\$ 3,982
					\$ 9,166			\$ (1,134)		\$ 22		\$ 5,255
					\$ 71							\$ (1,134)
					\$ (1,134)							
					\$ 8,102		\$ 8,102					\$ 8,102

■ **Grand Total Annual Expenses (Sum)**  
■ **Grand Total Reserve Account Balance After Expenses (Sum)**  
■ **Grand Total Annual      Reserve   AssessmentAdjustment   Per      Resident (Sum)**

Funding Level ( \$ 200,000 )



**AN ADDITIONAL “ SPECIAL ASSESSMENT “ IS NECESSARY WHENEVER THE RESERVE ACCOUNT DROPS BELOW “ ZERO “**

Funding Level \$ 200K

Calendar Year (Year)	Annual Expenses (Sum)	Reserve Account Balance After Expenses (Sum)	Annual Reserve Assessment Adjustment Per Resident (Sum)
2024	\$ 183,136	\$ 16,864	\$ 0.00
2025	\$ 102,410	\$ 120,454	\$ 6.01
2026	\$ 146,278	\$ 180,176	\$ 6.01
2027	\$ 80,875	\$ 324,403	\$ 25.13
2028	\$ 65,996	\$ 490,261	\$ 31.89
2029	\$ 166,292	\$ 562,779	\$ 38.85
2030	\$ 382,346	\$ 426,407	\$ 46.02
2031	\$ 212,918	\$ 466,844	\$ 53.41
2032	\$ 91,363	\$ 636,435	\$ 61.02
2033	\$ 120,248	\$ 784,971	\$ 68.85
2034	\$ 239,542	\$ 822,275	\$ 76.92
2035	\$ 133,066	\$ 974,362	\$ 85.24
2036	\$ 835,940	\$ 426,425	\$ 88.09
2037	\$ 619,644	\$ 97,665	\$ 90.97
2038	\$ 116,215	\$ 275,243	\$ 93.89
2039	\$ 212,485	\$ 359,489	\$ 96.83
2040	\$ 118,157	\$ 541,030	\$ 99.80
2041	\$ 492,622	\$ 351,103	\$ 102.80
2042	\$ 245,424	\$ 411,401	\$ 105.83
2043	\$ 96,636	\$ 623,544	\$ 108.89
2044	\$ 671,546	\$ 263,865	\$ 111.98
2045	\$ 196,959	\$ 381,891	\$ 115.10
2046	\$ 542,347	\$ 157,679	\$ 118.25
2047	\$ 199,216	\$ 279,780	\$ 121.44
2048	\$ 522,712	\$ 81,598	\$ 124.65
2049	\$ 341,985	\$ 67,388	\$ 127.90
2050	\$ 138,498	\$ 259,943	\$ 131.18
2051	\$ 188,378	\$ 405,928	\$ 134.50
2052	\$ 531,255	\$ 212,381	\$ 137.84
2053	\$ 99,747	\$ 453,718	\$ 141.23
Grand Total	\$ 8,094,235	\$ 11,456,299	\$ 2,550.50

**Funding Level ( \$ 200,000 )**

Year	Calendar Year	Annual Assessment Increase @ 3.0%	Number of Units Sold	Annual Base Contribution	Annual Assessment Adjustment	Carry forward balance from Prior Year	Annual Expenses	Reserve Account Balance After Expenses	30% Target Reserve Account Balance	Annual Reserve Assessment Adjustment Per Resident	Additional Reserve Assessment Per Resident	Combined Annual Reserve Assessment Per Resident
1	2024	103.00%	999	\$ 200,000	\$ 200,000	0	\$ 183,136	\$ 16,864	\$ 60,000	\$ 0.00	\$ 0.00	\$ 0.00
2	2025	103.00%	999	\$ 200,000	\$ 206,000	\$ 16,864	\$ 102,410	\$ 120,454	\$ 61,800	\$ 6.01	\$ 0.00	\$ 6.01
3	2026	103.00%	999	\$ 200,000	\$ 206,000	\$ 120,454	\$ 146,278	\$ 180,176	\$ 61,800	\$ 6.01	\$ 0.00	\$ 6.01
4	2027	112.55%	999	\$ 200,000	\$ 225,102	\$ 180,176	\$ 80,875	\$ 324,403	\$ 67,531	\$ 25.13	\$ 0.00	\$ 25.13
5	2028	115.93%	999	\$ 200,000	\$ 231,855	\$ 324,403	\$ 65,996	\$ 490,261	\$ 69,556	\$ 31.89	\$ 0.00	\$ 31.89
6	2029	119.41%	999	\$ 200,000	\$ 238,810	\$ 490,261	\$ 166,292	\$ 562,779	\$ 71,643	\$ 38.85	\$ 0.00	\$ 38.85
7	2030	122.99%	999	\$ 200,000	\$ 245,975	\$ 562,779	\$ 382,346	\$ 426,407	\$ 73,792	\$ 46.02	\$ 0.00	\$ 46.02
8	2031	126.68%	999	\$ 200,000	\$ 253,354	\$ 426,407	\$ 212,918	\$ 466,844	\$ 76,006	\$ 53.41	\$ 0.00	\$ 53.41
9	2032	130.48%	999	\$ 200,000	\$ 260,955	\$ 466,844	\$ 91,363	\$ 636,435	\$ 78,286	\$ 61.02	\$ 0.00	\$ 61.02
10	2033	134.39%	999	\$ 200,000	\$ 268,783	\$ 636,435	\$ 120,248	\$ 784,971	\$ 80,635	\$ 68.85	\$ 0.00	\$ 68.85
11	2034	138.42%	999	\$ 200,000	\$ 276,847	\$ 784,971	\$ 239,542	\$ 822,275	\$ 83,054	\$ 76.92	\$ 0.00	\$ 76.92
12	2035	142.58%	999	\$ 200,000	\$ 285,152	\$ 822,275	\$ 133,066	\$ 974,362	\$ 85,546	\$ 85.24	\$ 0.00	\$ 85.24
13	2036	144.00%	999	\$ 200,000	\$ 288,004	\$ 974,362	\$ 835,940	\$ 426,425	\$ 86,401	\$ 88.09	\$ 0.00	\$ 88.09
14	2037	145.44%	999	\$ 200,000	\$ 290,884	\$ 426,425	\$ 619,644	\$ 97,665	\$ 87,265	\$ 90.97	\$ 0.00	\$ 90.97
15	2038	146.90%	999	\$ 200,000	\$ 293,793	\$ 97,665	\$ 116,215	\$ 275,243	\$ 88,138	\$ 93.89	\$ 0.00	\$ 93.89
16	2039	148.37%	999	\$ 200,000	\$ 296,730	\$ 275,243	\$ 212,485	\$ 359,489	\$ 89,019	\$ 96.83	\$ 0.00	\$ 96.83
17	2040	149.85%	999	\$ 200,000	\$ 299,698	\$ 359,489	\$ 118,157	\$ 541,030	\$ 89,909	\$ 99.80	\$ 0.00	\$ 99.80
18	2041	151.35%	999	\$ 200,000	\$ 302,695	\$ 541,030	\$ 492,622	\$ 351,103	\$ 90,808	\$ 102.80	\$ 0.00	\$ 102.80
19	2042	152.86%	999	\$ 200,000	\$ 305,722	\$ 351,103	\$ 245,424	\$ 411,401	\$ 91,717	\$ 105.83	\$ 0.00	\$ 105.83
20	2043	154.39%	999	\$ 200,000	\$ 308,779	\$ 411,401	\$ 96,636	\$ 623,544	\$ 92,634	\$ 108.89	\$ 0.00	\$ 108.89
21	2044	155.93%	999	\$ 200,000	\$ 311,867	\$ 623,544	\$ 671,546	\$ 263,865	\$ 93,560	\$ 111.98	\$ 0.00	\$ 111.98
22	2045	157.49%	999	\$ 200,000	\$ 314,985	\$ 263,865	\$ 196,959	\$ 381,891	\$ 94,496	\$ 115.10	\$ 0.00	\$ 115.10
23	2046	159.07%	999	\$ 200,000	\$ 318,135	\$ 381,891	\$ 542,347	\$ 157,679	\$ 95,441	\$ 118.25	\$ 0.00	\$ 118.25
24	2047	160.66%	999	\$ 200,000	\$ 321,317	\$ 157,679	\$ 199,216	\$ 279,780	\$ 96,395	\$ 121.44	\$ 0.00	\$ 121.44
25	2048	162.26%	999	\$ 200,000	\$ 324,530	\$ 279,780	\$ 522,712	\$ 81,598	\$ 97,359	\$ 124.65	\$ 0.00	\$ 124.65
26	2049	163.89%	999	\$ 200,000	\$ 327,775	\$ 81,598	\$ 341,985	\$ 67,388	\$ 98,333	\$ 127.90	\$ 0.00	\$ 127.90
27	2050	165.53%	999	\$ 200,000	\$ 331,053	\$ 67,388	\$ 138,498	\$ 259,943	\$ 99,316	\$ 131.18	\$ 0.00	\$ 131.18
28	2051	167.18%	999	\$ 200,000	\$ 334,363	\$ 259,943	\$ 188,378	\$ 405,928	\$ 100,309	\$ 134.50	\$ 0.00	\$ 134.50
29	2052	168.85%	999	\$ 200,000	\$ 337,707	\$ 405,928	\$ 531,255	\$ 212,381	\$ 101,312	\$ 137.84	\$ 0.00	\$ 137.84
30	2053	170.54%	999	\$ 200,000	\$ 341,084	\$ 212,381	\$ 99,747	\$ 453,718	\$ 102,325	\$ 141.23	\$ 0.00	\$ 141.23
					\$8,547,953							
				\$6,000,000	\$2,547,953		\$8,094,235	\$ 453,718		\$ 2,551	\$ 0	\$ 2,551
					\$ 8,557			\$ (454)				\$ 6,006
					\$ 0							\$ (454)
					\$ (454)							
					\$ 8,102		\$ 8,102					\$ 8,102
				- Reflects “ Reserve Account “ balance has dropped below the 30% target threshold								

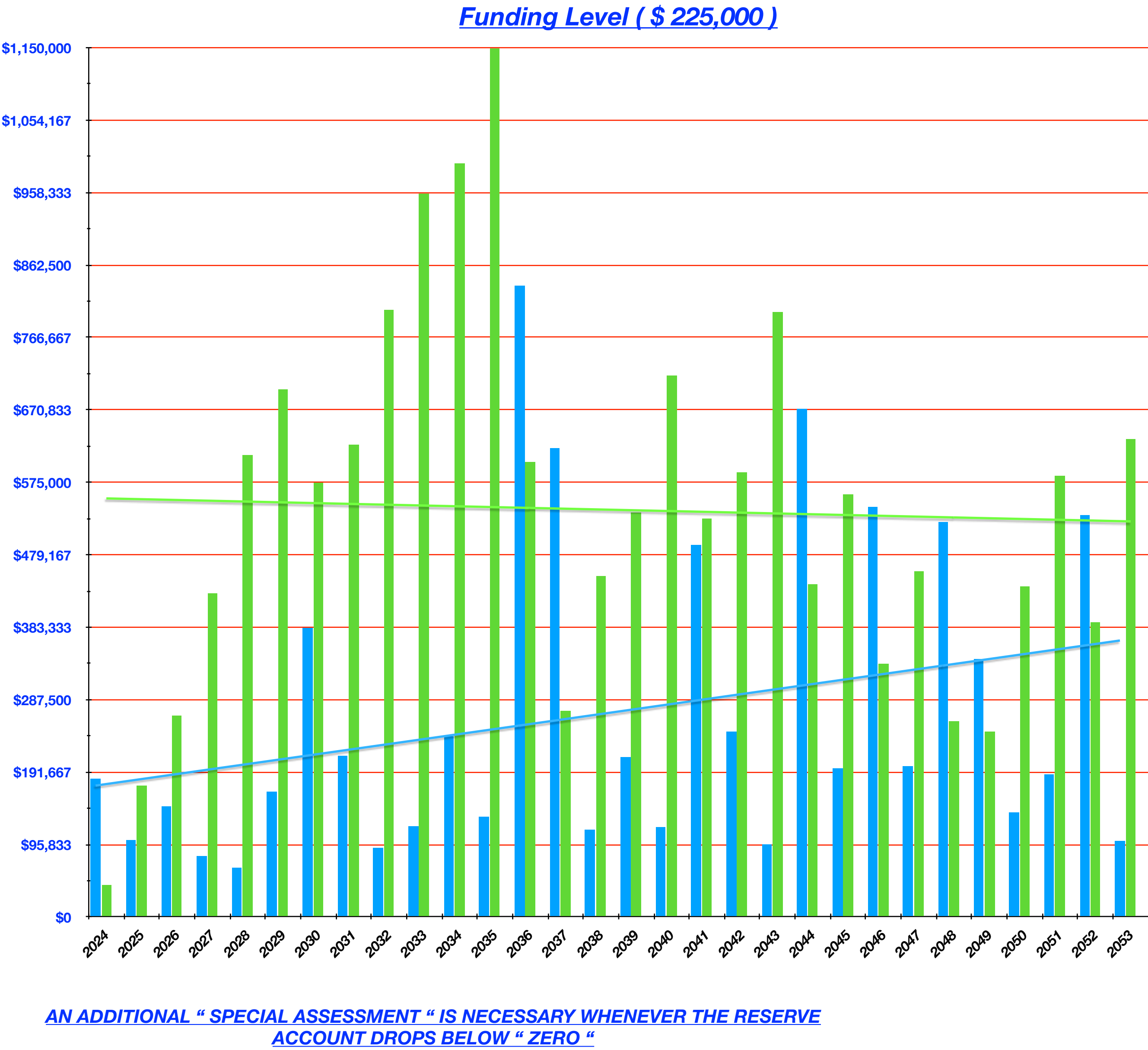
**Funding Level - 225K**

Calendar Year	Annual Assessment Increase @ 2.0% & 1.0%	Number of Units Sold	Annual Base Contribution	Annual Assessment Adjustment	Carry forward balance from Prior Year	Annual Expenses	Reserve Account Balance After Expenses	30% Target Reserve Account Balance	Annual Reserve Assessment Adjustment Per Resident	Additional Reserve Assessment Per Resident	Combined Annual Reserve Assessment Per Resident
2024	0.00%	999	\$ 225,000	\$ 225,000	\$ 0	\$ 183,136	\$ 41,864	\$ 67,500	\$ 0.00	\$ 0.00	\$ 0.00
2025	104.04%	999	\$ 225,000	\$ 234,090	\$ 41,864	\$ 102,410	\$ 173,544	\$ 70,227	\$ 9.10	\$ 0.00	\$ 9.10
2026	106.12%	999	\$ 225,000	\$ 238,772	\$ 173,544	\$ 146,278	\$ 266,038	\$ 71,632	\$ 13.79	\$ 0.00	\$ 13.79
2027	108.24%	999	\$ 225,000	\$ 243,547	\$ 266,038	\$ 80,875	\$ 428,710	\$ 73,064	\$ 18.57	\$ 0.00	\$ 18.57
2028	110.41%	999	\$ 225,000	\$ 248,418	\$ 428,710	\$ 65,996	\$ 611,132	\$ 74,525	\$ 23.44	\$ 0.00	\$ 23.44
2029	112.62%	999	\$ 225,000	\$ 253,387	\$ 611,132	\$ 166,292	\$ 698,226	\$ 76,016	\$ 28.41	\$ 0.00	\$ 28.41
2030	114.87%	999	\$ 225,000	\$ 258,454	\$ 698,226	\$ 382,346	\$ 574,334	\$ 77,536	\$ 33.49	\$ 0.00	\$ 33.49
2031	117.17%	999	\$ 225,000	\$ 263,623	\$ 574,334	\$ 212,918	\$ 625,039	\$ 79,087	\$ 38.66	\$ 0.00	\$ 38.66
2032	119.51%	999	\$ 225,000	\$ 268,896	\$ 625,039	\$ 91,363	\$ 802,572	\$ 80,669	\$ 43.94	\$ 0.00	\$ 43.94
2033	121.90%	999	\$ 225,000	\$ 274,274	\$ 802,572	\$ 120,248	\$ 956,598	\$ 82,282	\$ 49.32	\$ 0.00	\$ 49.32
2034	124.34%	999	\$ 225,000	\$ 279,759	\$ 956,598	\$ 239,542	\$ 996,815	\$ 83,928	\$ 54.81	\$ 0.00	\$ 54.81
2035	126.82%	999	\$ 225,000	\$ 285,354	\$ 996,815	\$ 133,066	\$ 1,149,104	\$ 85,606	\$ 60.41	\$ 0.00	\$ 60.41
2036	128.09%	999	\$ 225,000	\$ 288,208	\$ 1,149,104	\$ 835,940	\$ 601,371	\$ 86,462	\$ 63.27	\$ 0.00	\$ 63.27
2037	129.37%	999	\$ 225,000	\$ 291,090	\$ 601,371	\$ 619,644	\$ 272,818	\$ 87,327	\$ 66.16	\$ 0.00	\$ 66.16
2038	130.67%	999	\$ 225,000	\$ 294,001	\$ 272,818	\$ 116,215	\$ 450,604	\$ 88,200	\$ 69.07	\$ 0.00	\$ 69.07
2039	131.97%	999	\$ 225,000	\$ 296,941	\$ 450,604	\$ 212,485	\$ 535,060	\$ 89,082	\$ 72.01	\$ 0.00	\$ 72.01
2040	133.29%	999	\$ 225,000	\$ 299,910	\$ 535,060	\$ 118,157	\$ 716,814	\$ 89,973	\$ 74.99	\$ 0.00	\$ 74.99
2041	134.63%	999	\$ 225,000	\$ 302,909	\$ 716,814	\$ 492,622	\$ 527,101	\$ 90,873	\$ 77.99	\$ 0.00	\$ 77.99
2042	135.97%	999	\$ 225,000	\$ 305,939	\$ 527,101	\$ 245,424	\$ 587,616	\$ 91,782	\$ 81.02	\$ 0.00	\$ 81.02
2043	137.33%	999	\$ 225,000	\$ 308,998	\$ 587,616	\$ 96,636	\$ 799,978	\$ 92,699	\$ 84.08	\$ 0.00	\$ 84.08
2044	138.71%	999	\$ 225,000	\$ 312,088	\$ 799,978	\$ 671,546	\$ 440,520	\$ 93,626	\$ 87.18	\$ 0.00	\$ 87.18
2045	140.09%	999	\$ 225,000	\$ 315,209	\$ 440,520	\$ 196,959	\$ 558,770	\$ 94,563	\$ 90.30	\$ 0.00	\$ 90.30
2046	141.49%	999	\$ 225,000	\$ 318,361	\$ 558,770	\$ 542,347	\$ 334,783	\$ 95,508	\$ 93.45	\$ 0.00	\$ 93.45
2047	142.91%	999	\$ 225,000	\$ 321,544	\$ 334,783	\$ 199,216	\$ 457,112	\$ 96,463	\$ 96.64	\$ 0.00	\$ 96.64
2048	144.34%	999	\$ 225,000	\$ 324,760	\$ 457,112	\$ 522,712	\$ 259,160	\$ 97,428	\$ 99.86	\$ 0.00	\$ 99.86
2049	145.78%	999	\$ 225,000	\$ 328,008	\$ 259,160	\$ 341,985	\$ 245,183	\$ 98,402	\$ 103.11	\$ 0.00	\$ 103.11
2050	147.24%	999	\$ 225,000	\$ 331,288	\$ 245,183	\$ 138,498	\$ 437,973	\$ 99,386	\$ 106.39	\$ 0.00	\$ 106.39
2051	148.71%	999	\$ 225,000	\$ 334,600	\$ 437,973	\$ 188,378	\$ 584,195	\$ 100,380	\$ 109.71	\$ 0.00	\$ 109.71
2052	150.20%	999	\$ 225,000	\$ 337,946	\$ 584,195	\$ 531,255	\$ 390,887	\$ 101,384	\$ 113.06	\$ 0.00	\$ 113.06
2053	151.70%	999	\$ 225,000	\$ 341,326	\$ 390,887	\$ 99,747	\$ 632,466	\$ 102,398	\$ 116.44	\$ 0.00	\$ 116.44
				\$8,726,701					\$ 1,978.68		
			\$6,750,000	\$1,976,701		\$ 8,094,235	\$ 632,466		\$ 1,979	\$ 0	\$ 1,979
				\$8,726,701			\$ (633)				\$ 6,757
				\$ 8,735							\$ (633)
				\$ (633)							
				\$ 8,102		\$ 8,102	\$ 0				\$ 8,102
			\$ 0								
			- Reflects “ Reserve Account “ balance has dropped below the 30% target threshold								

■ Grand Total Annual Expenses (Sum)  
■ Grand Total Reserve Account Balance After Expenses (Sum)  
■ Grand Total Annual Reserve Assessment Adjustment Per Resident (Sum)

Funding Level - \$ 225K

Calendar Year (Year)	Annual Expenses (Sum)	Reserve Account Balance After Expenses (Sum)	Annual Reserve Assessment Adjustment Per Resident (Sum)
2024	\$ 183,136	\$ 41,864	\$ 0.00
2025	\$ 102,410	\$ 173,544	\$ 9.10
2026	\$ 146,278	\$ 266,038	\$ 13.79
2027	\$ 80,875	\$ 428,710	\$ 18.57
2028	\$ 65,996	\$ 611,132	\$ 23.44
2029	\$ 166,292	\$ 698,226	\$ 28.41
2030	\$ 382,346	\$ 574,334	\$ 33.49
2031	\$ 212,918	\$ 625,039	\$ 38.66
2032	\$ 91,363	\$ 802,572	\$ 43.94
2033	\$ 120,248	\$ 956,598	\$ 49.32
2034	\$ 239,542	\$ 996,815	\$ 54.81
2035	\$ 133,066	\$ 1,149,104	\$ 60.41
2036	\$ 835,940	\$ 601,371	\$ 63.27
2037	\$ 619,644	\$ 272,818	\$ 66.16
2038	\$ 116,215	\$ 450,604	\$ 69.07
2039	\$ 212,485	\$ 535,060	\$ 72.01
2040	\$ 118,157	\$ 716,814	\$ 74.99
2041	\$ 492,622	\$ 527,101	\$ 77.99
2042	\$ 245,424	\$ 587,616	\$ 81.02
2043	\$ 96,636	\$ 799,978	\$ 84.08
2044	\$ 671,546	\$ 440,520	\$ 87.18
2045	\$ 196,959	\$ 558,770	\$ 90.30
2046	\$ 542,347	\$ 334,783	\$ 93.45
2047	\$ 199,216	\$ 457,112	\$ 96.64
2048	\$ 522,712	\$ 259,160	\$ 99.86
2049	\$ 341,985	\$ 245,183	\$ 103.11
2050	\$ 138,498	\$ 437,973	\$ 106.39
2051	\$ 188,378	\$ 584,195	\$ 109.71
2052	\$ 531,255	\$ 390,887	\$ 113.06
2053	\$ 99,747	\$ 632,466	\$ 116.44
Grand Total	\$ 8,094,235	\$ 16,156,385	\$ 1,978.68

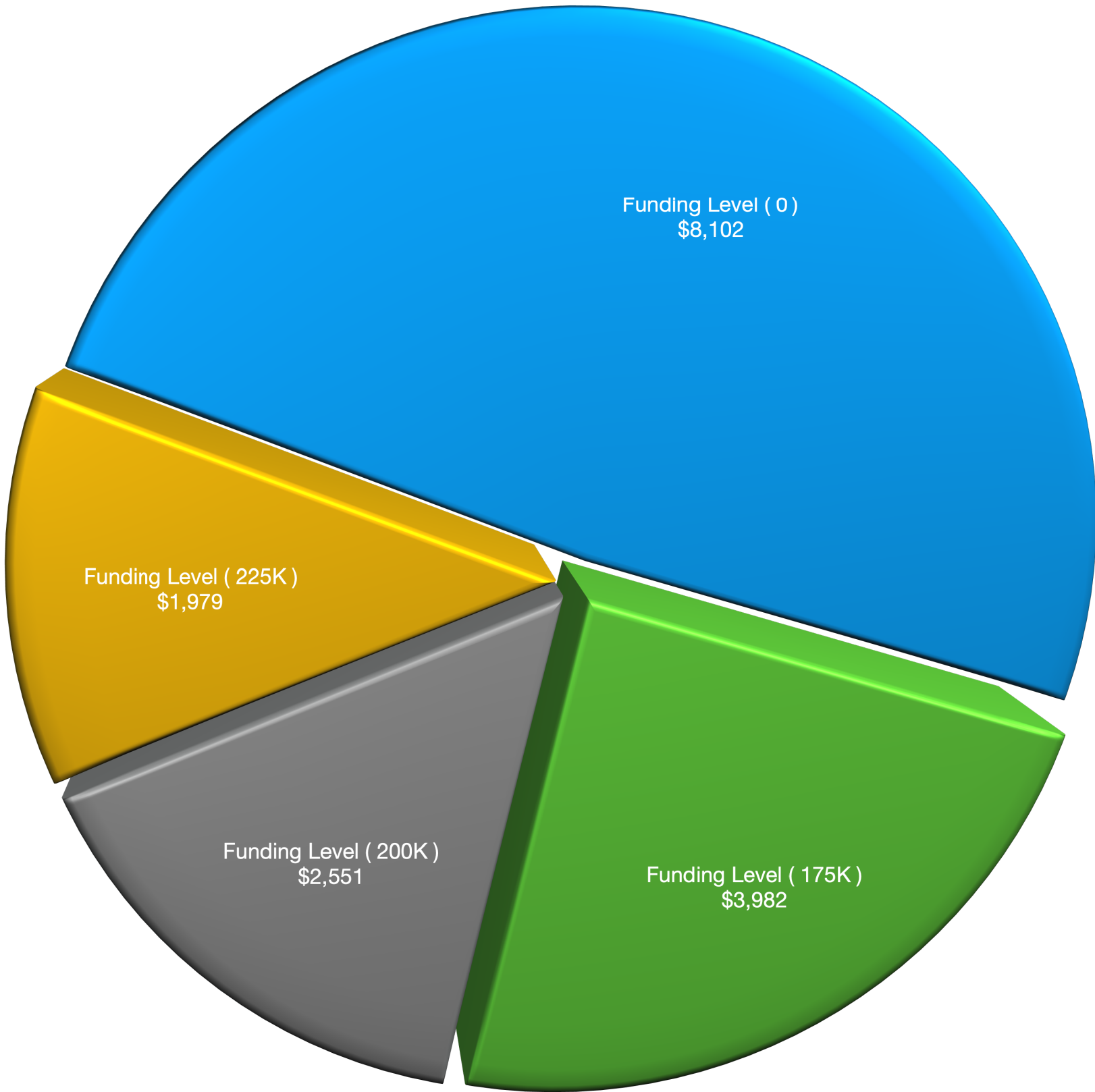


Cash Flow \$ 0 (Sum)	Cash Flow \$ 175,000 (Sum)	Cash Flow \$ 200,000 (Sum)	Cash Flow \$ 225,000 (Sum)
\$ 8,102	\$ 3,756	\$ 2,325	\$ 1,812

- Funding Level ( 0 )

Funding Level ( 175K )

Funding Level ( 200K )
- Funding Level ( 225K )



***Chart Illustrates the more we can Fund the Reserve Account from the “ 2024 “ budget will lessen the impact of funding reserves on future budgets and residents assessment's.***

Table 1

Funding Level ( 0 )	\$ 8,102
Funding Level ( 175K )	\$ 3,982
Funding Level ( 200K )	\$ 2,551
Funding Level ( 225K )	\$ 1,979

Table 1

<u>Consideration to “ Reallocate Existing 2024 Funds “ into the Reserve Account</u>					
Line Items	<u>2024</u> Reallocate funds into Reserve Account	Comments			
Utility Cart Project	\$ 39,000	- Recurring Save			
Pool Furniture Replacement	\$ 31,500	- Recurring Save - Note this Item & funding are included in the reserve Study			
Tennis & Basketball Resurfacing	\$ 20,000	Recurring Save - Note this Item & funding are included in the reserve Study			
Contingency	\$ 134,500	Recurring Save -			
Base Funding for Reserve Account	\$ 225,000	- If we achieve the 225K reallocation the assessment ti resident will limited the 3.5 % annual increase. - As well if we are unable to achieve the save this will result in an additional assessment to the residents. - Refer to Cash Flow work sheets for further details.			
<u>Other 2024 budget Line items that could be reallocated</u>					
Pressure Cleaning	\$ 19,500	Possible One time save			
Tree Trimming	\$ 14,000	Recurring Save - 2024 - One time - Reallocate 10,000 to reserve account. 2025 - Use funds in Tree Trimming account to offset any price increase in Landscaping.			

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of  
Foundation Services Proposal  
for Sinkhole Remediation  
Between Lots 555 & 556



# Foundation Services

FOUNDATION & SINKHOLE REPAIR  
GENERAL CONTRACTING  
LANDSCAPE SOLUTIONS



QUALITY FROM THE UNDERGROUND UP.

4265 Northwest 44th Ave., Ocala, Florida 34482 • PHONE: 352.622.9218 • TOLL FREE: 866.622.3723 • FAX: 352.732.5459

[www.FoundationServicesCF.com](http://www.FoundationServicesCF.com)

Date: July 19, 2023

Customer: Parker Road CDD  
12051 Corporate Blvd  
Orlando, FL 32817

Attn: Steve Bovio  
Email: [SBovio@icihomes.com](mailto:SBovio@icihomes.com)  
Phone: 407-723-5900

Site / Project: Subsurface Compaction Grouting  
Oakmont Sidewalk, Between Lots 555 & 556  
Gainesville, FL

Engineer: GSE  
Project No: 16156

## PROPOSAL

Foundation Services is pleased to present this proposal for sinkhole remediation by Compaction Grouting of the subsiding area at the above referenced address. This proposal is based on information supplied by: **GSE – Report No: 16156**

Following you will find only a few of the benefits we have to offer:

### Features and Benefits:

- ✓ In Business since **1991**
- ✓ We are Florida Licensed Statewide – CBCA59697
- ✓ We are Fully Insured - General Liability, Workers Comp and Automobile
- ✓ Accredited Business with the Better Business Bureau – **A+ Rating**
- ✓ State of the Art Equipment Allows Us to Complete Your Project in Less Time.

Thank you again for your time and consideration,

Robert Stephenson, General Manager  
Foundation Services of Central Florida, Inc.



**SCHEDULE:**

Phase 1 – Compaction Grout: Foundation Services will require approximately **2 weeks** to complete the compaction grouting program.

We can typically mobilize **3 – 4 weeks** from the written notice to proceed and upon receipt of the building permit.

**ITEMS TO BE FURNISHED BY OTHERS:**

- Continuous access to & from work area
- Source of electricity (110 volts) & water

This proposal addresses sinkhole remediation and subsurface grouting to stabilize confirmed soft or loose soils. It will not mitigate the adverse effects of plastic and active clays or buried organics or debris. We will perform the grouting work under the direction and in cooperation with GSE. The guidelines for this work shall be in accordance with the subsurface investigation recommendation prepared by GSE. These sinkhole repairs do not guarantee that volume changes of clay (expanding and shrinking) will not cause some future settling and/or cracking distress.

**REMEDIATION PROGRAM – SCHEDULE OF PRICES**

Foundation Services of Central Florida, Inc. proposes to perform the work described above for the unit prices listed below. Due to the nature of this type of work and the unknown quantities of materials & depths required to complete the project, the unit price quotations are estimates only. Actual quantities may alter these estimates and final payment is determined upon actual quantities supplied.

**Remediation Program - Pressure Grouting**

DESCRIPTION	EST. QUANTITY	UNIT COST	EXTENDED COST
Mobilization/Site Restoration	1	Lump Sum	\$1,500.00
Grout Pipe	9 x 55 = 495 L.F.	\$20.00	\$9,900.00
Compaction Grout	100 C.Y.	\$285.00	\$28,500.00
<b>Total Estimated Cost Range:</b>			<b>\$39,900.00</b>

**STIPULATIONS:**

During the remediation process, soil conditions may make retrieval of installed grouting casings impossible. In the event that grout casings are lost due to conditions beyond Foundation Services control, said casings will be charged at a unit rate of \$24/lf.

NOTE: Grout materials delivered but unable to be placed shall be charged at \$190.00/cy.

NOTE: The cost for on site engineer to monitor work is not included in this proposal.

Any additional costs incurred for removal and/or replacement of HVAC, electrical, plumbing, sewer, pool equipment, sprinkler system, utilities, or any other underground unknowns are **not** included in this proposal, unless specified, and will be an additional expense. No allowance is included for dealing with previous foundation repair efforts by others or design changes thereof.

**TERMS OF PAYMENT:**

Balance of contract due upon completion. Final payment will be made within 30 days of the invoice date. Owner agrees to pay cost of collection should any action be taken to collect any/all amounts due and unpaid, to include court costs and attorney's fees. The payment of the total sum is a condition precedent to the validity of all warranties offered by Foundation Services.

Thank you very much for considering us for this project. If we can be of further service, please do not hesitate to contact us. This proposal is good for 30 days.

Respectfully submitted:

Vickie Bissell

Date 07/27/2023

Vickie A. Bissell  
Foundation Services of Central Florida, Inc.

[Signature]

Date 7/24/23

ACCEPTED BY: VIVIAN CARVALHO  
DISTRICT MANAGER  
on behalf of Vice Choir Barbara Staras

THIS PROPOSAL IS TO BECOME AN INTEGRAL PART OF ANY SUBCONTRACT OR PURCHASE ORDER YOU MAY  
ISSUE.

**From:** [Barbara Staras](#)  
**To:** [Vivian Carvalho](#)  
**Cc:** [Buchanan, Katie S.](#); [James Stowers](#); [Kwame Jackson](#); [Steven Bovio](#); [Venessa Ripoll](#)  
**Subject:** Re: Parker Road CDD- Common Area New Depression  
**Date:** Monday, July 24, 2023 11:33:12 AM  
**Attachments:** [image001.jpg](#)

---

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Vivian and All,  
I approve moving forward on the work and cost to remedy the depression between lots 555 and 556

Please contact me if you have any questions or concerns. Thanks.

On Mon, Jul 24, 2023 at 11:25 AM Vivian Carvalho <[carvalhov@pfm.com](mailto:carvalhov@pfm.com)> wrote:

Good morning, Barbara,

We have a new depression that was identified on common area between lot 555 and 556.

Since Andy Hagan is on vacation not able to execute the attached document, please review and execute it accordingly. We need to get the work scheduled ASAP.

If you have any questions in regard to the request let me know.

Thanks,

Vivian Carvalho

Senior District Manager

---

PFM Group Consulting, LLC

[Carvalhov@pfm.com](mailto:Carvalhov@pfm.com) | **Phone** 407-723-5900 | **Fax** 407-723-5901 | **Web** [pfm.com](http://pfm.com)

[3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817](#)

# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **Public Hearing on Adopting the Revised Amenities Policies**

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of Resolution 2023-07,  
Adopting the Revised Amenities  
Policies

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE PARKER ROAD COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING AMENITIES RULES & POLICIES;  
PROVIDING A SEVERABILITY CLAUSE; AND  
PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amenities Rules and Policies attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amenities Rules and Policies are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenities Rules and Policies replace all prior versions of the Amenities Rules and Policies and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of August 2023.

**ATTEST:**

**PARKER ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Amenities Rules and Policies

**EXHIBIT A:**  
AMENITIES RULES & POLICIES

# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

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## **AMENITIES RULES & POLICIES**

---

**Vivian Carvalho**  
**District Manager**  
**3501 Quadrangle Blvd, Ste. 270**  
**Orlando, FL 32817**  
**(407) 723-5900**

**Leland Management**  
**Amenity Center Manager**  
**Parker Road CDD Clubhouse**  
**11701 SW 30<sup>th</sup> Avenue**  
**Gainesville, FL 32608**

**PART 1: Parker Road Community Development District**  
***Amenities Policies***  
(adopted May 20, 2016)

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In accordance with Chapter 190 of the Florida Statutes, and on May 20, 2016 at a duly noticed public meeting, the Board of Supervisors of the Parker Road Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

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**DEFINITIONS**

The following definitions shall apply to these policies in their entirety:

**"Access Card"** – shall mean any identification card issued to Patrons.

**"Amenities"** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited ~~to, the to,~~ the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, basketball court, volleyball court, playground, and event lawns, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

**"Amenities Policies" or "Policies"** – shall mean all Amenities Policies of the District, as amended from time to time.

**"Amenity Manager"** – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

**"Annual User Fee"** – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

**"Board of Supervisors" or "Board"** – shall mean the Board of Supervisors of the District.

**"District"** – shall mean the Parker Road Community Development District.

**"District Manager"** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Family”** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

**“Guest”** – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

**“Guest Access Card”** – A type of Access Card purchased at the request of a Patron and for use by a Guest on a temporary basis. Request to remove this section, to my knowledge, Guest access cards are not issued

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**“Lessee”** – shall mean any tenant residing in a Resident’s home pursuant to a valid lease agreement.

**“Non-Resident”** – shall mean any person that does not own property within the District.

**“Non-Resident Patron”** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Patrons, and Lessee.

**“Person”** – shall mean an individual, or legal entity recognized under Florida law.

**“Resident”** – shall mean any person or Family owning property within the District.

**“Weekly Guest”** – shall mean a Guest who is visiting a Patron for a limited amount of time and who purchases a weekly Guest Access Card. Request to remove this section.

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## AUTHORIZED USERS

**Generally.** Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

**Residents.** A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

**Non-Residents.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

**Lessee's Privileges.** Residents who lease residential unit(s) in the District shall have the right to designate the Lessee of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Lessee who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Lessee is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Lessees which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

**Guests.** Except as otherwise provided for herein, each Patron who is at least ~~fourteen~~ ~~sixteen~~ years of age may bring a maximum of eight Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place ~~an~~ five Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to eight Guests each for a total of thirty-two Guests, but instead can only bring a total of eight Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time. Request clarification on guest limits. center-Consider lower guest limits on specific areas?

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Weekly Guests who have purchased a Guest Access Card are not required to be accompanied by a Patron; however, they are not entitled to bring additional Guests. The Patron by which the Guest Access Card was purchased is responsible for any harm caused by the Patron's Weekly Guest while using the Amenities. Request to delete this option.

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**Registration / Disclaimer.** In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing

a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A. All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities.** **As set forth more fully later herein, the District ~~shall—assume~~shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

## MEMBER ACCESS

**Access to Amenities.** Patrons shall access the Clubhouse by means of a thumbprint reader. Therefore, all family members aged fourteen (14) and older wishing to access the Clubhouse shall be required to coordinate recording of their thumbprint with the Amenity Manager. ~~Request to delete – no longer have thumbprint reader.~~

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**Use of Access Cards.** If issued by the District as a means of entry to the Amenities, Patrons and Guests can use their Access Cards to gain access to the Amenities. ~~Alternatively, Patrons may use the thumbprint identification system if such system is required by the District. Delete – no thumbprint reader.~~ Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards ~~or thumbprints - delete in on~~ the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

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**Issuance of Access Cards.** If issued by the District, each Patron may receive one Access Card per individual, over the age of ~~fourteen~~fourteen, residing in the home upon registration with the District.

**Non-Transferrable.** Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

**Lost or Stolen Cards.** All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards.

## COMMUNITY PROGRAMMING

**Resources.** The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the ~~Lifestyle Coordinator~~Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by ~~picking up~~ viewing the monthly ~~emailed newsletters~~ program calendars, reviewing the community bulletin board, or by contacting the ~~Lifestyle Coordinator~~Amenity Manager at the clubhouse:

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Amenity Manager & Lifestyle Coordinator

Leland Management

11701 SW 30<sup>th</sup> Avenue

Gainesville, Florida 32608

352-727-7939 ~~352-335-7848~~

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***Patrons and Guests Only.*** Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

***Registration.*** Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

***Programs and Activities.*** All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the Lifestyle Coordinator ~~Amenity Manager~~ or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Lifestyle Coordinator ~~Amenity Manager~~.

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***Athletic Teams.*** The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the Lifestyle Coordinator ~~Amenity Manager~~ for further information.

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***Cancellation by the District.*** The Lifestyle Coordinator ~~Amenity Manager~~ will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

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***Refunds.*** Program refunds and credit may be granted on a ~~case-by-case~~ case-by-case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

## GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

**Emergencies:** After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager ~~at~~ at 352-727-7939, and to the office of the District Manager at (407) 723-5900.

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**Hours of Operation.** All hours of operation of the Amenities will be established and published by the District. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

1. **Registration.** All Patrons may be required to sign-in upon entering the clubhouse.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities.
3. **Minors.** Except as otherwise stated herein, children under fourteen ~~(14)~~ 16 years of age must be accompanied by an adult aged eighteen (18) or older.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the ~~locker room and~~ bathroom areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Lifestyle Coordinator or Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
7. **No Smoking.** Smoking (including e-cigarettes) is not permitted in any building, or any District owned outdoor Amenity to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. No employee or contractor of the District shall smoke in any building, or any District owned outdoor Amenity. Any violation of this policy shall be reported to the Amenity Manager.
8. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.

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9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. **Profanity.** Loud, ~~profane~~profane, or abusive language is prohibited.
15. **Horseplay.** Disorderly conduct and horseplay are prohibited.
16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. **Grills.** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.
24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse and pool deck. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse and pool deck.

26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

### FITNESS CENTER

The following policies apply to the District's fitness center:

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Usage Restrictions.** Patrons and Guests ages ~~14~~ 16 and older may use the fitness center.
3. **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
4. **Courtesy.** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use.
5. **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
6. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
7. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
8. **Hand Chalk.** Hand chalk is not permitted.
9. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.
10. **Hours of Operation.** The Fitness Center is open for residents use via access card from 4:00AM to 11:00PM (7) days of week.

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### RESORT POOL

The following policies apply to the District's pool:

1. **Swim at Your Own Risk.** The pool areas are not supervised, so all Patrons use the pool at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pool at any other time unless a specific event is scheduled.

3. **Supervision of Children.** Children under 16 years of age must be accompanied by an adult at least 18 years of age at all times for usage of the pool.
4. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, ~~skate-boards~~skateboards or other similar items are permitted on the pool deck.
5. **Food and Drink; Alcohol & Smoking.** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply, including but not limited to the prohibitions on alcohol and smoking set forth as paragraphs 6 and 7 of the General Provisions.
6. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. **Diving.** Diving is strictly prohibited at the pool, with the exception of swim team competitions pre-approved by the District.
8. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, ~~snorkels~~snorkels, and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
10. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. **Railings.** No swinging on ladders, fences, or railings is allowed.
12. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pool.
13. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
14. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
16. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, ~~sores~~sores, or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. **Swim Diapers.** Parents should take their children to the restroom before entering the pool. Children who are not reliably toilet trained must wear swim

diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for ~~twenty-four~~twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.

19. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
20. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging. Hanging on the lane lines and interfering with the lap-swimming lane is prohibited.
21. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. **ADA Compliant Chair Lift.** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

## TENNIS COURTS

The following policies apply to the tennis courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, tennis court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts, or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Tennis courts are for tennis only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.

7. **Operating Hours.** The tennis courts are open from 7 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or ~~skate boards~~skateboards, hover boards or similar items are permitted on the tennis courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

### BASKETBALL COURT

The following policies apply to the basketball court:

1. **First Come Basis.** The court is available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, basketball court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, basketball shoes, shorts or warm up suits. These items must be worn at all times.
3. **Use.** The basketball court is for basketball only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the basketball court at any time.
5. **Food and Drinks.** Food and gum are not permitted on the court. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. **Operating Hours.** The basketball court is open from dawn to dusk. No one is permitted on the basketball court at any other time unless a specific event is scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or ~~skate boards~~skateboards, hover boards or similar items are permitted on the basketball court.
9. **Furniture.** No furniture, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.

### MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis.
2. **Vehicles.** No bicycles, scooters, ~~skate boards~~skateboards, hover boards or other equipment or vehicles with wheels are permitted.

3. **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.
5. **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment.** Patrons are responsible for bringing their own equipment.
7. **Golfing.** Golfing is not permitted on the field.
8. **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

### EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

1. **First Come Basis.** The picnic areas, and patio, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. **Vehicles.** No bicycles, scooters, ~~skate boards~~ skateboards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Skateboards, Etc.** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted.
5. **Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
6. **Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
7. **Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis.
8. **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
9. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

### LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.

2. Fishing is prohibited in all ponds on District ~~property--property.~~
3. Swimming is prohibited in all ponds on District property.
4. No watercrafts of any kind are allowed in any of the ponds on District property.

## PLAYGROUND

The following guidelines apply to the Playground area:

1. Patrons and Guests may use the playground at their own risk.
2. Adult supervision (eighteen years and older) is required for children under the age of eight. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
3. Proper footwear is required and no loose clothing especially with strings should be worn.
4. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
5. No food, drinks or gum are permitted at the playground.
6. No pets of any kind are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.
10. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

## FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve the Amenities for parties and events. Please contact the ~~Lifestyle Coordinator~~ Amenity Manager in order to determine availability of the Amenities for any particular reservation.
2. **Amenities Available for Rental:** The following Amenities are available for rental: ~~Entertainment Room, Clubhouse, Movement Studio,~~ Event Lawn, Swing Arbor Lawn and Multi-Purpose Field. A deposit of \$200 is required for any of the above mentioned Amenities.
3. **Payment & Registration.** At the time the reservation is made, a check or money order (no cash) for the deposit made out to District must be delivered to the ~~Lifestyle Coordinator~~ Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. **Rates and Deposits.** The deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, ~~location~~ location, and date.

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To receive the full refund of the deposit within 10 days after the party, the renter must:

- i. Remove all garbage, place in dumpster and replace garbage liners;
- ii. Take down all decorations or event displays; and
- iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
6. **Duration of Events.** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than four hours, and no ~~after~~ ~~hours~~ ~~after-hours~~ events shall extend past 10 p.m.
7. **Available Hours.** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after ~~hours~~ and until 10:00pm. All parties and events, including clean-up, at the clubhouse must conclude by 10:00 PM.
8. **Capacity.** The clubhouse capacity limit shall not be exceeded at any time for a party or event.
9. **Noise.** The volume of live or recorded music must not violate applicable Alachua County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
10. **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.

#### PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

#### USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees,

representatives, agents, and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney’s fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney’s fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, ~~willful~~willful, or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities,” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

#### **SOVEREIGN IMMUNITY**

Nothing herein shall constitute or be construed as a waiver of the Districts’ limitations on liability contained in Section 768.28, F.S., or other statutes or law.

#### **SEVERABILITY**

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

#### **AMENDMENTS / WAIVERS**

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

**ATTACHMENT A:       Consent and Waiver Agreement**

**ATTACHMENT A**  
**Consent and Waiver Agreement**

**CONSENT AND WAIVER AGREEMENT**  
**- Parker Road Community Development District -**

Thank you for using the Parker Road Community Development District's ("District") Amenities and/or participating in its community programs. We appreciate your understanding and cooperation in maintaining both your safety and health, and the safety and health of others, by reading and signing the following Consent and Waiver Agreement ("Agreement"). This Agreement applies to, but does not by itself grant any rights regarding, the use of any of the District's Amenities, which feature among other things a clubhouse, fitness center, swimming pool, tennis courts, basketball court, playground, event lawn and multi-purpose field and to participation in any of the District's many community programming activities.

Any capitalized terms not defined herein shall have the meaning ascribed to them in the District's amenities rules and policies, as may be amended from time to time. For purposes of this Agreement, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

In consideration for Participant being allowed to participate in some or all of the Activities, I, as the participant identified below ("Participant"), or I, as the parent and/or legal guardian of the Participant, who is a minor child, and on behalf of the Participant ("Participant's Guardian"), agree as follows.

**Acknowledgement of Participation**

Participant intends to voluntarily participate in one or more Activities. If Participant is a minor child, Participant's Guardian authorizes the Participant to voluntarily participate in one or more Activities.

**Acknowledgement of Health**

Participant acknowledges and understands that the District recommends that Participant consult a physician prior to engaging in the Activities, and that it is Participant's sole responsibility to obtain an examination by a physician prior to involvement in the Activities. Participant certifies that he or she is physically and mentally capable of participating in the Activities and that Participant is not under any kind of medical treatment or has any mental or physical condition that would prevent Participant from participating in the Activities. Participant further acknowledges that Participant has either had a physical examination and been given a physician's approval to participate in the activities, or has elected to participate in the activities without the approval of a doctor and hereby assumes all risk and responsibility for participation in the activities.

**Role of the District**

Participant acknowledges and understands that some or all of the Activities may be provided through third parties, that any such third parties are not affiliated with the District in any way, that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Activities.

**Assumption of Risk**

Participant acknowledges and understands that participation in the Activities may have certain inherent risks, including, but not limited to, economic loss, significant changes in the Participant's physical or mental health, injury, disabilities, or even death to the Participant. Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Activities, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. Participant is voluntarily participating in the Activities with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

#### **Waiver and Indemnification**

As stated in the District's policies, any Patron, Guest, or other person who participates in the Activities, including the Participant, shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, including Participant, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, including Participant, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person, including Participant, shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

#### **Sovereign Immunity**

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

#### **Emergency Transportation and Care**

In the event that Participant is incapacitated and unable to respond, or in the event the Participant is a minor child, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District is not responsible for providing any such treatment or transportation, and the "Waiver and Release of Liability" provisions set forth above apply to any emergency medical transportation and/or treatment of Participant.

#### **Rules and Policies**

Participant agrees to read and comply with the written rules and policies adopted by the District and relating to the Amenities, and further agrees to act in a safe manner when participating in the Activities. Participant further agrees to immediately inform a representative of the District, and to stop participating in the Activities, if Participant observes any unsafe condition or broken equipment, or if Participant experiences any pain, discomfort or other symptoms that Participant may suffer during or after participating in the Activities. Participant understands that Participant may stop or delay participation in the Activities if Participant so desires and that Participant may also be requested to stop and rest by a District representative who observes any symptoms of distress or abnormal response, and Participant agrees to comply with such directions.

#### **Insurance Coverage**

Participant understands that Participant is responsible for obtaining appropriate insurance coverage when participating in the Activities and that the District has no obligation to provide any insurance coverage.

### **Binding Effect**

This Agreement is binding on the Participant, and the Participant's spouse, minor children, heirs, executors, administrators, legal representatives, successors and assigns. If Participant is a minor child, this Agreement is also binding on the Participant's parents and/or legal guardians, including Participant's Guardian, not only on behalf of the Participant but also on the parents and/or legal guardians, including Participant's Guardian, in their own rights and capacity and to the same extent as Participant. The undersigned represents that he or she is authorized to bind to this Agreement all applicable parties, as set forth in this paragraph.

### **Miscellaneous Provisions**

This Agreement supersedes any prior written and/or oral agreements or representations made with respect to the subject matter contained herein. The provisions of this Agreement will continue in full force and effect even after the termination of the Activities. The provisions of this Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement shall be governed by Florida Law. Venue for any actions arising under this Agreement shall be in a court of appropriate jurisdiction in Manatee County, Florida.

**I AM OF LAWFUL AGE AND LEGALLY COMPETENT TO SIGN THIS AGREEMENT. I HAVE READ AND UNDERSTOOD THE TERMS OF THIS AGREEMENT, AND UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS FOR MYSELF, MY SPOUSE, MY MINOR CHILDREN, HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. I ACKNOWLEDGE THAT I AM SIGNING THE AGREEMENT FREELY AND VOLUNTARILY, AND INTEND BY MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY AS SET FORTH HEREIN AND TO THE GREATEST EXTENT ALLOWED BY LAW. IF PARTICIPANT IS A MINOR CHILD, I FURTHER CERTIFY THAT I AM THE PARTICIPANT'S PARENT AND/OR LEGAL GUARDIAN AND THAT I AM LEGALLY AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE PARTICIPANT.**

Participant Name: \_\_\_\_\_

Participant Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if Participant is 18 years of age or older)

Parent/Guardian Name: \_\_\_\_\_  
(if Participant is a minor child)

Parent/Guardian Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if Participant is a minor child)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number (home): \_\_\_\_\_

Phone Number (alternate): \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

| Email Address: \_\_\_\_\_

## **PART 2: Parker Road Community Development District**

### ***Disciplinary & Enforcement Rule***

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2014)  
Effective Date: October 13, 2014

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on October 13, 2014 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parker Road Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.**

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1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies, operating hours);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed seven days.

5. **Authority of District Manager.** The District Manager may at any time restrict, ~~suspend~~suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, ~~suspensions~~suspension, or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, ~~clause~~clause, or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

# Amenities Rules & Policies

## Comments

### Page #2

Paragraph

**Amenities:**

**Question** Should the “ Tortoise preserve and Nature paths “ be added

### Page #4

Paragraph

**Guest**

the

counseled and the

documented. Depending on the

incident or recurrence of incidents the

administrative procedure should be utilized to

either suspend or terminate patrons access

privileges

Instead of changing the age to ( 16 ) suggest leaving it at ( 14 ). If there are problems party or parties should be

incident

Recommend dropping the guest limit from 8 down to 5 or 6. Rational for 6 is that it

allow for a visiting family of

two adults to

would

four children and

access to the pool.

### Page #5

First Paragraph

Line #4 should the word “ **assume** “ be changed to read “ **assumes** “

### Page #8

Item #3 Minors

Suggestion leave age at 14

### Page #9

Item #10

Delete the statement and replace as follows:

**Skateboards, Etc.** Bicycles, hoverboards, roller blades, roller skates, scooters and similar items are limited to

outdoor areas

designated only.

### Page #10

Fitness Center

Item #2 Suggestion leave age at **14**

Add additional condition

**Should something to the effect be added**

Clubhouse  
setting

“ Residents are required to exit the  
no later than 11pm in order to avoid  
off the Alarm system. Any  
exit the premises  
responsible  
false

resident failing to

by 11:00 pm shall be held

to reimburse the district for any

alarm fee’s

assessed by the county.

Repeated offenders access privileges are

subject to suspension and or termination at

the sole discretion of the district staff.

**Page #11 - ( item #4 )**

**Page #13 - Tennis Courts ( item #8 ) & Basketball Court ( item #8 ).**

**Page #14 - ( item #3 ) Event Lawn, Patio, Picnic Area & Outdoor Areas**

following  
throughout the

For Consistency purpose consideration  
should be given to modifying the  
statement to read the same  
document as follows

hoverboards,

skates, scooters, and any

with wheels are prohibited. “

“ **Skateboards, Etc.** Bicycles,  
roller blades, roller  
equipment

**Page #11**

Pool - Item #3 -

applied

**Question** - Is their a reason why the age for  
the pool is **16** and not **14** which is  
elsewhere

Pool Item #8

**Suggestion** for consistency add the following  
after the word headphones “ and played at a  
reasonable volume not to disturb others

**Page #12**

Tennis Courts

residents

Tennis Courts to play

**Page #13**

**Question** - Should pickle ball be  
acknowledged in the document as  
are currently utilizing the  
Pickle-ball ”

## Multi-Purpose Field

### Item #2 Vehicles

**Suggestion** change statement to read  
“

off-  
other  
prohibited  
District

**Vehicles** Are not permitted on the Multi-  
Purpose Field. Additionally Golf carts,  
road bikes (including ATV's) or  
Vehicles with wheels are  
unless owned by the

Insert New Item **INSERT after Item # 2 Vehicles as follows:**

roller blades,  
equipment with wheels are  
prohibited. “

“ **Skateboards, Etc.** Bicycles,  
hoverboards, roller skates,  
scooters.and

## Page #14

### Multi-Purpose Field Continued

Re-number existing Items **#3** through  
number **#8**

Event Lawn:

Change Item #2 **Vehicles** to read

areas  
Additionally Golf  
bikes (including ATV's) or  
Vehicles with wheels are  
prohibited unless owned by the District

**Vehicles.** Are not permitted on the  
Event Lawn, Patio area, Picnic  
and Outdoor areas.  
carts, off-road  
other

## Page #15

### Playground

**Item #5**

Consider adjusting statement to read

“ No food or chewing gum is permitted  
in the Playground area. Water or other  
sports drinks must be contained in  
breakable spill proof  
non-  
containers.

**Consider adding a new section titled**

**“ Tortoise Preserve and Nature walking paths “**

1. *Patrons and Guest may access the Tortoise Preserve and Nature walking paths at their own risk.*
2. **Accessibility.** *Patrons and Guest may utilize these areas from dawn to dusk.*
3. **No Smoking.** *Smoking including ( e-cigarettes ) is prohibited in these areas*
4. **No food or chewing gum** *is permitted in these areas. Water or other non-alcoholic beverages must contained in non-breakable containers.*
5. **No glass** *containers are permitted in these areas*
6. **Littering.** *Patrons and Guest are responsible for cleaning up after themselves in order to insure that the amenities are kept clean at all times*
7. **Vehicles.** *Are not permitted in these areas. Additionally Golf carts, off-road bikes (including ATV's) or other Vehicles with wheels are prohibited unless owned by the District*
8. **Skateboards, Etc.** *Bicycles, hoverboards, roller blades, roller skates, scooters are prohibited. “*
9. **Obstacles.** *Any obstacles encountered ( i.e downed trees, branches, etc. ) should be reported to the Amenity manager and or District office.*

**Item #7**

word

*Available Hours, consider changing the following.*

*After the words “ After hours “ change the  
“ and “ to “ or “*

**Page #21**

**County**

*Under “ **Miscellaneous Provisions** “- after the  
First paragraph, last sentence after the words  
“ **jurisdictions in** “ should “ **Manatee County  
Florida** “ be changed to read “ **Alachua  
Florida.**”*

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment  
Authorizations 210 – 214

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 210

6/19/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	<b>CA Florida Holdings (The Gainesville Sun)</b> Legal Advertising on 05/26/23 (Ad: 8861162)	5605219	\$ 243.54
2	<b>PFM Group Consulting</b> District Management Fee: Jun 2023 Postage: May 2023	DM-06-2023-41 OE-EXP-06-2023-33	\$ 2,083.33 \$ 9.85
3	<b>Singley Inc.</b> Service Call for NEO 360 error Code	442	\$ 500.00
Subtotal			\$ 2,836.72
<b>TOTAL</b>			<b>\$ 2,836.72</b>

*Vivian Carvalho*

Secretary/Assistant Secretary

  
Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 211

6/23/2023

Item No.	Payee	Invoice #	General Fund FY 2023	
1	<b>Cox Business (paid online)</b> 11701 SW 30TH AVE; 06/10/23-07/09/23	Acct: 022609201	\$	393.81
2	<b>Face Painting Tonya (DeRose) &amp; Photo Booths Stars</b> Face Painting - July 4th Celebration 07/02/23	150	\$	400.00
3	<b>Foamtastic Party Rentals Inc.</b> Community Party July 2, 2023	6789	\$	450.00
4	<b>GSE Engineering &amp; Consulting</b> Sinkhole Remediation Technical Memo	16137-1	\$	850.00
5	<b>Leland Management</b> Management Fee: May 2023	34722	\$	1,350.00
Subtotal			\$	3,443.81
<b>TOTAL</b>			<b>\$</b>	<b>3,443.81</b>

*Vivian Carvalho*

Secretary/Assistant Secretary

  
Chairman

**Payment Authorization 212**  
7/7/2023

Page 1 of 2

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 212  
7/7/2023

Item No.	Payee	Invoice #	General Fund FY 2023
6	<b>Jesus Morales Ortiz</b> Reimbursement: June Personal Vehicle Use	--	\$ 100.00
7	<b>R.E. Arnold Construction</b> Sinkhole Repairs - Ponds #7 & #8	6540	\$ 11,119.35
	Sinkhole Repairs	6541	\$ 21,056.56
	Sinkhole Repairs	6542	\$ 79,082.67
8	<b>SkyFrog Landscape</b> Landscape Maintenance: April 2023	CMB70-14	\$ 10,144.00
9	<b>Solitude Lake Management</b> Lake & Pond Management: July 2023	PSI-92708	\$ 940.00
10	<b>Southeastern Paper Group</b> Janitorial Supplies	5936360	\$ 197.70
Subtotal			\$ 153,305.66
<b>TOTAL</b>			<b>\$ 153,305.66</b>

Venessa Ripoll  
Secretary/Assistant Secretary

  
Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 213  
7/13/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	<b>Arrow Exterminators</b> Rodent Control Service	52162282	\$ 123.00
2	<b>Cepira Landscape</b> Additional Maintenance	OC2372	\$ 4,998.00
3	<b>Fitness on Demand (paid online)</b> Platinum Subscription: Jul 2023	35047	\$ 229.00
4	<b>Gainesville Pest Control</b> General Pest Control	76514	\$ 125.00
5	<b>PFM Group Consulting</b> Disclosure Fee S2007A/B, 2020A: 04/01/23-06/30/23	125983	\$ 2,500.00
6	<b>Southeastern Paper Group</b> <del>Janitorial Supplies</del>	<del>5936360</del>	<del>\$ 191.95</del>

Subtotal \$ 8,166.95

**TOTAL \$ 8,166.95**

~~\$ 7975.00~~

*Vivian Carvalho*

Secretary/Assistant Secretary

*[Signature]*  
Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 214**

7/24/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	<b>Arrow Exterminators</b> Rodent Control Service	52582056	\$ 123.00
2	<b>CA Florida Holdings (The Gainesville Sun)</b> Legal Advertising on 06/08 - 29/23	5676982	\$ 995.28
3	<b>Cox Business (paid online)</b> 11701 SW 30TH AVE; 07/10/23-08/09/23	Acct: 022609201	\$ 393.81
4	<b>GFL Environmental (paid online)</b> 11701 SW 30TH AVE; May 2023	A60001736939	\$ 226.34
5	<b>GSE Engineering &amp; Consulting</b> Ground Subsidence Evaluation	16156-1	\$ 4,845.00
6	<b>Leland Management</b> Management Fee: Jun 2023 Payroll W/E 06/11/2023 Payroll W/E 06/25/2023 Reimbursement: May 2023	35896 -- -- 54387	\$ 1,350.00 \$ 5,559.46 \$ 5,572.15 \$ 50.00
7	<b>Southern Escapes, LLC</b> Heater Repairs	8152	\$ 16,600.00
8	<b>Supervisor Fees: Meeting 07/19/2023</b> Tara Ezzell Barbara Staras	-- --	\$ 200.00 \$ 200.00

Subtotal \$ 36,115.04

**TOTAL \$ 36,115.04**

*Vivian Carvalho*

Secretary/Assistant Secretary

  
Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Parker Road CDD**  
Statement of Financial Position  
As of 7/31/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$847,332.42				\$847,332.42
Debit - Renasant Bank	1,151.87				1,151.87
Prepaid Expenses	1,683.60				1,683.60
Assessments Receivable		\$136,168.38			136,168.38
Revenue 2007A&B		177,170.43			177,170.43
Revenue 2020		58,979.99			58,979.99
Deferred Cost 2007A1 Bond		178.24			178.24
Debt Service Reserve Series 2020		609,695.00			609,695.00
Interest 2007 A Bond		10,267.44			10,267.44
Prepayment 2007A1 Bond		2,898.94			2,898.94
Sinking Fund 2020		0.20			0.20
Acquisition/Construction Series 2007			\$188.80		188.80
Acquisition/Construction Series 2020			32,049.63		32,049.63
Deferred Const Series 2020			315.16		315.16
Total Current Assets	<u>\$850,167.89</u>	<u>\$995,358.62</u>	<u>\$32,553.59</u>	<u>\$0.00</u>	<u>\$1,878,080.10</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$859,190.24	\$859,190.24
Amount To Be Provided				14,740,809.76	14,740,809.76
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$15,600,000.00</u>	<u>\$15,600,000.00</u>
<b>Total Assets</b>	<u><u>\$850,167.89</u></u>	<u><u>\$995,358.62</u></u>	<u><u>\$32,553.59</u></u>	<u><u>\$15,600,000.00</u></u>	<u><u>\$17,478,080.10</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$208,228.27				\$208,228.27
Deferred Revenue		\$136,168.38			136,168.38
Total Current Liabilities	<u>\$208,228.27</u>	<u>\$136,168.38</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$344,396.65</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable LongTerm				\$15,600,000.00	\$15,600,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$15,600,000.00</u>	<u>\$15,600,000.00</u>

**Parker Road CDD**  
Statement of Financial Position  
As of 7/31/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b>Total Liabilities</b>	<u>\$208,228.27</u>	<u>\$136,168.38</u>	<u>\$0.00</u>	<u>\$15,600,000.00</u>	<u>\$15,944,396.65</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$176,018.53				\$176,018.53
Net Assets - General Government	79,505.20				79,505.20
Current Year Net Assets - General	386,415.89				386,415.89
Net Assets, Unrestricted		\$1,053,408.19			1,053,408.19
Current Year Net Assets, Unrestricted		(145,311.05)			(145,311.05)
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			19,041.76		19,041.76
Net Assets - General Government			(2,607.25)		(2,607.25)
<b>Total Net Assets</b>	<u>\$641,939.62</u>	<u>\$859,190.24</u>	<u>\$32,553.59</u>	<u>\$0.00</u>	<u>\$1,533,683.45</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$850,167.89</u></u>	<u><u>\$995,358.62</u></u>	<u><u>\$32,553.59</u></u>	<u><u>\$15,600,000.00</u></u>	<u><u>\$17,478,080.10</u></u>

**Parker Road CDD**  
**Statement of Activities (YTD)**  
**As of 7/31/2023**

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$901,904.05				\$901,904.05
Off-Roll Assessments	462,008.84				462,008.84
Other Income & Other Financing Sources	9,744.35				9,744.35
On-Roll Assessments		\$729,300.87			729,300.87
Off-Roll Assessments		293,500.47			293,500.47
Inter-Fund Group Transfers In		(18,402.96)			(18,402.96)
Inter-Fund Transfers In			\$18,402.96		18,402.96
Total Revenues	<u>\$1,373,657.24</u>	<u>\$1,004,398.38</u>	<u>\$18,402.96</u>	<u>\$0.00</u>	<u>\$2,396,458.58</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$3,200.00				\$3,200.00
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	12,150.00				12,150.00
Engineering	5,695.00				5,695.00
Disclosure Agent	7,500.00				7,500.00
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	1,937.46				1,937.46
Miscellaneous	346.65				346.65
Web Site Maintenance	2,190.00				2,190.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Programming	21,124.40				21,124.40
Lifestyle Coordinator	42,728.84				42,728.84
Electric	7,982.98				7,982.98
Dumpster	2,263.22				2,263.22
Water Reclaimed	10,786.38				10,786.38
Conservation Area Maintenance	12,900.00				12,900.00
Amenity - Telephone	1,615.00				1,615.00
Amenity - Cable	2,248.41				2,248.41
Amenity - Insurance	28,352.00				28,352.00
Amenity - Dues & License	125.00				125.00
Amenity - Landscape Maintenance	38,815.78				38,815.78
Amenity - Pool Maintenance	32,336.91				32,336.91
Amenity - Access Control	1,702.85				1,702.85
Amenity - Janitorial	2,584.95				2,584.95
Amenity - Maintenance	26,177.95				26,177.95
Amenity - Electric	21,370.00				21,370.00
Amenity - Reclaimed Water	17,628.99				17,628.99

**Parker Road CDD**  
**Statement of Activities (YTD)**  
**As of 7/31/2023**

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
General Insurance	3,826.00				3,826.00
General Repair & Maintenance	12,025.54				12,025.54
Maintenance Person	38,394.74				38,394.74
Pressure Washing	46,741.00				46,741.00
Irrigation	34,809.39				34,809.39
Landscaping Maintenance & Material	228,085.74				228,085.74
Landscape Improvements	21,765.00				21,765.00
Tree Trimming	18,295.00				18,295.00
Contingency	175,885.00				175,885.00
Mulch	37,000.00				37,000.00
Fitness Facility	6,647.95				6,647.95
Tennis Courts/Basketball Court	625.00				625.00
Amenity - Pest Control	2,257.00				2,257.00
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>\$987,737.38</u>	<u>\$1,176,825.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,164,562.38</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$496.03				\$496.03
Interest Income		\$27,115.57			27,115.57
Interest Income			\$638.80		638.80
Total Other Revenues (Expenses) & Gains	<u>\$496.03</u>	<u>\$27,115.57</u>	<u>\$638.80</u>	<u>\$0.00</u>	<u>\$28,250.40</u>
<b>Change In Net Assets</b>	<b>\$386,415.89</b>	<b>(\$145,311.05)</b>	<b>\$19,041.76</b>	<b>\$0.00</b>	<b>\$260,146.60</b>
<b>Net Assets At Beginning Of</b>	<b><u>\$255,523.73</u></b>	<b><u>\$1,004,501.29</u></b>	<b><u>\$13,511.83</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,273,536.85</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$641,939.62</u></u></b>	<b><u><u>\$859,190.24</u></u></b>	<b><u><u>\$32,553.59</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$1,533,683.45</u></u></b>

**Parker Road CDD**  
 Budget to Actual  
 For the Period End 7/31/2023

	Actual	Year To Date Budget	Variance	FY 2023 Adopted Budget
<b><u>Revenues</u></b>				
Maintenance Assessments	\$1,363,912.89	\$1,134,585.00	\$229,327.89	\$1,361,502.00
Other Income & Other Financing Sources	9,744.35	0.00	9,744.35	0.00
<b>Net Revenues</b>	<b>\$1,373,657.24</b>	<b>\$1,134,585.00</b>	<b>\$239,072.24</b>	<b>\$1,361,502.00</b>
 <b><u>General &amp; Administrative Expenses</u></b>				
Trustee Services	\$7,758.01	\$10,000.00	\$(2,241.99)	\$12,000.00
Supervisor Fees	3,200.00	2,666.67	533.33	3,200.00
District Management	18,749.97	20,833.33	(2,083.36)	25,000.00
Engineering	5,695.00	833.33	4,861.67	1,000.00
Disclosure Agent	7,500.00	8,333.33	(833.33)	10,000.00
District Counsel	9,868.27	4,166.67	5,701.60	5,000.00
Assessment Administration	12,500.00	10,416.67	2,083.33	12,500.00
Reamortization	0.00	416.67	(416.67)	500.00
Property Appraiser	75.00	62.50	12.50	75.00
Audit	5,000.00	5,083.33	(83.33)	6,100.00
Arbitrage Calculation	600.00	833.33	(233.33)	1,000.00
Web Site Maintenance	2,190.00	2,933.33	(743.33)	3,520.00
Legal Advertising	1,937.46	2,083.33	(145.87)	2,500.00
Miscellaneous office (travel, phone, postage, etc)	346.65	1,250.00	(903.35)	1,500.00
Dues, Licenses, and Fees	175.00	395.83	(220.83)	475.00
Public Official Insurance	2,891.00	2,689.17	201.83	3,227.00
General Insurance	3,826.00	3,559.17	266.83	4,271.00
Contingency- Incl Hurricane cleanup	175,885.00	240,833.33	(64,948.33)	289,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$258,197.36</b>	<b>\$317,390.00</b>	<b>\$(59,192.64)</b>	<b>\$380,868.00</b>
 <b><u>Field Expense</u></b>				
Field Management	\$12,150.00	\$15,000.00	\$(2,850.00)	\$18,000.00
Landscape Maintenance & Material	228,085.74	270,850.00	(42,764.26)	325,020.00
Landscape Improvements	21,765.00	12,500.00	9,265.00	15,000.00
Mulch	0.00	34,674.17	(34,674.17)	41,609.00
Tree Trimming	18,295.00	12,500.00	5,795.00	15,000.00
Irrigation	34,809.39	33,333.33	1,476.06	40,000.00
Pressure Clean Curbs and Walks	46,741.00	29,976.67	16,764.33	35,972.00
Electric - Street Lights/ private lighting	7,982.98	8,333.33	(350.35)	10,000.00
Water Reclaimed	10,786.38	20,833.33	(10,046.95)	25,000.00
Conservation Area Maintenance	12,900.00	25,833.33	(12,933.33)	31,000.00
Maintenance Person	38,394.74	41,666.67	(3,271.93)	50,000.00
General Repair & Maintenance	12,025.54	25,000.00	(12,974.46)	30,000.00
<b>Total Field Expenses</b>	<b>\$443,935.77</b>	<b>\$530,500.83</b>	<b>\$(86,565.06)</b>	<b>\$636,601.00</b>

**Parker Road CDD**  
 Budget to Actual  
 For the Period End 7/31/2023

	Actual	Year To Date Budget	Variance	FY 2023 Adopted Budget
<b><u>Amenity Expenses</u></b>				
Amenity - Insurance	\$28,352.00	\$26,340.00	\$2,012.00	\$31,608.00
Amenity - Janitorial	2,584.95	6,250.00	(3,665.05)	7,500.00
Amenity - Pool Maintenance	32,336.91	19,583.33	12,753.58	23,500.00
Amenity - Dues & License	125.00	104.17	20.83	125.00
Amenity - Maintenance	26,177.95	16,666.67	9,511.28	20,000.00
Lifestyle Programming	21,124.40	25,000.00	(3,875.60)	30,000.00
Lifestyle Coordinator	42,728.84	50,833.33	(8,104.49)	61,000.00
Amenity - Electric	21,370.00	31,833.33	(10,463.33)	38,200.00
Amenity - Telephone	1,615.00	2,500.00	(885.00)	3,000.00
Amenity - Gates/ Control Access	1,702.85	3,333.33	(1,630.48)	4,000.00
Amenity - Cable	2,248.41	4,166.67	(1,918.26)	5,000.00
Refuse Services and Trash Removal	2,263.22	1,250.00	1,013.22	1,500.00
Fitness Facility - Maintenance	6,647.95	8,333.33	(1,685.38)	10,000.00
Amenity - Gas	0.00	8,333.33	(8,333.33)	10,000.00
Amenity - Pest Control	2,257.00	2,666.67	(409.67)	3,200.00
Tennis Courts/Basketball Court	625.00	8,333.33	(7,708.33)	10,000.00
Amenity - Landscape Maintenance	38,815.78	36,500.00	2,315.78	43,800.00
Mulch	37,000.00	9,666.67	27,333.33	11,600.00
Amenity - Reclaimed Water	17,628.99	25,000.00	(7,371.01)	30,000.00
<b>Total Amenity Expenses</b>	<b>\$285,604.25</b>	<b>\$286,694.17</b>	<b>\$(1,089.92)</b>	<b>\$344,033.00</b>
 <b>Total Expenses</b>	 <b>\$987,737.38</b>	 <b>\$1,134,585.00</b>	 <b>\$(146,847.62)</b>	 <b>\$1,361,502.00</b>
 <b><u>Other Income (Expense)</u></b>				
Interest Income	\$496.03	\$0.00	\$496.03	\$0.00
<b>Total Other Income (Expense)</b>	<b>\$496.03</b>	<b>\$0.00</b>	<b>\$496.03</b>	<b>\$0.00</b>
 <b>Net Income (Loss)</b>	 <b>\$386,415.89</b>	 <b>\$0.00</b>	 <b>\$386,415.89</b>	 <b>\$0.00</b>

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

## Field Manager Report - 8/2023

### Pool

- \* Southern Escapes began the chemical treatment on 7/28, we have been advised that the earliest date the pool can be opened is 8/28, and that we must wait for our pool vendor's advisement before re-opening
- \* Southern Escapes was unable to replace the bulbs prior to the pool fill, we are working on a schedule to complete
- \* Southern Escapes will resume work/testing of the heaters once the pool is ready to do so
- \* Palm tree trimming around the pool has been completed
- \* The rock around the base of the palm trees is scheduled to be installed on 8/14
- \* Pressure washing around the pool area & around the other areas of the Amenity Center is complete
- \* The cushion covers on the furniture in the patio area have been cleaned
- \* The inspector came by on 8/14. He has been in communicaiton with our pool vendor and he will be notified of the chemical balance right before we re-open
- \* Getting pricing to replace the current life rings (will ensure they meet all FL requirements). Awaiting proposal from Southern Escapes

### 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 ran a new main line to the game and placed the fuse inside the game console. The main system board was replaced. Buttons 3 & 6 do not press, the manufacturer is sending buttons free of charge. Once they come in, they will be installed.

### Landscaping/ Irrigation

- \* There is a tree in pond 1W, a small tree in pond 5, and one in pond 12 that are scheduled to be evaluated by Solitude Lake Management. (due to the location inside of the pond area, Solitude evaluates it to make recommendations) This is scheduled for the end of August
- \* 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
    - \* this area has been repaired, Cepra is reinspecting the area and will confirm all in working order and schedule
  - \* along SW 117th Terrace between SW 30th Ave & SW 34th Place
    - \* this area was repaired, however, due to some issues that recently arose, Cepra investigated and discovered an issue with the controller. They will be diagnosing the issue the week of 8/14
- \* Edging was done around the sand volleyball court

### Amenity Center

- \* A knox box is scheduled to be installed at the Amenity Center on 8/15. The knox box is to provide access to the Fire Department in the event of an emergency
- \* A key to the Amenity Center storage area has been provided to Barbara Staras & Dan Middleton for access to the fire panel in case of emergency

**Sinkhole repairs**

- \* Between lots 555 & 556
    - \* as of 8/14, done with drilling, still have 6 injections of grout left to do (at 100 yards of grout as of Friday 8/11)
  - \* In the roadway on SW 117th Way
    - \* drilled Friday 8/11, will grout to completion beginning this week (week of 8/14)
- Foundation Services anticipates repairs for both locations to be complete by early next week at the latest

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Supervisors Requests & Comments