

Parker Road Community Development District

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

The meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, October 20, 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 August 18, 2023, Board of Supervisors' Meeting
2. Consideration of Resolution 2024-01, Adopting the Revised Fiscal Year 2023 Budget
3. Update on Adopted Amenities Rules & Policies
4. Update on Pool Heater and Discussion on Operating Costs During Winter Months
5. Discussion on Reserve Account and Reallocation of Funds from Fiscal Year 2024 Budget
6. Ratification of District Management Fee Agreement
7. Ratification of GFL Environmental Service Agreement
8. Ratification of Leland Management Revised Agreement
9. Ratification of Payment Authorizations # 215 - 222
10. Review of District Financial Statements

Other Business

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

Adjournment



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of
the August 18, 2023,
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, August 18, 2023
11701 SW 30th Avenue, Gainesville, FL 32608
1:00 p.m.**

Board Members present at roll call:

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

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Venessa Ripoll	District Manager - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Amy Champagne	District Acct. - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Acct. - PFM Group Consulting LLC	(via phone)
Kaytlan Forret	Leland Management, Inc.	
Carrie Gailfoil	Leland Management, Inc.	
Various Audience Members		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at 1:02 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are listed above.

Public Comment Period

There were no comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes.

On MOTION by Ms. Staras, seconded by Mr. Hagan, with all in favor, the Board approved the Minutes of the July 19, 2023, Board of Supervisors' Meeting.

Update on the Pool Repairs

Ms. Gailfoil stated that the pool vendor continues to come daily to balance the pool chemicals and the anticipated opening date is August 28, 2023, pending the correct chemical balance. The inspector has already been on property to look at the pool and has not provided any recommendations that are needed. The heaters are not running yet, and they will not be tested until the process is complete. There was discussion previously as to running the heaters temporarily to gauge the cost.

Review and Acceptance of the GSE Sinkhole Remediation Completion Report

The charge for this report came to \$4,800.00. Ms. Staras wanted to send a thank you note to Arnold and his company on behalf of the district for the work they've already done. Ms. Gailfoil will send the note accordingly.

On MOTION by Mr. McGee, seconded by Mr. Middleton, with all in favor, the Board accepted the GSE Sinkhole Remediation Completion Report.

Review and Acceptance of Reserve Study Report

Mr. McGee provided an overview of the report for the Board. Based on the study over a 30-year period, the District will have over \$8 million worth of expenses. The report

identifies the assets that are owned by the District and identifies the maintenance or replacement of an item at a specific point in time. He had built an inflation table to determine the inflation factors as they proceed. The study was for the period 2024 - 2054. He also presented an assessment table that will go out to the residents annually. Based on the master table and other tables that were built, they were able to create an automated worksheet that maps costs year by year. He reviewed different graphs depending on how much money is reallocated at the funding level. Ms. Staras recommended looking at the bonds annually when going through this process.

On MOTION by Ms. Staras, seconded by Mr. Hagan, with all in favor, the Board accepted the Reserve Study Report.

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

On MOTION by Mr. Middleton, seconded by Mr. Hagan, with all in favor, the Board ratified the Foundation Services Proposal for Sinkhole Remediation Between Lots 555 & 556.

**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**

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

Ms. Gailfoil reviewed the suggested policy changes for the Board. The first change was to remove the guest access cards and remove the weekly guests. The next change was to increase the age of entering the fitness center from 14 to 16 years. The next change was to limit guests from 8 persons to either 4 or 5 persons per household and 1 or 2 persons in the fitness center as to not overcrowd the facilities for the District. The last significant change was updating the reservations and the events documents as it relates to the staffing naming of the amenity manager and the lifestyle coordinator.

There was some discussion amongst the Board whether or not to change the age to enter the gym from 14 to 16 years as there have been multiple instances of younger teens misusing the equipment, there are concerns as to injury to the young teens could occur as well as damage to the equipment. Ms. Forret suggested following a similar route taken by another District where kids from 12 – 15 years be accompanied by a patron at all times except for 14 – 15-year-olds who are actively participating in sports. They would be required to complete a training course with the facility manager as well as provide documentation of their participation in a sport. The Board also agreed to only allow one guest to be brought to the gym by a resident at a time, and four guests in total for all other amenities including the tennis courts and pool area. There was some discussion of including certain wording to some of the listed policies. Ms. Carvalho mentioned that there is an insurance carrier that represents the district, and every few years there is an inspection that takes place where they look over the assets and provide a report of any deficiencies.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board approved Resolution 2023-07, Adopting the Revised Amenities Policies with the suggested changes.

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

Ratification of Payment Authorizations 210 – 214

The Board reviewed the payment authorizations.

On MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorizations 210 – 214.

Review of District Financial Statements

The Board reviewed the District Financial Statements as of July 2023. Ms. Staras had a question concerning the projected final number of the contingency fund at the end of FY 2023.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Buchanan advised that she had just sent a draft of the Amenity Property Management Agreement to Ms. Staras and Ms. Carvalho.

District Engineer – No report.

District Manager – Ms. Carvalho stated that District staff will be working on getting calendar invites out for FY 2024 and placing the meeting schedule on the website.

Amenity Manager & Lifestyle Coordinator – Ms. Gailfoil reminded the Board that the pool is scheduled to reopen on August 28, 2023. Irrigation continues to be worked on between 117th Terrace and 36th Road. A Knox box has been installed in front of the amenity center and keys have been made for the storage unit that houses the fire panel in case of emergencies. The sinkhole repair between 555 and 556 has been completed and the road is expected to be reopened mid next week.

Ms. Forret stated that they have new updated amenity rental forms. They are working on revamping the events for residents, including a teen movie night and adult matinee movies. They will be holding a pool grand reopening for the residents. There will be a Fall Festival occurring in September with carnival rides and hayrides.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests

There were no additional comments at this time.

FIFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Middleton, seconded by Mr. McGee, with all in favor, the August 18, 2023, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 2:31 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-01,
Adopting the Revised
Fiscal Year 2023 Budget

RESOLUTION 2024-01

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023

WHEREAS, the Parker Road Community Development District Board of Supervisors (the “Board”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budgets, attached hereto as **Exhibit “A,”** are hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023.

- c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the Parker Road Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023", as adopted by the Board of Supervisors on October 20, 2023.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Parker Road Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of money to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

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

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

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

information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 20th day of October 2023.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

EXHIBIT A
Parker Road Community Development District
Revised Adopted Fiscal Year 2023 Annual Operations & Maintenance Budget

	Adopted FY 2023 Budget	Actual thru 9.30.23	Revised FY 2023 Budget
<u>Revenues</u>			
Maintenance Assessments	\$1,361,502.00	\$1,363,968.08	\$1,363,968.08
Other Income & Other Financing Sources	0.00	15,269.35	15,269.35
Interest Income	0.00	496.03	496.03
Net Revenues	1,361,502.00	1,379,733.46	1,379,733.46
<u>General & Administrative Expenses</u>			
Public Official Insurance	\$3,227.00	\$2,891.00	\$3,227.00
Supervisor Fees	3,200.00	3,600.00	3,600.00
Trustee Fees	12,000.00	7,758.01	12,000.00
District Management	25,000.00	25,000.00	25,000.00
Engineering	1,000.00	9,185.00	9,185.00
Disclosure Agent	10,000.00	10,000.00	10,000.00
Property Appraiser	75.00	75.00	75.00
District Counsel	5,000.00	22,877.48	22,877.48
Assessment Administration	12,500.00	12,500.00	12,500.00
Reamortization Schedule	500.00	0.00	500.00
Audit	6,100.00	5,000.00	5,000.00
Arbitrage	1,000.00	600.00	600.00
Legal Advertising	2,500.00	2,537.70	2,500.00
Miscellaneous - Office/Admin (Travel, phone, postage, copies)	1,500.00	2,396.42	2,396.42
Website Maintenance	3,520.00	2,873.76	2,873.76
Dues, Licenses & Fees	475.00	196.00	196.00
General Insurance	4,271.00	3,826.00	3,826.00
Contingency	289,000.00	245,717.00	289,000.00
Total General & Administrative Expenses	380,868.00	357,033.37	405,356.66
<u>Field Expenses</u>			
Field Management	\$18,000.00	\$13,500.00	\$13,500.00
Landscape Maintenance (all phases)	325,020.00	291,759.38	291,759.38
Landscape Improvement	15,000.00	26,657.50	26,657.50
Straw-Mulch - Excluding Amenity	41,609.00	37,235.00	37,235.00
Tree Trimming	15,000.00	19,095.00	19,095.00
Irrigation Maintenance	40,000.00	42,535.59	40,000.00
Pressure Clean Curbs and Walks(Phase 1,2,3 Clubhouse)	35,972.00	46,741.00	46,741.00
Electric - Street Lights / private lighting / Irrigation	10,000.00	10,436.98	10,000.00
Reclaim water	25,000.00	16,017.22	16,017.22
Conservation Maintenance includes lake and wetland maintenance	31,000.00	14,780.00	17,973.70
Maintenance Person	50,000.00	58,146.89	58,146.89
General Maintenance	30,000.00	13,913.14	30,000.00
Total Field Expenses	636,601.00	590,817.70	607,125.69
<u>Amenity Expenses</u>			
Amenity Insurance	\$31,608.00	\$28,352.00	\$31,608.00
Janitorial Supplies	7,500.00	3,006.21	7,500.00
Swimming Pool Maintenance	23,500.00	35,936.91	35,936.91
Amenity - Dues & Licenses	125.00	125.00	125.00
Maintenance and Repair	20,000.00	28,565.23	28,565.23
Lifestyles Programming	30,000.00	29,261.12	30,000.00
Lifestyles Coordinator	61,000.00	67,798.56	61,000.00
Amenity Electric	38,200.00	27,239.00	38,200.00
Amenity Phone	3,000.00	1,926.14	3,000.00
Amenity Gates / Control Access	4,000.00	3,140.18	4,000.00
Amenity Cable	5,000.00	2,724.89	5,000.00
Refuse Services and trash removal	1,500.00	2,738.56	2,738.53
Fitness Maintenance	10,000.00	12,700.48	10,000.00
Gas	10,000.00	0.00	10,000.00
Amenity Building Pest Control	3,200.00	2,628.00	3,200.00
Tennis Courts (2) Basketball Court (1)	10,000.00	625.00	10,000.00
Landscape maintenance	43,800.00	51,577.44	51,577.44
Mulch	11,600.00	4,800.00	4,800.00
Reclaim- Domestic Water	30,000.00	20,856.27	30,000.00
Total Amenity Expenses	344,033.00	324,000.99	367,251.11
Total Expenses	1,361,502.00	1,271,852.06	1,379,733.46

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Update on
Adopted Amenities Rules & Policies

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Update on Pool Heater
and Discussion on
Operating Costs During Winter Months

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion on Reserve Account and
Reallocation of Funds from 2024 Budget

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of
District Management Fee Agreement



July 1, 2023

Mr. Andrew Hagan
Chairman of the Board of Supervisors
Parker Road Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Hagan:

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Thank you for the opportunity to continue serving as District Manager to the Parker Road Community Development District (the "District"). The agreement in place between our firm and the District dated January 18, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting a fee increase from \$25,000 to \$27,500 for the year.

Please note this change will be effective on the billing for October 2023, in conjunction with the District's new Fiscal Year.

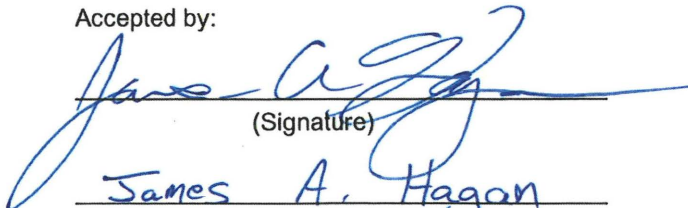
Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,

PFM GROUP CONSULTING LLC


Senior District Manager

Accepted by:


(Signature)
James A. Hagan
(Print Name)
9/5/23
(Date)

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of
GFL Environmental Service Agreement

SALESPERSON # _____ FEL ☐ REL ☐ ROL ☐ PO # _____**ALACHUA COUNTY FRANCHISE – COMMERCIAL SERVICE AGREEMENT****CUSTOMER #:** A600-77881**SITE #:** 1New Account ☐ Service Increase ☐ Service Decrease ☐ Cancel ☐
Rate Increase ☐ Rate Decrease ☐ Other ☒ Reason Code _____**CUSTOMER BILLING INFORMATION**LEGAL NAME: PARKER ROAD CDDADDRESS LINE 1: 3501 QUADRANGLE BLVD STE 270

ADDRESS LINE 2: _____

CITY: ORLANDO STATE: FLZIP CODE: 32817 PHONE 407-723-5900EMAIL: GLASGOWJ@PFM.COMCONTACT NAME: JENNIFER GLASGOW**SERVICE LOCATION**NAME: PARKER ROAD CDDADDRESS LINE 1: 11701 SW 30TH AVE

ADDRESS LINE 2: _____

CITY: GAINESVILLE STATE: FLZIP CODE: 32608 PHONE: 407-723-5900EFFECTIVE DATE OF AGREEMENT: 10/1/23

	SERV #	SERV TYPE	QTY	CONT. SIZE	COMP. Y/N	ON CALL Y/N	FREQ (pick ups per week)	EXTRA PICK UP/HAUL RATE	BASE DISPOSAL CHARGE	MONTHLY BASE CHARGES
NEW	1	FEL - MSW	1	4 YD	No	No	1	\$104.28		\$150.53 + 10% FF
OLD	1	FEL - MSW	1	4 YD	No	No	1	\$		\$226.34 + Fees

OTHER CHARGES as may be charged by Company to Customer as set forth in the Franchise Agreement between Alachua County and Company.*This Service Agreement ("Agreement") together with the Terms and Conditions set forth herein is a legally binding contract between Company and Customer, and the individuals executing this Agreement have all power and authority to do so. This Agreement may be executed in counterparts and by electronic transmission.****GFL SOLID WASTE SOUTHEAST LLC*****("Company")**By: Dominick Schehl
Print Name: Dominick SchehlDominick Schehl
2023.09.07 13:06:44-04'00'**("Customer")**By: James A. Hagan
Print Name: James A. Hagan**TERMS AND CONDITIONS****SERVICES.** Customer grants Company the exclusive right to collect and dispose all of Customer's Waste Materials (as defined below). Company agrees to furnish the services and Equipment specified above, subject to the terms and conditions of this Agreement. Changes in collection frequency and type of Equipment may be agreed to orally or in writing, provided that no terms and conditions added by Customer shall be binding upon Company unless expressly accepted in writing by the Company's authorized officer. Company reserves the right to substitute similar but equivalent services. These terms and conditions supersede any customer issued agreements and/or purchase orders.**REGULATION BY ALACHUA COUNTY.** The terms and conditions of this Agreement are regulated by a franchise granted to Company by Alachua County (the "Franchise Agreement"). Additional terms and conditions of the franchise are set forth in Exhibit A, attached hereto and incorporated herein by reference. If there is any conflict between the terms and condition set forth in this Agreement and the terms and conditions of the franchise, the franchise terms and conditions shall control.**TERM.** The term of this agreement shall commence on the Effective Date of this Agreement and shall expire upon expiration of the Company's franchise agreement with the County, provided that the service requirements may be changed from time to time by the Customer upon notice to Company and rates may be changed from time to time as provided herein and pursuant to the Franchise Agreement.*(Additional Terms And Conditions On The Following Page)*

EQUIPMENT. All equipment furnished to Customer or used by Company ("Equipment") shall remain Company's exclusive property and shall be used only for the purposes intended by this Agreement. Customer shall not encumber, alter, move or overload the Equipment (by weight or volume), or compact Waste Materials once placed in the Equipment or otherwise utilize the Equipment for any purpose other than for the disposal of Waste Materials without Company's approval. Customer shall not allow or permit any third party to access, move or utilize the Equipment without the Company's written consent. Customer shall maintain the Equipment and surrounding areas in a clean manner to enable Company to service the Equipment safely and efficiently. Customer shall secure the Equipment at all times to prevent unauthorized access and accepts sole responsibility for all losses and damage related to the Equipment, normal wear and tear excepted.

NON-HAZARDOUS WASTE ONLY. Customer represents and warrants that all materials to be collected by Company are nonhazardous solid waste and Recyclables ("Waste Materials") and will not contain: (i) any hazardous, biohazardous, infectious, radioactive, flammable, explosive, biomedical, or toxic waste as defined by applicable laws or regulations, including, without limitation, any hazardous waste regulated under the Resource Conservation & Recovery Act, 42 U.S.C. §§ 6901 *et seq.*, and associated regulations, 40 C.F.R. Part 261; and the Toxic Substance Control Act, 15 U.S.C. §§ 2601 *et seq.*, and associated regulations, 40 C.F.R. Part 761 (including PCBs in any concentration); (ii) other materials, that because of their chemical or physical state, pose a risk to human health or the environment; or (iii) materials that require special handling or disposal due to weight, size or composition such as tree stumps, concrete, appliances or similar types of materials ("Excluded Waste"). Recyclables shall include all materials that may be recycled or recovered provided that Recyclables deemed contaminated by the receiving facility shall be charged to Customer as Waste Material plus a re-routing fee for the cost of routing the contaminated Recyclables from a recycling facility to a waste facility. Customer shall remove Excluded Waste from the Equipment or other property, but if such materials are not removed by Customer immediately then Company may arrange for lawful disposal at the sole cost and expense of Customer. Title to and liability for Excluded Waste shall at all times remain with Customer.

Customer shall be responsible for all costs associated with Excluded Waste, including, but not limited to, handling, loading, preparing, exhuming, transporting, storing, and disposing of Excluded Waste and any materials contaminated therewith. Title to Waste Materials (as defined above) including any value received in connection therewith, shall vest with Company upon collection. Customer shall at its expense provide any requested chemical characterization of waste to be collected and provide prior notice of any changes in the waste characteristics or generation process.

ACCESS. Customer shall provide unobstructed access to the Waste Materials on the day of collection. If such access is not provided then Customer will be notified and Company may make additional collection attempts, subject to "extra pick-up" or additional charges. Company shall be excused from providing service if precluded from doing so due to reasons beyond its control. All enclosures must meet Company's enclosure standards. Customer represents and warrants that any right-of-way used by Company to access the Equipment is sufficient to bear the weight of the Equipment and Company's vehicle and further warrants sufficient overhead and side clearance to accommodate the placement and movement of Company's vehicles and Equipment.

CHARGES, & PAYMENTS & ADJUSTMENTS. All rates and charges shall be in accordance with the Franchise Agreement. Customer agrees to pay all charges within ten days of the date of the invoice or in accordance with the Franchise Agreement, if later. If payment is not made when due, Customer agrees that Company may charge a late charge for which Customer is responsible in any amount up to the maximum amount allowed by applicable law. Company may suspend service or remove its Equipment if payment is late or for any other breach by Customer without prejudice to any of Company's other rights, and such suspension or removal shall not constitute termination of this Agreement unless Company so elects. Customer understands that all rates are quoted exclusive of applicable taxes, and that it is Customer's responsibility to notify Company of any applicable tax exemption to which Customer is entitled prior to charges being billed. Customer shall pay any applicable franchise fees, suspension and reinstatement related charges, container exchange and relocation charges, charges for payments rejected due to non-sufficient funds, and any environmental, fuel, administrative and other charges included on Customer's invoice except to the extent any such charges are not permissible by the Franchise Agreement.

Customer acknowledges and agrees that any rate or charge assessed or increased is not represented to be an offset or pass through of Company's costs, and that such rates or charges may actually reflect an amount for profit or margin. Requests by the Customer for changes in the schedule of charges, frequency of collection service, pick-up days, number, capacity, and type of equipment may be accepted orally or in writing by Company. Oral acceptance of requests for changes in service shall be evidenced by the actions, practices and course of dealing between the parties hereto.

DISPUTES, ARBITRATION, JURY TRIAL & CLASS ACTION WAIVER. Except for claims by Company for collection of its fees or indemnity or claims by Customer against Company for property damage, the parties knowingly, voluntarily and irrevocably agree that at the election of either party any controversy arising between them (WHETHER RELATED TO THIS AGREEMENT OR ANY PRIOR AGREEMENT) shall be resolved by BINDING ARBITRATION under the rules of the American Arbitration Association governed by and enforceable under the Federal Arbitration Act, and judgment on the award may be entered by any court having jurisdiction. Customer acknowledges the service Company provides to it impacts interstate commerce and agrees that any dispute about the enforceability or scope of the agreement to arbitrate shall be decided by the arbitrator. The parties' mutual promises contained herein, including to arbitrate certain disagreements, rather than litigate them before courts or other bodies, provides adequate consideration therefor. THE PARTIES EACH HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, COUNTERCLAIM OR CROSS-CLAIM BROUGHT BY ANY OF THEM AGAINST THE OTHER WHETHER IN ARBITRATION OR AS OTHERWISE EXCEPTED ABOVE AND FURTHER WAIVE THE RIGHT TO PARTICIPATE AND/OR BE REPRESENTED IN ANY CLASS ACTION, ANY ACTION ON A CONSOLIDATED BASIS OR ANY OTHER COLLECTIVE OR REPRESENTATIVE PROCEEDING. THE PARTIES AGREE THAT NO ACTION MAY BE MAINTAINED AS A CLASS ACTION OR PURSUED ON A CONSOLIDATED BASIS IN ARBITRATION OR OTHERWISE. Any action (including arbitration) by Customer against Company whether related to this Agreement or any prior Agreement, must be brought within one year from the date of any alleged wrongful act. Any proceedings shall be conducted in the location where services are rendered by Company to the Customer and governed by the laws of that state. Customer shall promptly notify Company in writing via certified mail of any alleged breach by Company and allow Company a reasonable period of time to cure, but in any event no less than ten days. Customer's failure to give notice of an alleged breach as required by this section shall be deemed a waiver of any such claim. Company shall not be liable for any indirect, incidental or consequential damages and its aggregateliability, if any, arising out of this Agreement shall not exceed the amount paid to Company by Customer for the prior twelve month period, regardless of the recovery sought. This paragraph and Customer's representations, warranties and indemnification shall survive termination of the Agreement.

MISCELLANEOUS. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL ARE EXPRESSLY DISCLAIMED. If there is a conflict in this Agreement between terms which are preprinted and those which are handwritten, the handwritten language shall govern. Customer consents and agrees that Company may monitor and record calls and that any contact information provided by Customer, including, but not limited to, telephone numbers and e-data, may be used by Company and its affiliates, and their respective employees, agents and service providers, for any and all communications (including, but not limited to: service issues, marketing and debt collection), which consent may not be unilaterally or orally revoked without the mutual written agreement of both parties. Customer represents that it is the subscriber or user of any contact information provided to Company by Customer. This Agreement is binding on the parties and their successors and assigns, provided Customer may not assign this Agreement without the prior written consent of Company. This Agreement constitutes the entire understanding between the parties regarding the subject matter hereof and supersedes all prior negotiations. The invalidity of any provision of this Agreement shall not invalidate the remaining provisions.

Exhibit A

REGULATION BY ALACHUA

This contract for the collection of solid waste is regulated by Alachua County. If you have questions or concerns regarding the terms in this contract, you may call the Contractor at (352) 377-0800 or the County's Contract Administrator at (352) 338-3233 for assistance.

COMPACTORS AND ATTACHED ROLL-OFF CONTAINERS

You may purchase or rent a compactor and mechanical container from anyone, provided the compactor and container are the type that can be serviced by the Contractor's collection equipment. In the alternative, you may obtain a compactor and mechanical container from the Contractor, if you pay the applicable rates to the Contractor. In all cases, the compactor and mechanical container must be maintained in a safe, sanitary, serviceable condition by the owner of the compactor and mechanical container.

SPECIAL SERVICES

The Contractor will roll mechanical containers out of storage areas, open doors or gates to obtain access, or provide other special services, upon request. However, these services also may be provided by the Customer. If the Contractor provides such services, the Contractor may charge additional fees for such services. These fees must be separately identified in the "Rates For Services" disclosure statement. The maximum fees for many special services are fixed by the County. A copy of these fees can be obtained from the Contractor or the County's Contract Administrator.

RATES FOR SERVICES

The County has approved standard rates for the collection of solid waste. Under this contract, you will pay the following rates for the Contractor's services. You may call the Contractor or the County's Contract Administrator if you have questions about any of the Contractor's rates.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of
Leland Management Revised Agreement
(under separate cover)

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of
Payment Authorizations # 215 - 222


**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 215

7/31/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Cepira Landscape Landscape/Irrigation Maintenance-: July 2023	OC2382	\$ 11,350.84
2	Global Solution Partners Level 1 Reserve Study	5904	\$ 4,400.00
3	Milam Howard Nicandri & Gillam Scherer Construction Legal Services Through Jun 2023	212405	\$ 707.50
4	OnSight Industries Signage - Custom Exterior Sign	002-23-345964-1	\$ 596.65
5	VGlobalTech Monthly Website Fee: June 2023	5081	\$ 110.00
Subtotal			\$ 17,164.99
TOTAL			\$ 17,164.99

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 216
8/4/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	ADT Commercial Security Services: 07/23/23-08/22/23	Acct: 81591018	\$ 153.74
2	Cepra Landscape Landscape/Irrigation Maintenance: August 2023	OC2437	\$ 31,980.00
3	Clay Electric Cooperative (paid online) 11731 SW 24TH AVE; 06/18/23-07/20/23 2789 SW 117TH ST; 06/18/23-07/20/23 2788 SW 117TH ST; 06/18/23-07/20/23 3319 SW 115TH TER; 06/18/23-07/20/23 11701 SW 30TH AVE; 06/18/23-07/20/23 3727 SW 122ND ST; 06/18/23-07/20/23 3727 SW 122ND ST; 06/18/23-07/20/23 3727 SW 122ND ST; 06/18/23-07/20/23 12057 SW 28TH AVE; 06/18/23-07/20/23 3793 SW 109TH WAY; 06/18/23-07/20/23 10692 SW 34TH RD; 06/18/23-07/20/23 3187 SW 117th TER; 06/18/23-07/20/23 3392 SW 115th TER; 06/18/23-07/20/23 3830 SW 120TH DR; 06/18/23-07/20/23	Acct: 8903896 Acct: 8910543 Acct: 8911145 Acct: 8930796 Acct: 8965734 Acct: 9104888 Acct: 9104890 Acct: 9104891 Acct: 9105050 Acct: 9116208 Acct: 9116234 Acct: 9118493 Acct: 9118495 Acct: 9126296	\$ 69.00 \$ 129.00 \$ 41.00 \$ 47.00 \$ 1,538.00 \$ 83.00 \$ 81.00 \$ 80.00 \$ 41.00 \$ 41.00 \$ 40.00 \$ 69.00 \$ 54.00 \$ 40.00
4	Fitness on Demand (paid online) Platinum Subscription: August 2023	36296	\$ 229.00
5	GFL Environmental (paid online) 11701 SW 30TH AVE; August 2023	A60001742703	\$ 226.34
6	GRU (paid online) 11669 SW 24TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 05/11/23-06/09/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23 11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5029-1134 Acct. 2000-5612-2349 Acct. 2000-5614-9833 Acct. 2000-5614-9833 Acct. 2000-5614-9934 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-0237 Acct. 2000-5615-0439 Acct. 2000-5615-0540 Acct. 2000-5615-0641 Acct. 2000-5615-0742 Acct. 2000-5615-0944	\$ 106.72 \$ 147.64 \$ 6.68 \$ 10.00 \$ 10.00 \$ 72.00 \$ 48.44 \$ 68.28 \$ 41.00 \$ 24.88 \$ 18.68 \$ 27.36 \$ 29.84

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 216
8/4/2023

Item No.	Payee	Invoice #	General Fund FY 2023
6	GRU (paid online), cont.		
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-1045	\$ 64.56
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-1146	\$ 72.00
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-1348	\$ 42.24
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-1550	\$ 70.76
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-1651	\$ 10.00
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-1853	\$ 230.72
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-1954	\$ 32.32
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-2156	\$ 10.00
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-2257	\$ 57.12
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-2358	\$ 10.00
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5615-6705	\$ 10.00
	11701 SW 30TH AVE; 06/10/23-07/12/23	Acct. 2000-5794-1606	CREDIT
	2761 SW 117TH ST; 06/10/23-07/12/23	Acct. 2000-6780-3169	\$ 10.00
	11724 SW 34TH RD; 06/10/23-07/12/23	Acct. 2000-7142-5111	CREDIT
	10862 SW 34TH RD; 06/10/23-07/12/23	Acct. 2000-7511-1212	\$ 16.20
	3830 SW 120TH DR; 06/10/23-07/12/23	Acct. 2000-7515-7890	\$ 848.24
	12117 SW 28TH AVE; 06/10/23-07/12/23	Acct. 2000-7908-2148	\$ 105.50
	2670 SW 120TH DR; 06/10/23-07/12/23	Acct. 2000-7908-2249	\$ 91.55
	11902 SW 31ST RD; 06/10/23-07/12/23	Acct. 2000-8208-6017	\$ 23.35
7	GSE Engineering & Consulting		
	Sinkhole Remediation Report / Site Visit	16137-2	\$ 3,490.00
8	Jesus Morales Ortiz		
	Reimbursement: May Personal Vehicle Use	--	\$ 100.00
	Reimbursement: July Personal Vehicle Use	--	\$ 100.00
9	Kutak Rock		
	General Counsel Through 06/30/23	3254265	\$ 3,374.50
10	PFM Group Consulting		
	Postage: June 2023	OE-EXP-07-2023-31	\$ 331.35

TOTAL	\$ 44,654.01
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Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 217

8/10/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	False Alarm Reduction Unit Annual Fire Alarm Permit	1247491	\$ 21.00
2	Leland Management Reimbursement: March 2023 Payroll W/E 05/14/2023 Payroll W/E 05/28/2023 Management Fee: July 2023 Payroll W/E 07/09/2023 Payroll W/E 07/23/2023 Reimbursement: June 2023	53222 -- -- 37272 -- -- 54975	\$ 50.00 \$ 5,541.32 \$ 5,586.37 \$ 1,350.00 \$ 5,792.00 \$ 5,529.60 \$ 50.00
3	PFM Group Consulting District Management Fee: July 2023	DM-07-2023-41	\$ 2,083.33
4	Solitude Lake Management Lake & Pond Management: August 2023	PSI002468	\$ 940.00
5	Southern Escapes, LLC Pool Service: August 2023	8524	\$ 1,800.00
TOTAL			\$ 28,743.62

Venessa Ripoll
Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 218

8/17/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	CA Florida Holdings (The Gainesville Sun)		
	Legal Advertising on 07/06/23 (Ad: 8857629)	5748599	\$ 169.74
	Legal Advertising on 07/13/23 (Ad: 9026702)	5748599	\$ 150.06
	Legal Advertising on 07/20/23 (Ad: 9026673)	5748599	\$ 280.44
2	Cox Business (paid online)		
	11701 SW 30TH AVE; 08/10/23-09/09/23	Acct: 022609201	\$ 393.81
3	Milam Howard Nicandri & Gillam		
	Scherer Construction Legal Services Through 05/31/23	212126	\$ 2,427.00
4	Singley Inc.		
	NEOS 360 Troubleshooting/Main Board Replacement	445	\$ 3,000.00
TOTAL			\$ 6,421.05

Venessa Ripoll
Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 219

8/31/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	ADT Commercial		
	Security Services: 08/23/23-09/22/23	Acct: 81591018	\$ 153.74
2	Bruce Yancey		
	Reimbursement - Pool Shower Head	--	\$ 48.35
3	Cepira Landscape		
	Pool Area Planter Box Enhancement	OC2465	\$ 325.00
	Tree Removal	OC2467	\$ 263.50
	Irrigation Inspection Repairs: July 2023	OC2468	\$ 2,084.00
	Tree Removal	OC2472	\$ 700.00
	Irrigation Repairs: Controller C	OC2479	\$ 1,730.00
	Irrigation Inspection Repairs: August 2023	OC2481	\$ 1,578.00
4	Foundation Services of Central Florida		
	Oakmont Sidewalk Grout Replacment	4541	\$ 67,405.00
5	GRU (paid online)		
	12076 SW 24TH LN; 07/13/23-08/11/23	Acct. 2000-8206-5607	\$ 821.90
	12057 SW 28TH AVE; 07/13/23-08/11/23	Acct. 2000-8208-5916	\$ 76.45
6	Hoyer's Express		
	Oak Tree Trimming	4759	\$ 800.00
7	Kutak Rock		
	General Counsel Through 07/31/23	3268374	\$ 1,569.00
8	Lloyd's Exercise Equipment, LLC		
	Scheduled Equipment Maintenance - 2nd Visit 2023	2023-6S604	\$ 275.00
9	PFM Group Consulting		
	District Management Fee: August 2023	DM-08-2023-41	\$ 2,083.33
10	Singley Inc.		
	NEOS 360 Pods 3 & 6 Repairs	448	\$ 1,250.00

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 219

8/31/2023

Item No.	Payee	Invoice #	General Fund FY 2023
11	SkyFrog Landscape		
	Annual Flower Installation	441-3	\$ 2,317.50
	Mulch Installation	664-2	\$ 5,035.00
	Irrigation Repairs	1577	\$ 85.00
	Irrigation Repairs - Pond 11	1901	\$ 190.00
	Landscape Maintenance: June 2023	CMB70-16	\$ 10,144.00
12	Supervisor Fees: Meeting 08/18/2023		
	Tara Ezzell	--	\$ 200.00
	Barbara Staras	--	\$ 200.00
13	T & A Maintenance		
	Janitorial Services: August 2023	1174	\$ 480.00
TOTAL			\$ 99,814.77

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 220
9/8/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Cepra Landscape Landscape/Irrigation Maintenance: September 2023	OC2534	\$ 31,980.00
2	Clay Electric Cooperative (paid online) 11731 SW 24TH AVE; 07/20/23-08/20/23 2789 SW 117TH ST; 07/20/23-08/20/23 2788 SW 117TH ST; 07/20/23-08/20/23 3319 SW 115TH TER; 07/20/23-08/20/23 11701 SW 30TH AVE; 07/20/23-08/20/23 3727 SW 122ND ST; 07/20/23-08/20/23 3727 SW 122ND ST; 07/20/23-08/20/23 3727 SW 122ND ST; 07/20/23-08/20/23 12057 SW 28TH AVE; 07/20/23-08/20/23 3793 SW 109TH WAY; 07/20/23-08/20/23 10692 SW 34TH RD; 07/20/23-08/20/23 3187 SW 117th TER; 07/20/23-08/20/23 3392 SW 115th TER; 07/20/23-08/20/23 3830 SW 120TH DR; 07/20/23-08/20/23	Acct: 8903896 Acct: 8910543 Acct: 8911145 Acct: 8930796 Acct: 8965734 Acct: 9104888 Acct: 9104890 Acct: 9104891 Acct: 9105050 Acct: 9116208 Acct: 9116234 Acct: 9118493 Acct: 9118495 Acct: 9126296	\$ 68.00 \$ 129.00 \$ 41.00 \$ 47.00 \$ 2,094.00 \$ 89.00 \$ 79.00 \$ 78.00 \$ 41.00 \$ 41.00 \$ 39.00 \$ 69.00 \$ 54.00 \$ 40.00
3	Fitness on Demand (paid online) Platinum Subscription: September 2023	37575	\$ 229.00
4	GFL Environmental (paid online) 11701 SW 30TH AVE; September 2023	A60001747825	\$ 248.97
5	GRU (paid online) 11669 SW 24TH AVE; 07/13/23-08/11/23 11725 SW 24TH AVE; 07/13/23-08/11/23 11701 SW 30TH AVE; 07/13/23-08/11/23	Acct. 2000-5029-1134 Acct. 2000-5029-1235 Acct. 2000-5612-2349 Acct. 2000-5614-9833 Acct. 2000-5614-9934 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-0237 Acct. 2000-5615-0439 Acct. 2000-5615-0540 Acct. 2000-5615-0641 Acct. 2000-5615-0742 Acct. 2000-5615-0944 Acct. 2000-5615-1045 Acct. 2000-5615-1146 Acct. 2000-5615-1348 Acct. 2000-5615-1550 Acct. 2000-5615-1651 Acct. 2000-5615-1853 Acct. 2000-5615-1954	\$ 89.36 \$ 295.28 \$ 131.52 \$ 10.00 \$ 10.00 \$ 129.04 \$ 38.52 \$ 60.84 \$ 37.28 \$ 10.00 \$ 18.68 \$ 23.64 \$ 27.36 \$ 101.76 \$ 114.16 \$ 59.60 \$ 109.20 \$ 10.00 \$ 188.56 \$ 31.08

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 220
9/8/2023

Item No.	Payee	Invoice #	General Fund FY 2023
5	GRU (paid online), cont.		
	11701 SW 30TH AVE; 07/13/23-08/11/23	Acct. 2000-5615-2156	\$ 10.00
	11701 SW 30TH AVE; 07/13/23-08/11/23	Acct. 2000-5615-2257	\$ 83.16
	11701 SW 30TH AVE; 07/13/23-08/11/23	Acct. 2000-5615-2358	\$ 10.00
	11701 SW 30TH AVE; 07/13/23-08/11/23	Acct. 2000-5615-6705	\$ 10.00
	11701 SW 30TH AVE; 07/13/23-08/11/23	Acct. 2000-5794-1606	CREDIT
	3793 SW 109 WAY;	Acct. 2000-7089-9691	CREDIT
	10862 SW 34TH RD; 07/13/23-08/11/23	Acct. 2000-7511-1212	\$ 17.44
	3830 SW 120TH DR; 07/13/23-08/11/23	Acct. 2000-7515-7890	\$ 789.96
	12117 SW 28TH AVE; 07/13/23-08/11/23	Acct. 2000-7908-2148	\$ 72.95
	2670 SW 120TH DR; 07/13/23-08/11/23	Acct. 2000-7908-2249	\$ 66.75
	12076 SW 24TH LN; 07/13/23-08/11/23	Acct. 2000-8206-5607	\$ 206.25
	12057 SW 28TH AVE; 07/13/23-08/11/23	Acct. 2000-8208-5916	\$ 17.15
	11902 SW 31ST RD; 07/13/23-08/11/23	Acct. 2000-8208-6017	\$ 18.70
6	Habitech Systems		
	Security Monitoring: July 2023	1382123	\$ 42.95
	Security Monitoring: August 2023	1383432	\$ 42.95
	Security Monitoring: September 2023	1384792	\$ 42.95
7	Kaytlan Benson		
	Reimbursement: September Lifestyle Programming	--	\$ 125.53
8	Kutak Rock		
	General Counsel Through 05/31/23	3238687	\$ 6,454.02
9	PFM Group Consulting		
	Postage: July 2023	OE-EXP-08-2023-28	\$ 0.63
10	Randy Lewis Electric		
	Playground Fuse Box Relocation	4891	\$ 270.00
11	Solitude Lake Management		
	Lake & Pond Management: September 2023	PSI009857	\$ 940.00
12	Southern Escapes, LLC		
	Pool Service: September 2023	8829	\$ 1,800.00
13	W.W. Gay Mechanical Contractors		
	Periodic Maintenance Agreement 23-026: 08/01/23-10/31/23	983011334	\$ 640.00
TOTAL			\$ 48,524.24

Vivian Carvalho

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 221

9/15/2023

Item No.	Payee	Invoice #	General Fund FY 2023	General Fund FY 2024
1	Arrow Exterminators Rodent Control Service	52992414	\$ 123.00	
2	Cox Business (paid online) 11701 SW 30TH AVE; 09/10/23-10/09/23	Acct: 022609201	\$ 393.81	
3	Deluxe Corporation (paid online) Check Order	609528	\$ 137.50	
4	Gainesville Pest Control General Pest Control	78722	\$ 125.00	
5	Habitech Systems Security Monitoring: October 2023	1386125		\$ 42.95
6	Orlando Fun Crew, Inc. Fall Festival Event 09/23/23	17525061	\$ 6,930.00	
7	PFM Group Consulting District Management Fee: September 2023	DM-09-2023-41	\$ 2,083.37	
Subtotal			\$ 9,792.68	\$ 42.95
TOTAL			\$9,835.63	

Vivian Carvalho

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 222

9/21/2023

Item No.	Payee	Invoice #	General Fund FY 2023	General Fund FY 2024
1	Destiny Horse and Carriage			
	Horse-drawn Wagon Hay Rides - 09/23/23 Event	--	\$ 725.00	
	Horse-drawn Carriage Rides - 11/25/23 Event	--		\$ 725.00
2	Lloyd's Exercise Equipment, LLC			
	Fitness Equipment Repair - Elliptical	K604-28	\$ 994.53	
	Fitness Equipment Repair - Recumbent Bike	K604-29	\$ 75.00	
3	Pinto Carriage Works			
	Horse-drawn Carriage Rides - 11/25/23 Event	--		\$ 725.00
Subtotal			\$ 1,794.53	\$ 1,450.00
TOTAL			\$3,244.53	

Venessa Ripoll
Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Parker Road CDD
Statement of Financial Position
As of 9/30/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$399,131.37				\$399,131.37
Debit - Renasant Bank	1,743.68				1,743.68
Accounts Receivable	1,300.00				1,300.00
Prepaid Expenses	1,970.46				1,970.46
Assessments Receivable		\$136,168.38			136,168.38
Revenue 2007A&B		178,584.05			178,584.05
Revenue 2020		59,450.62			59,450.62
Deferred Cost 2007A1 Bond		202.85			202.85
Debt Service Reserve Series 2020		609,695.00			609,695.00
Interest 2007 A Bond		10,349.55			10,349.55
Prepayment 2007A1 Bond		2,898.94			2,898.94
Sinking Fund 2020		0.20			0.20
Acquisition/Construction Series 2007			\$190.31		190.31
Acquisition/Construction Series 2020			37,181.92		37,181.92
Deferred Const Series 2020			317.68		317.68
Total Current Assets	<u>\$404,145.51</u>	<u>\$997,349.59</u>	<u>\$37,689.91</u>	<u>\$0.00</u>	<u>\$1,439,185.01</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$861,181.21	\$861,181.21
Amount To Be Provided				14,738,818.79	14,738,818.79
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$15,600,000.00</u>	<u>\$15,600,000.00</u>
Total Assets	<u><u>\$404,145.51</u></u>	<u><u>\$997,349.59</u></u>	<u><u>\$37,689.91</u></u>	<u><u>\$15,600,000.00</u></u>	<u><u>\$17,039,129.82</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$43,475.35				\$43,475.35
Deferred Revenue		\$136,168.38			136,168.38
Total Current Liabilities	<u>\$43,475.35</u>	<u>\$136,168.38</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$179,643.73</u>
<u>Long Term Liabilities</u>					
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>
Total Liabilities	<u><u>\$43,475.35</u></u>	<u><u>\$136,168.38</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,600,000.00</u></u>	<u><u>\$15,779,643.73</u></u>

Parker Road CDD
Statement of Financial Position
As of 9/30/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$176,018.53				\$176,018.53
Net Assets - General Government	79,505.20				79,505.20
Current Year Net Assets - General Government	105,146.43				105,146.43
Net Assets, Unrestricted		\$1,053,408.19			1,053,408.19
Current Year Net Assets, Unrestricted		(143,320.08)			(143,320.08)
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			24,178.08		24,178.08
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	<u>\$360,670.16</u>	<u>\$861,181.21</u>	<u>\$37,689.91</u>	<u>\$0.00</u>	<u>\$1,259,486.09</u>
Total Liabilities and Net Assets	<u>\$404,145.51</u>	<u>\$997,349.59</u>	<u>\$37,689.91</u>	<u>\$15,600,000.00</u>	<u>\$17,039,129.82</u>

Parker Road CDD
Statement of Activities
As of 9/30/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$901,959.24				\$901,959.24
Off-Roll Assessments	462,008.84				462,008.84
Other Income & Other Financing Sources	15,269.35				15,269.35
On-Roll Assessments		\$729,300.87			729,300.87
Off-Roll Assessments		293,500.47			293,500.47
Inter-Fund Group Transfers In		(23,270.68)			(23,270.68)
Inter-Fund Transfers In			\$23,270.68		23,270.68
Total Revenues	<u>\$1,379,237.43</u>	<u>\$999,530.66</u>	<u>\$23,270.68</u>	<u>\$0.00</u>	<u>\$2,402,038.77</u>
<u>Expenses</u>					
Supervisor Fees	\$3,600.00				\$3,600.00
Public Officials Insurance	2,891.00				2,891.00
Trustee Services	7,758.01				7,758.01
Management	25,000.00				25,000.00
Field Management	16,200.00				16,200.00
Engineering	9,185.00				9,185.00
Disclosure Agent	10,000.00				10,000.00
Property Appraiser	75.00				75.00
District Counsel	22,877.48				22,877.48
Assessment Administration	12,500.00				12,500.00
Audit	5,000.00				5,000.00
Arbitrage Calculation	600.00				600.00
Legal Advertising	2,537.70				2,537.70
Miscellaneous	2,396.42				2,396.42
Contingency	245,717.00				245,717.00
Web Site Maintenance	2,873.76				2,873.76
Dues, Licenses, and Fees	196.00				196.00
Lifestyle Programming	29,261.12				29,261.12
Lifestyle Coordinator	67,798.56				67,798.56
Electric	10,436.98				10,436.98
Dumpster	2,738.53				2,738.53
Water Reclaimed	16,017.22				16,017.22
Conservation Area Maintenance	14,780.00				14,780.00
Amenity - Telephone	1,926.14				1,926.14
Amenity - Cable	2,724.89				2,724.89
Amenity - Insurance	28,352.00				28,352.00
Amenity - Dues & License	125.00				125.00
Amenity - Landscape Maintenance	51,577.44				51,577.44
Amenity - Pool Maintenance	35,936.91				35,936.91
Amenity - Access Control	3,140.18				3,140.18
Amenity - Janitorial	3,006.21				3,006.21

Parker Road CDD
Statement of Activities
As of 9/30/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Amenity - Maintenance	28,565.23				28,565.23
Amenity - Electric	27,239.00				27,239.00
Amenity - Reclaimed Water	20,856.27				20,856.27
General Insurance	3,826.00				3,826.00
General Repair & Maintenance	13,913.14				13,913.14
Maintenance Person	58,146.89				58,146.89
Pressure Washing	46,741.00				46,741.00
Irrigation	47,370.59				47,370.59
Landscaping Maintenance & Material	291,759.38				291,759.38
Landscape Improvements	26,657.50				26,657.50
Tree Trimming	19,095.00				19,095.00
Mulch	37,235.00				37,235.00
Fitness Facility	12,700.48				12,700.48
Tennis Courts/Basketball Court	625.00				625.00
Amenity Building Pest Control	2,628.00				2,628.00
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>\$1,274,587.03</u>	<u>\$1,176,825.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,451,412.03</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$496.03				\$496.03
Interest Income		\$33,974.26			33,974.26
Interest Income			\$907.40		907.40
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$496.03</u>	<u>\$33,974.26</u>	<u>\$907.40</u>	<u>\$0.00</u>	<u>\$35,377.69</u>
Change In Net Assets	\$105,146.43	(\$143,320.08)	\$24,178.08	\$0.00	(\$14,105.95)
Net Assets At Beginning Of Year	<u>\$255,523.73</u>	<u>\$1,004,501.29</u>	<u>\$13,511.83</u>	<u>\$0.00</u>	<u>\$1,273,536.85</u>
Net Assets At End Of Year	<u><u>\$360,670.16</u></u>	<u><u>\$861,181.21</u></u>	<u><u>\$37,689.91</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,259,541.28</u></u>

Parker Road CDD
 Budget to Actual
 For the Period End 9/30/2023

		Year To Date		
	Actual	Budget	Variance	FY 2023 Adopted Budget
<u>Revenues</u>				
Maintenance Assesments	\$1,363,912.89	\$1,361,502.00	\$2,410.89	\$1,361,502.00
Other Income & Other Financing Sources	15,269.35	0.00	15,269.35	0.00
Net Revenues	\$1,379,182.24	\$1,361,502.00	\$17,680.24	\$1,361,502.00
 <u>General & Administrative Expenses</u>				
Trustee Services	\$7,758.01	\$12,000.00	\$(4,241.99)	\$12,000.00
Supervisor Fees	3,600.00	3,200.00	400.00	3,200.00
District Management	25,000.00	25,000.00	0.00	25,000.00
Engineering	9,185.00	1,000.00	8,185.00	1,000.00
Disclosure Agent	10,000.00	10,000.00	0.00	10,000.00
District Counsel	22,877.48	5,000.00	17,877.48	5,000.00
Assessment Administration	12,500.00	12,500.00	0.00	12,500.00
Reamortization	0.00	500.00	(500.00)	500.00
Property Appraiser	75.00	75.00	0.00	75.00
Audit	5,000.00	6,100.00	(1,100.00)	6,100.00
Arbitrage Calculation	600.00	1,000.00	(400.00)	1,000.00
Web Site Maintenance	2,873.76	3,520.00	(646.24)	3,520.00
Legal Advertising	2,537.70	2,500.00	37.70	2,500.00
Miscellaneous office (travel, phone, postage, etc)	2,396.42	1,500.00	896.42	1,500.00
Dues, Licenses, and Fees	196.00	475.00	(279.00)	475.00
Public Official Insurance	2,891.00	3,227.00	(336.00)	3,227.00
General Insurance	3,826.00	4,271.00	(445.00)	4,271.00
Contingency- Incl Hurricane cleanup	245,717.00	289,000.00	(43,283.00)	289,000.00
Total General & Administrative Expenses	\$357,033.37	\$380,868.00	\$(23,834.63)	\$380,868.00
 <u>Field Expense</u>				
Field Management	\$13,500.00	\$18,000.00	\$(4,500.00)	\$18,000.00
Landscape Maintenance & Material	291,759.38	325,020.00	(33,260.62)	325,020.00
Landscape Improvements	26,657.50	15,000.00	11,657.50	15,000.00
Mulch	37,235.00	41,609.00	(4,374.00)	41,609.00
Tree Trimming	19,095.00	15,000.00	4,095.00	15,000.00
Irrigation	42,535.59	40,000.00	2,535.59	40,000.00
Pressure Clean Curbs and Walks	46,741.00	35,972.00	10,769.00	35,972.00
Electric - Street Lights/ private lighting	10,436.98	10,000.00	436.98	10,000.00
Water Reclaimed	16,017.22	25,000.00	(8,982.78)	25,000.00
Conservation Area Maintenance	14,780.00	31,000.00	(16,220.00)	31,000.00
Maintenance Person	58,146.89	50,000.00	8,146.89	50,000.00
General Repair & Maintenance	13,913.14	30,000.00	(16,086.86)	30,000.00
Total Field Expenses	\$590,817.70	\$636,601.00	\$(45,783.30)	\$636,601.00

Parker Road CDD
 Budget to Actual
 For the Period End 9/30/2023

	Year To Date		
	Actual	Budget	Variance
			FY 2023 Adopted Budget
<u>Amenity Expenses</u>			
Amenity - Insurance	\$28,352.00	\$31,608.00	\$(3,256.00)
Amenity - Janitorial	3,006.21	7,500.00	(4,493.79)
Amenity - Pool Maintenance	35,936.91	23,500.00	12,436.91
Amenity - Dues & License	125.00	125.00	0.00
Amenity - Maintenance	28,565.23	20,000.00	8,565.23
Lifestyle Programming	29,261.12	30,000.00	(738.88)
Lifestyle Coordinator	67,798.56	61,000.00	6,798.56
Amenity - Electric	27,239.00	38,200.00	(10,961.00)
Amenity - Telephone	1,926.14	3,000.00	(1,073.86)
Amenity - Gates/ Control Access	3,140.18	4,000.00	(859.82)
Amenity - Cable	2,724.89	5,000.00	(2,275.11)
Refuse Services and Trash Removal	2,738.53	1,500.00	1,238.53
Fitness Facility - Maintenance	12,700.48	10,000.00	2,700.48
Amenity - Gas (Pool Heating)	0.00	10,000.00	(10,000.00)
Amenity - Pest Control	2,628.00	3,200.00	(572.00)
Tennis Courts/Basketball Court	625.00	10,000.00	(9,375.00)
Amenity - Landscape Maintenance	51,577.44	43,800.00	7,777.44
Mulch	4,800.00	11,600.00	(6,800.00)
Amenity - Reclaimed Water	20,856.27	30,000.00	(9,143.73)
Total Amenity Expenses	\$324,000.96	\$344,033.00	\$(20,032.04)
Total Expenses	\$1,271,852.03	\$1,361,502.00	\$(89,649.97)
<u>Other Income (Expense)</u>			
Interest Income	\$496.03	\$0.00	\$496.03
Total Other Income (Expense)	\$496.03	\$0.00	\$496.03
Net Income (Loss)	\$107,826.24	\$0.00	\$107,826.24

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

Field Manager Report - 10/2023

Pool - Southern Escapes/ Travis (vendor)	
*	Life rings have been replaced
*	Heaters - one heater is working, The temperature is set to 83 degrees with a 3 degree variance (once the temp drops to 80, heater will kick on). The other heater has a flow issue. Travis is awaiting the manufacturer to meet onsite to diagnose & suggest repair
*	There is a small section of damaged hog drain cover located on the pool deck, Southern Escapes has ordered and will repair once received
*	Pool lights - awiating proposal and schedule from Southern Escapes
*	It has been suggested to turn the mushroom off from Nov. 1st - March 31st to help maintain the heat. The spillover causes the water to lose heat
Roof	
*	Awaiting schedule from Atlantic Roofing sub-contractor for proposal on repair
Landscaping	
*	The trees along the main entrance & exit road (SW 117th Street) from the 24th Avenue entrance have been trimmed
*	Landscaping
	* new flowers have been planted at the Amenity Center and both entrances
	* the palms along Parker Road have been trimmed
	* trees around Amenity Center trimmed the week of 10/9
Amenity Center	
*	The knox box was installed
*	Key fobs - interest was expressed in offering key fobs if a resident would prefer to purchase a fob to replace their access card. We are researching resident interest, pros & cons, and cost efficiency and will provide a summary of our findings to the Board
Sinkhole repairs	
*	In the roadway on SW 117th Way
	*the completion of the repair is scheduled for the week of 10/16
Signs	
*	Signs throughout the community that are leaning have been tagged and will be straightened
*	2 additional No Soliciting signs have been ordered and will be installed at the entrance to Oakmont from Biltmore, and the entrance to Oakmont from Wilds Plantation

Lifestyle Coordinator Report

**PARKER ROAD CDD BOARD OF
SUPERVISORS MEETING
OCTOBER 20, 2023**

Oakmont had a well attended fun re-opening of the pool in September. Additionally we held our annual Fall Festival with over 400 of our residents enjoying the festivities. We ended the month with our Community Garage Sale and started October with an informational Landscaping Seminar.



9/2/23 Pool Reopening

9/28/23 Fall Festival

9/30/23 Community Garage Sale

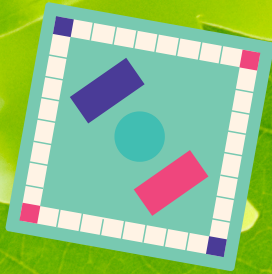


10/7/23 Landscaping Seminar

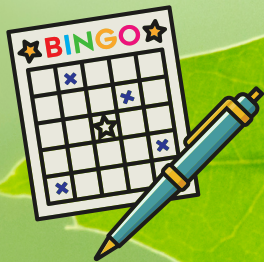


Upcoming Events & On Going Activities

**Every Monday &
Wednesday:**
Game Day



Every 4th Thursday:
BINGO



Once a Month:
Movie Night



**10/28/23 Halloween
Party**



**11/25/23 Light the
Clubhouse &
Pictures with Santa**



**12/16/23 Story Time
with Santa & Craft
Party**

**12/22/23 PJ Party
Holiday Movie**



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Audience Comments

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Supervisors Requests