

Parker Road Community Development District

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

The Board of Supervisors Meeting of **Parker Road Community Development District** will be held **Friday, January 20, 2023, at 11:00 a.m. at Causseax, Hewett & Walpole 11801 Research Drive, Alachua, FL 32615.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

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

General Business Matters

1. Consideration of the Minutes of the October 21, 2022, Board of Supervisors Meeting
2. Discussion Pertaining to Vacant Board of Supervisors Seats & Review of Resumes
3. Administration of Oath of Office for Newly Appointed Board of Supervisors
4. Resolution 2023-02, Election of District Officers
5. Update on Pool Repair
6. Discussion Pertaining to Vandalism at Oakmont Clubhouse
7. Discussion Pertaining to Access Control System at Oakmont Clubhouse
8. Discussion Pertaining to Children Activity Area
9. Discussion Pertaining to Reserve Study Process
10. Discussion of Pickleball Court Cost
11. Ratification of Pool Change Order No. 1
12. Ratification of Payment Authorizations 176 - 185
13. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Field Manager & Lifestyle Manager
- Audience Comments



- Supervisors Requests

Adjournment



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Public Comment Period

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the
October 21, 2022, Board of Supervisors
Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
Friday, October 21, 2022
Causseaux, Hewett & Walpole
11801 Research Drive, Alachua, FL 32615
11:00 a.m.**

Board Members present at roll call:

| | | |
|----------------|---------------------|-------------|
| Kelly White | Chairperson | |
| Andy Hagan | Vice Chairperson | |
| Barbara Staras | Assistant Secretary | |
| Tara Ezzell | Assistant Secretary | (via phone) |

Also present were:

| | | |
|--------------------------|---|-------------|
| Vivian Carvalho | District Manager - PFM Group Consulting LLC | |
| Venessa Ripoll | District Manager - PFM Group Consulting LLC | (via phone) |
| Amy Champagne | District Acct - PFM Group Consulting LLC | (via phone) |
| Katie Buchanan | District Counsel - Kutak Rock LLP | (via phone) |
| Steve Bovio | ICI Homes | (via phone) |
| Kaytlan Forret/Carrey | Leland Management | (via phone) |
| Brenda Jones | | (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 11:05 a.m. and roll call was initiated. Quorum was established with the attendance of Board Members Kelly White, Andy Hagan, and Barbara Staras. Tara Ezzell was on speakerphone. Others in attendance or via speaker phone are listed above.

Public Comment Period

Ms. Forret confirmed the 2023 budget.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of
the July 15, 2022, Auditor
Selection Committee Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Staras, seconded by Mr. Hagan, with all in favor, the Board approved the Auditor Selection Committee Rankings & Selection of Grau & Associates as the Auditor.

**Consideration of the Minutes of
the July 15, 2022, Board of
Supervisors Meeting**

The Board reviewed the minutes.

On MOTION by Ms. White, seconded by Ms. Staras, with all in favor, the Board approved the Minutes of the April 15, 2022, Board of Supervisors' Meeting.

Update on the Pool Repairs

Mr. Bovio that the repairs have gone to the county for permit and are waiting on a payment performance bond. There is also an amendment to the contract that needs to be signed. They are hoping to have a permit by the end of November so work can commence in early December. The estimated time of repair is around 12 weeks, the total cost is estimated to be around \$330,000.00. The cost of the heater as of now is around \$6,000.00 - \$7,000.00 where the committed spent is around \$8,000.00 - \$9,000.00.

**Consideration of Resolution 2023-
01, Adopting Revised Budget FY
2022**

**a. Review and Acceptance of FY
2022 Final Budget Expenditures
and Balance**

**b. Review and Acceptance of FY
2022 Special Assessment
Spending**

Ms. Carvalho explained that the Board has 60 days within the new Fiscal Year to amend a budget if there are certain items that have exceeded a certain percentage. The carry forward cash consists of \$356,000.00 while the working capital contingency is \$289,000.00.

On MOTION by Ms. Staras, seconded by Mr. Hagan, with all in favor, the Board approved of Resolution 2023-01, Adopting Revised Budget FY 2022.

**Review and Consideration of the
Grau & Associates Engagement
Letter for FY 2022 Audit Report**

Ms. Carvalho requested a motion to approve the Grau & Associates Engagement Letter.

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor, the Board approve the Grau & Associates Engagement Letter for FY 2022 Audit Report.

**Discussion Pertaining to Vacant
Board of Supervisors Seats &
Review of Resumes**

Ms. Brenda Jones, Mr. Chip Patel, Mr. Yair Raz, and Mr. Kevin McGee all reviewed their varying experiences that they could all bring to the Board.

Discussion Pertaining Reserve Study Process

There was a lengthy discussion concerning looking into a reserve study process for the CDD and what the CDD would be responsible for.

Ratification of Payment Authorizations 163 – 175

The Board reviewed the payment authorizations.

On MOTION by Ms. Staras, seconded by Mr. Hagan, with all in favor, the Board ratified Payment Authorizations 163 - 175.

Mr. Forret had a comment concerning the ARB applications and contracts.

Review of District Financial Statements

No comments were made regarding the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Ms. Carvalho noted that the next meeting will be held on January 20, 2023.

Field Manager and Lifestyle Manager – Ms. Bobbi Luker was introduced as the Field Manager and Carrie will be the full time onsite POA. Ms. Forret stated that events are now returning after Hurricane Ian. Ms. Staras had a question concerning ADT additional cameras and the communication with the monthly newsletter. There was mention of a leak in the clubhouse and the existing vendor is not under contract, they have contacted other

roof contractors but none have shown up for the repair. It was noted that the gate backdoor will need to be remeasured.

FOURTH ORDER OF BUSINESS

**Audience Comments and
Supervisors Requests**

There were no additional audience comments.

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor, the Board authorized the work from Perfect Pools to commence when ready.

FIFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Hagan, seconded by Ms. Staras, with all in favor, the October 21, 2022, Board of Supervisors Meeting of the Parker Road Community Development District was adjourned at 12:26 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Pertaining to Vacant Board of
Supervisors Seats & Review of Resumes

Brenda Jones
Oakmont Community
Br.torre@wingate.edu
(910) 987-2156

My name is Brenda Jones and I am writing to express my intention of applying for the board position. I believe I am the responsible and perceptive individual you are looking for. My family moved to the Oakmont Community in May of 2022. My professional life includes a commitment to serving the needs of children, youth and families as a Social Worker. I have been a mental health professional in the social work field for over 4 years. I have a Masters in Social Work from the University of Southern California along with a Bachelor of Science in Human Services from North Carolina's Wingate University. I am skilled in developing and planning achievable goals with clients. I have studied many modalities and am a lifelong learner inspired by the abundance of opportunities available to enrich the lives of my clients. I have several years of experience helping adults, teens, and children navigate challenges and make changes to lead more fulfilling lives. I make a great addition to any interdisciplinary team and am always willing to provide assistance to my neighbors. I am open to orientation, expanding my working relationships, and increasing my knowledge in problem solving skills in our community.

I am the wife of Cpt. Xavier Jones the previous United States Army Trauma Training Detachment Commander of Miami and the current Deputy Director for the Florida Army Healthcare Talent Acquisition Team. I am the mother of two wonderful children ages 1 and 3. As a family we enjoy long walks around our community, swimming and food truck fridays.

Thank you for taking the time to learn more about my professional and personal background. I am excited to have this opportunity to make an impact in our community.

Sincerely,

Chirayu 'Chip' Patel
11913 SW 24th Lane, Gainesville, FL 32608
chip.realestate@gmail.com
Cell – 352 410 9746

Education

- Bachelors of Architecture, Maharaja Sayajirao University, Baroda, India (1999)

Licensure & Certifications

- Florida Real Estate Broker's License
- Graduate Realtor Institute (GRI)
- Certified International Property Specialist (CIPS)
- Short Sales & Foreclosure (SFR)
- Registered Architect, Council of Architecture, India

Professional Experience/Employment

Associate Broker, Pepine Commercial (Pepine Realty), Gainesville, Florida, August 2016 - present •

Progressively moved to Associate Brokerspecializing in Commercial/Residential property sales • Communicate with sellers, buyers, and renters to understand needs, budget and timeline for residential or commercial purchases

- Collaborate with clients and coach them through the negotiation, pricing, mortgage and legal process requirements
- Conduct transactions with a multitude of commercial clients for Hospitality, Retail and Office spaces acquisition and leasing

Business Manager, Shree Lake City Inc., Lake City, Florida, June 2013 – March 2015 • Responsible for comprehensive store operations, store profits, and all expenses including labor, inventory levels and cash and inventory shortages

- Managed accounts payables and receivables
- Negotiated contracts and pricing with suppliers; evaluated price changes and established promotions • Resolved customer complaints in a timely and professional manner
- Completed daily reconciliation of transactions, monitor cash over/short, identify inventory shrinkage • Maintained regulatory compliance with State of Florida Regulatory agencies
- Completed licensure renewals and tax payments at monthly, quarterly, and annual intervals • Managed staff hiring, training and scheduling

Architectural Consultant, Chirayu Patel & Associates, Vadodara, India, August 1999 – Dec 2014 • Worked independently as an Architectural Consultant, Interior Designer and Landscape designer • Conceptualized, Designed and executed various projects for commercial, industrial and residential clientele • Planned and Executed facilities, designed workshops, utility buildings and office spaces of an Industrial unit for Engineering, Equipment rental and Logistics Company

- Coordinated and managed consultants, contractors and team of skilled laborers
- Negotiated terms and conditions with vendors and contractors
- Regular site visits for assured quality job was one of the core principles
- Checked and certified bills for payments from clients
- Provided guidance to high school graduates and recently graduated professionals • Provided Honorary services to a Senior Living Home

Assistant Architect, Shirgaokar & Associates, Vadodara, India, August 1999 – August 2005

- Worked on Concepts and Design development with models and presentation drawings • Completed drawings according to codes for permits from local authority
- Generated high quality construction drawings and working details for execution
- Made required site visits to monitor work progress
- Conducted and coordinated building services with consultants and contractors
- Worked on Institutional, Commercial and Residential Projects
- Mentored interns and recent Architect graduates
- Did photography of under construction and completed projects for documentation

Volunteer Organizations

- Citizens Advisory Committee for Community Development, City of Gainesville – Chair ○ Oversee the

process of for allocation of HUD block grant to Non-Profit Organization and make recommendations to City Commission

- Review, assess and vet through funding applications and presentations
- Conduct site visits, research and recommend funding allocations to necessary City Commission
- City Beautification Board, City of Gainesville – Vice Chair
 - Manage the process of selection & nominations of the Awardees. Also, Organize and co-lead the Annual City Beautification Awards
 - Manage Arbor Day celebration activities such as tree giveaways to interested citizens of the community
- Gujarati Samaj of the Gatorland, Gainesville – Committee Member
 - Organize events throughout the year to celebrate Indian Festivals to introduce and instill Indian culture and values in the Indian Community
- Indian Cultural and Education Center Tower Road Project
 - Participate in pre-construction planning process of a new Campus
- Indian Cultural and Education Center - Committee Member, Logistics
- Gainesville Modern - Group of Mid-Century Modern Architecture Patrons
 - Organize annual tours for citizens to view mid-century buildings in Gainesville
 - Facilitate presentations by Architects and Designers for design awareness
 - Collaborate with the University of Florida to survey Gainesville's Mid-Century modern houses

Professional Memberships

- Urban Land Institute (ULI)
- National Association of Realtors (NAR)
- Florida Realtors
- Gainesville Alachua County Association of Realtors (GACAR)
- Council of Architecture (India)

Hyperlink for Portfolio

https://drive.google.com/drive/folders/0B23_jDzJAOxUfnNnaFV2aUlxNzV5Mi1GMzEtaUotM2NQVXFks3FsXzJ3T_HU3YVVQWW16QW8?resourcekey=0-3EHJgoZn5s49vJ2yU7lrCQ&usp=sharing

Flint Wipke

Oakmont Community

Wipke11@yahoo.com

(352) 339-0328

I first moved to Gainesville in 1987 when I was 4 years old. I attended Glen Springs Elementary, Westwood Middle, & PK Yonge DRS. I started my college career at SFCC on a baseball scholarship before transferring to Tallahassee CC and finishing up at Georgia Southern University with a degree in Business Management. I was drafted by the Los Angeles Angels in 2005 and spend 6 years playing professional baseball all over the country.

I moved back to Gainesville at the end of my baseball career in 2010 upon the news of becoming a father (June, 11 years old attending Queen of Peace). I have worked for Patterson Dental Supply since 2012 and have served the dental community in Gainesville and surrounding areas since. I built my first house in Oakmont in September of 2015 with Tommy Williams and it is currently being rented at 11772 SW 30th Ave. I built my 2nd house in September of 2021 with ICI at [3021 SW 118th Drive](#).

I am also a business owner in the community. I purchased and started the franchise, Mosquito Joe of Gainesville-Ocala in 2018 and acquired Mosquito Joe of Orlando with a partner in 2021. I have deep roots and I am heavily invested in this community as a whole.

"Do what you can, with what you have, where you are."

-Theodore Roosevelt

Jason Brower



RE: Oakmont CDD Board of Supervisors open position

Jason Brower is the Associate Director for the United States Department of Agriculture, Rural Development, Florida/US Virgin Islands.

Prior professional positions include: Deputy Chief Financial Officer, US Department of Veteran's Affairs, New Hampshire; Financial Analyst, US Department of the Air Force, Hanscom AFB; Budget Analyst, US Department of Defense, Dover AFB. In these roles he has routinely been responsible for annual budgets of more than \$100M and supervised staff of up to 75 people.

He served from 1992 to 2012 as a Non-Commissioned Officer in the United States Army and has received numerous awards and commendations for exemplary performance.

Jason has regularly displayed sound judgment and been responsible to make tough decisions at multiple levels within the US government, often in stressful environments.

Jason earned an MBA from Columbia Southern University where he was recognized for academic excellence and a DBA from Northcentral University.

Contact



11880 SW 32nd Lane
Gainesville, Florida 32608



302-399-0167



jason.r.brower@gmail.com

Mike Mueller

Oakmont Community

Mikemueller100@gmail.com

(239) 239-1211

My name is Mike Mueller and I would like to be considered for a position on the Oakmont CDD Board of Supervisors. I am looking forward to the opportunity of working together with other board members and the management team to continue to make Oakmont a great place to live for current and future residents.

I have lived in Oakmont since 2020 and have enjoyed raising my family and making new friends throughout the community. I have been encouraged by several members of the community to seek a board position as I have a genuine interest in seeing that all members of our community feel welcome and are excited to live here in this wonderful neighborhood.

I believe my knowledge of construction, budgets, and landscape maintenance would be an asset to the board in addition to my ability to connect/communicate with people to help resolve any problems that may arise. My goals are to see the community grow towards the needs of the residents and families that live here in Oakmont. I believe it is important for funds to be appropriately distributed in order to achieve this goal. Maintenance and upkeep of the community are very important to me as we have a vested interest in keeping our property values high as we continue to recruit new neighbors.

I appreciate your consideration for this position and am available should you have any follow up questions.

My Name is Kevin McGee and I am interested in being considered for one of the two CDD Board seats coming up for reelection. My wife Nancy and I have been residents since 2019 having relocated to Gainesville in order to be closer to our daughter, son in law and grandson who also are home owners in Oakmont.

My interest in joining the board is to contribute to insuring that Oakmont continues to be the premier family oriented community in Gainesville. I believe that I have the time, background and qualifications to assist the board in achieving this objective. As well, my experience in creating and managing budgets will help to insure the recommendations by the board are fiscally responsible and acting in the best interest of both the community and homeowners of Oakmont.

As background, I am retired from JPMorgan Chase after spending 30 years in Global Trade finance. In that time I was afforded the opportunity to learn and develop a broad set of skills and knowledge in all aspects of the Trade Finance business.

While at JPMorgan I held a variety of positions including;

- 1) Trade operations: where I served as a Junior technician, Senior technician, Supervisor and Department manager.
- 2) Business analyst & Project manager: where I served as part of a team that focused on developing and delivering systems on time and within budget.
- 3) Product manager: Where I worked on developing products, systems and solutions for both Corporate clients and Correspondent banks worldwide.
- 4) Senior Manager: For our Tampa location providing day to day operational oversight, audit, regulatory compliance and budgetary responsibility for 200 plus staff members across six Trade businesses. In this capacity I worked with other JPMorgan lines of business to insure that the needs of the Trade finance business were met.

I closed my career with JPMorgan as lead manager responsible for an initiative to offshore processing to India by developing and integrating an automated workflow and imaging solution that provided the basis for achieving this objective. The primary focus of this initiative was to achieve a cost savings of fifty-million dollars over a three year period. The initiative was successfully achieved.

I thank you for your time and hope you will afford me the opportunity to serve our community as a member of the board. Should you have any questions kindly feel free to contact me.

Respectfully, Kevin McGee

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Administration of Oath of Office for Newly
Appointed Board of Supervisors

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Parker Road Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-02, Election of
District Officers

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING
THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, the PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. _____ is elected Chairman.

Section 2. _____ is elected Vice Chairman.

Section 3. _____ is elected Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 4. _____ is elected Treasurer.

Section 5. _____ is elected as Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY of JANUARY, 2023

ATTEST:

**PARKER ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Update on Pool Repair

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Pertaining to Vandalism at
Oakmont Clubhouse

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Pertaining to Access Control
System at Oakmont Clubhouse

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Pertaining to Children
Activity Area

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Pertaining to Reserve
Study Process



Reserve Study Proposal

November 5, 2021

Prepared for:

Oakmont, Parker Road District

Submitted to:

Carla De Yorgi

Leland Management
750 SW 60th Ave, Suite A,
Ocala, FL 34476
(352) 653-2034
cdeyorgi@lelandmanagement.com



Submitted by:

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



Executive Summary

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

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

The Reserve Study will comply with the following standards:

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

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

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

Service Options

Option #1: Full Reserve Study with Site Visit for \$3,900.00. Payment is due in full upon delivery of the initial report.

Option #2: Clear Vision Package for a total of \$8,580.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$8,580.00, paid in three annual installments.

\$4,290.00, is due on delivery of the Full Reserve Study initial report. \$2,145.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,145.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Option #3: Ongoing Partnership Solution for a down payment of \$1,560.00 and monthly payments of \$136.50. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$9,750.00.

A down payment of \$1,560.00 is due upon proposal acceptance. \$136.50 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

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

What is a Reserve Study?



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

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

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

Parts of a Reserve Study

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

Types of Reserve Studies

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

What is a Reserve Study?

I. Legal, fiduciary, and financing requirements

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

II. Maintain property values

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

III. Repair and replacement plan

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

IV. Minimize the need for special assessments and loans

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

V. Fairly distributes the contributions

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

Who is Global Solution Partners?

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

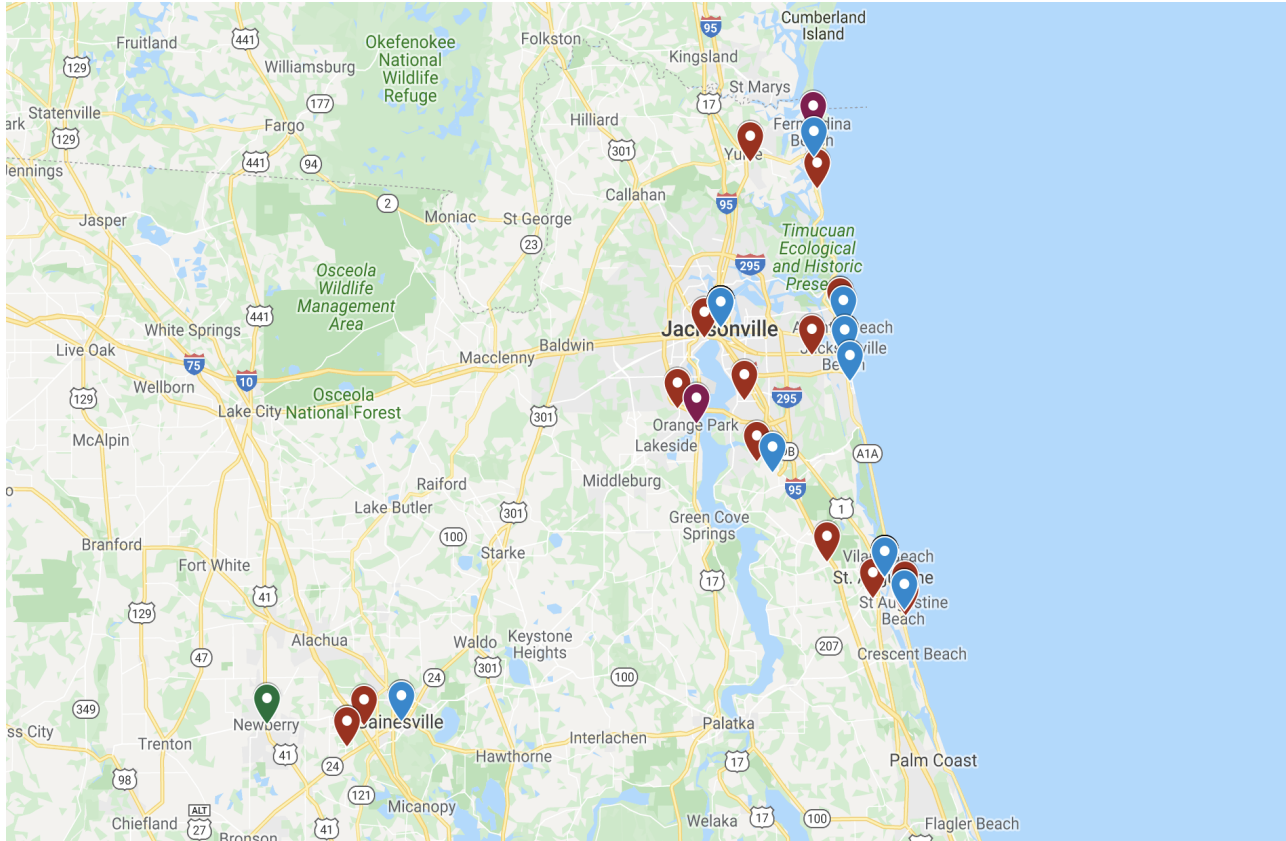
At the core of our very existence is the devotion to not merely satisfy our clients but to continually DELIGHT them and establish a mutually beneficial long-term relationship.



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

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

Sampling of Communities Served Near You



Bartram Park Preserve Homeowners Association - Jacksonville, FL

Summer Key Condos - Jacksonville, FL

Venture Professional Center - Jacksonville, FL

Villages of Summer Lakes - Jacksonville, FL

River Shore - Jacksonville, FL

Seven Pines Island - Jacksonville, FL

La Belle Maison - Pensacola, FL

Meadow Glenn of Marion County - Ocala, FL

Atlantic Beach Country Club - Atlantic Beach, FL

The Arbors - Ocala, FL

Derby Downs Condominiums - Ocala, FL

Destiny East - Destin, FL

Cross Creek Mandarin - Jacksonville, FL

Forest Creek - Jacksonville, FL

Caribbean Dunes - Destin, FL

Chandelle Subdivision - Pensacola, FL

Lullwater Beach Condominium Association - Panama City Beach, FL

Club at Mexico Beach - Mexico Beach, FL

Haile Village Center Owners Association - Gainesville, FL

References

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

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

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

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

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

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

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

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

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

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

Proposal Terms and Conditions

Proposal Date: November 5, 2021

Global Solution Partners is pleased to present the following Reserve Study proposal for Oakmont, Parker Road District.

I. Oakmont, Parker Road District Property Details

1. Number of dwelling units: 999 - 2 Funding Plans
2. Type of buildings within the community: Single Family Homes
3. Property Location: 2649 SW 117th St., Gainesville, FL 32608
4. Common unit exteriors included in the study: N/A
5. Sampling of common elements to be included in the study: Clubhouse, Parking areas, Playgrounds, Pool, Sport courts, Tennis courts

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

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

III. Scope of Services

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

The onsite evaluation will include the following:

1. Meeting with client representative (if desired)
2. Creation of component inventory list (in collaboration with the Client)
3. Determining quantities and measurements of components on the inventory list

Proposal Terms and Conditions

4. Establishing an estimated useful life expectancy for each component
5. Establishing an estimated remaining life expectancy for each component based on its current condition.

The offsite report generation process will include the following:

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

IV. Pre-site Visit Questionnaire and Document Request

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

Initial here: _____

V. Fees

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

Option #1: Full Reserve Study with Site Visit for \$3,900.00

The Full Reserve Study is a stand-alone study with a site visit that includes all items listed under the Scope of Services section on page 8. This study will be performed promptly after Global Solution Partners receives the completed client questionnaire. The total fee for this option is \$3,900.00. The payment is due in full upon delivery of the initial report.

Option #2: Clear Vision Package for a total of \$8,580.00

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

Proposal Terms and Conditions

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

The total fee for this option is \$8,580.00, paid annually for three years. \$4,290.00, is due on delivery of the Full Reserve Study initial report. \$2,145.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,145.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed.

Option #3: Ongoing Partnership Solution for a down payment of \$1,560.00 and monthly payments of \$136.50

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

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

A down payment of \$1,560.00 is due upon proposal acceptance. \$136.50 is due monthly for a five-year term on or before the last day of the month, beginning the calendar month following the month in which the proposal acceptance was received. Monthly payments will be made using the Pay Now options listed on your monthly invoice email. Follow the link and choose the payment option you prefer; Debit/Credit or Bank Transfer. The total five-year cost is \$9,750.00.

Termination

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

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Additional Services

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

VI. Reserve Study Production Procedures

Report Delivery

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

Interest and Inflation

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

Study Period

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

Report Revisions

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

Initial here: _____

Meeting Participation

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

Proposal Terms and Conditions

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

Remaining Useful Life Estimates

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

Replacement Cost Estimates

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

Information Provided by Client

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

Confidentiality

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

Purpose of the Reserve Study

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

Proposal Terms and Conditions

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

VII. Site Evaluation Procedures

Standards of Care

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

Visual Evaluation

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

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

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

Site Access

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

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

Proposal Terms and Conditions

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

Notice to Residents

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

Additional Services

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

VIII. Expiry

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

Proposal Acceptance

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

The Client agrees to the following:

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

Name of Association: Oakmont, Parker Road District
Property Location: 2649 SW 117th St., Gainesville, FL 32608
Proposal Date: November 5, 2021

Service Options

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

Please initial **one option only**.

Initial: ____ Option #1: Full Reserve Study with Site Visit for \$3,900.00. Payment is due in full upon delivery of the initial report.

Initial: ____ Option #2: Clear Vision Package for \$8,580.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$8,580.00, paid in three annual installments.

\$4,290.00, is due on delivery of the Full Reserve Study initial report. \$2,145.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,145.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Initial: ____ Option #3: Ongoing Partnership Solution for a down payment of \$1,560.00 and monthly payments of \$136.50. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$9,750.00.

A down payment of \$1,560.00 is due upon proposal acceptance, and \$136.50 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

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

Name:

Position:

Phone:

Email:

Signature: _____

Date: _____



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



(866) 480-8236

www.flinsuranceevaluations.com

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



(386) 677-8886

Toll Free: (866) 480-8236

www.flinsurancevaluations.com

RESERVE STUDY QUOTE

November 8, 2021

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

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

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

Optional Future Annual Updates After Initial Study:

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

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

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

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

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

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

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

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

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

Contents Of The Reserve Study

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

Physical And Financial Analysis Description

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

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



Reserve Study Processing Steps

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

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

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

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

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

| Report Date | | Report Parameters | |
|-----------------------|----------------------|----------------------------------|----------|
| Report Date | January 1, 2017 | Inflation | 3.00% |
| Account Number | Sample Reserve Study | Annual Assessment Increase | 3.00% |
| Version | 10.0 | Interest Rate on Reserve Deposit | 3.00% |
| Budget Year Beginning | January 1, 2017 | Tax Rate on Interest | 30.00% |
| Budget Year Ending | December 31, 2017 | Contingency | 3.00% |
| Total Units | 55 | 2017 Beginning Balance | \$85,000 |
| Phase Development | 1 of 1 | | |

Current Assessment Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 1990 to begin aging the original components in this reserve study.
- This a 55 unit condominium is located at the intersection of 1st Street and Main Street, Your Town, Your State, USA.
- The last Reserve Analyst field inspection was completed on December 1, 2016.

Current Assessment Funding Model Summary of Calculations

| | |
|------------------------------------|------------|
| Required Month Contribution | \$1,312.50 |
| \$23.86 per unit monthly | |
| Average Net Month Interest Earned | \$114.54 |
| Total Month Allocation to Reserves | \$1,427.04 |
| \$25.95 per unit monthly | |

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Current Funding Model

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

| Report Date | | Report Parameters | |
|-----------------------|----------------------|----------------------------------|----------|
| Report Date | January 1, 2017 | Inflation | 3.00% |
| Account Number | Sample Reserve Study | Annual Assessment Increase | 3.00% |
| Version | 10.0 | Interest Rate on Reserve Deposit | 3.00% |
| Budget Year Beginning | January 1, 2017 | Tax Rate on Interest | 30.00% |
| Budget Year Ending | December 31, 2017 | Contingency | 3.00% |
| Total Units | 55 | 2017 Beginning Balance | \$85,000 |
| Phase Development | 1 of 1 | | |

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 1990 to begin aging the original components in this reserve study.
- This a 55 unit condominium is located at the intersection of 1st Street and Main Street, Your Town, Your State, USA.
- The last Reserve Analyst field inspection was completed on December 1, 2016.

Threshold Funding Model Summary of Calculations

| | |
|------------------------------------|------------|
| Required Month Contribution | \$1,543.25 |
| \$28.06 per unit monthly | |
| Average Net Month Interest Earned | \$117.19 |
| Total Month Allocation to Reserves | \$1,660.43 |
| \$30.19 per unit monthly | |

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Threshold Funding Model

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

| Report Date | | Report Parameters | |
|-----------------------|----------------------|----------------------------------|----------|
| Report Date | January 1, 2017 | Inflation | 3.00% |
| Account Number | Sample Reserve Study | Interest Rate on Reserve Deposit | 3.00% |
| Version | 10.0 | Tax Rate on Interest | 30.00% |
| Budget Year Beginning | January 1, 2017 | Contingency | 3.00% |
| Budget Year Ending | December 31, 2017 | | |
| Total Units | 55 | 2017 Beginning Balance | \$85,000 |
| Phase Development | 1 of 1 | | |

Component Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 1990 to begin aging the original components in this reserve study.
- This a 55 unit condominium is located at the intersection of 1st Street and Main Street, Your Town, Your State, USA.
- The last Reserve Analyst field inspection was completed on December 1, 2016.

Component Funding Model Summary of Calculations

| | |
|------------------------------------|------------|
| Required Month Contribution | \$2,152.59 |
| \$39.14 per unit monthly | |
| Average Net Month Interest Earned | \$124.16 |
| Total Month Allocation to Reserves | \$2,276.75 |
| \$41.40 per unit monthly | |

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Component Funding Model

Sample Reserve Study Spread Sheet

| Description | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|--------|--------|-------|--------|--------|--------|--------|-------|-------|--------|
| Asphalt Overlay | | | | | | | | | | |
| Boiler - Hot Water System, Replace | | | | | | | | | | |
| Doors - Exterior, Metal, Replace | | | | | | | | | | |
| Elevator - Cab Refurbishing | | | | | | | | | | |
| Elevator - Major Repairs | | | 6,578 | | 4,006 | | 4,378 | | | 4,784 |
| Fence - Steel, Pool, Replace | | | | | | | | | | |
| Floor Cover - Carpet, Halls, Replace | | 8,111 | | | | | 9,686 | | | |
| Gutters & Downspouts - Replace | | | | | | | | | | |
| Hot Water Storage Tank - Replace | | | 3,090 | | | | | | | |
| Irrigation Controller - Replace | | | | | | | | | | 2,255 |
| Lighting - Buildings, Replace | | | | | | | | | | |
| Lighting - Ceiling Recess Rounds, Replace | | | | | 1,639 | | | | | |
| Lighting - EXIT Emergency, Replace | | | | | | | | | | |
| Lighting - Fluorescent Fixtures, Replace | | | | | 6,878 | | | | | |
| Lighting - Wall Scones, Replace | | | | | | | | | | |
| Mailboxes - Wall Clusters, Replace | | | | | | 1,826 | | | | |
| Paint - Lobby, Atrium, & Halls | | | | | | 12,315 | | | | |
| Paint - Metal | | | | | | 2,684 | | | | 3,111 |
| Paint - Stucco | | | | | | 42,741 | | | | |
| Paint - Wood Siding | | | | | | 1,508 | | | | 1,748 |
| Play Equipment - Replace | | 12,000 | | | | | | | | |
| Pool - Filter, Replace | | | | | | | | | | |
| Pool - Replaster Tile Replacement | | | | | | | | 7,634 | | 1,686 |
| Pool Furniture - Replacement | | | | | | | | | | |
| Pool Heater - Replacement | | | | | | 1,908 | | | | 2,824 |
| Railing - Ext. Wrought Iron, Replace | | | | | | | | | | 4,545 |
| Roofs - Built Up w/Gravel, Replace | | | | | | | | | | |
| Security - Access Phone, Replace | | | | | | | | | | |
| Security - Gate Operators, Sliding, Replace | | | | | | | | | | |
| Skylights - Roof, Replace | | | | | | | | | | 4,256 |
| Streets - Asphalt Repairs | | | | | | | | | | |
| Streets - Asphalt Seal Coat | | 4,900 | | 3,672 | | 5,680 | | | | |
| Year Total: | 28,678 | 3,890 | 6,578 | 16,195 | 46,933 | 21,730 | 14,063 | 7,634 | 4,256 | 20,952 |

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Component Spreadsheet By Year

**Sample Reserve Study
Annual Expenditure Detail**

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

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Annual Expenditure Detail

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

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

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PAGE 2-10

Component By Category Summary

**Sample Reserve Study
Fully Funded Calculation**

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

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PAGE 2-26

Fully Funded Calculation By Component

**Sample Reserve Study
Detail Report by Category**

Asphalt Overlay - 2027

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



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

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

Streets - Asphalt Repairs - 2020

| | | | |
|-------------------|------------------|-----------------------|------------|
| Asset ID | 1058 | Asset Actual Cost | \$3,360.00 |
| | | Percent Replacement | 1.5% |
| Placed in Service | Asphalt Pavement | Future Cost | \$3,671.56 |
| Useful Life | February 2015 | Assigned Reserves | \$1,344.00 |
| Replacement Year | 5 | | |
| Remaining Life | 2020 | Monthly Assessment | \$36.49 |
| | 3 | Interest Contribution | \$2.79 |
| | | Reserve Allocation | \$39.28 |

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PAGE 2-29

Detailed Report With Photos

About Expert Inspectors , Inc.

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

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

M. Anastasia Kolodzik, PRA, RSS, CAM

Vice-President

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



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

References happily provided upon request.

Client Promise

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

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

PROFESSIONAL RESERVE ANALYST

The Board of Directors hereby confers upon

ANASTASIOS OI ODOZ

the designation of

Professional Reserve Analyst

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

20



APRA

Association of Professional Reserve Analysts

Michael McDermott

Michael McDermott, PR
APRA President



(386) 677-8886

Toll Free: (866) 480-8236

www.flinsurancevaluations.com

Reserve Study Agreement

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

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

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

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

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

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

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

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

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

Client (Printed Name of Individual), Position

M. Anastasia Kolodzik for Expert Inspectors, Inc.

Signature

Signature

Date

Date



RESERVE STUDY PROPOSAL

Oakmont Parker Road Community Development District

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

November 12, 2021



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

November 12, 2021

Dear Ms. Barbara Staras,

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

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

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



FULL ENGAGEMENT

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



DETAILED UNDERSTANDING

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



ONGOING SUPPORT

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

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

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

Sincerely,

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

RESERVE STUDY BENEFITS



FOR BOARDS

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



FOR HOMEOWNERS

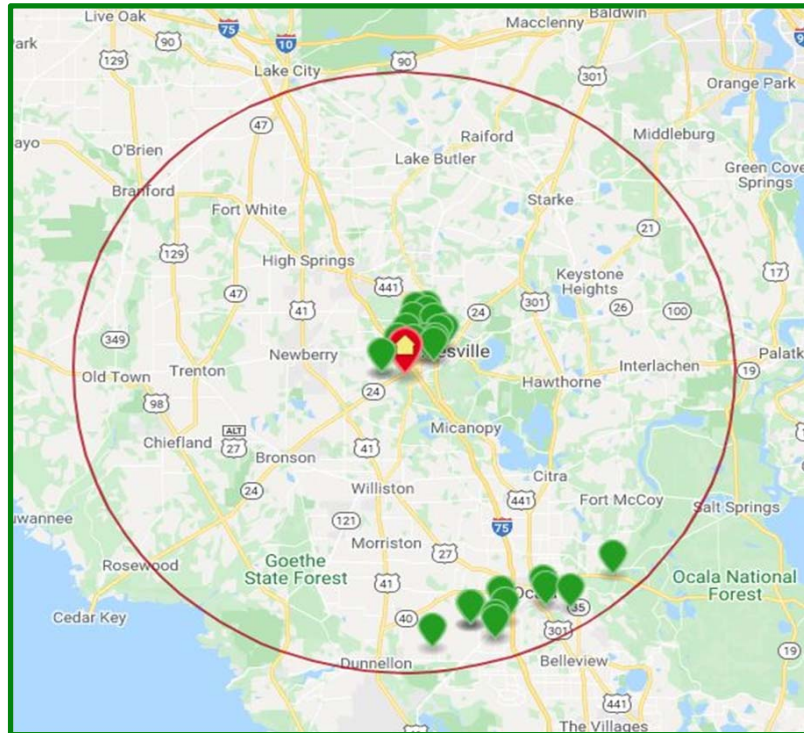
- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

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

CLIENTS SERVED NEAR YOU

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



Name

City

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

QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

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

44
ENGINEERS

26,000
RESERVE STUDIES CONDUCTED

270+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

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

Nick Brenneman
**REGIONAL
ACCOUNT MANAGER**

10 Years of Experience



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

Matt Kuisle
**REGIONAL
EXECUTIVE DIRECTOR**

*21 Years of Experience
275+ Studies Conducted*



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

Ashley Doucet
**REGIONAL
ENGINEERING MANAGER**

*7 Years of Experience
400+ Studies Conducted*



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



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

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

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

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

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

Site Components

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

- Fences
- Gates
- Signage

Clubhouse Elements

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

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

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

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

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

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

RESERVE EXPENDITURES

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



DOWNLOAD EXAMPLE

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

RESERVE FUNDING PLAN

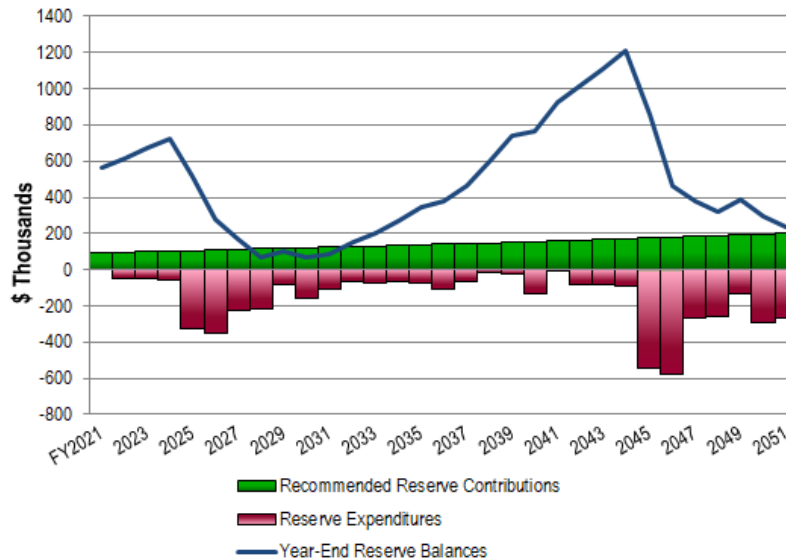
| | Individual Reserve Budgets & Cash Flows for the Next 30 Years | | | | | |
|---|---|-----------|-----------|-----------|-----------|-----------|
| | FY2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
| Reserves at Beginning of Year | 567,289 | 666,648 | | | | 357,432 |
| Total Recommended Reserve Contributions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



DOWNLOAD EXAMPLE

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

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



COMPREHENSIVE REPORTS

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

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

RESERVE ADVISORS
Roofs, Asphalt Shingles
Live Items: 1,280 through 1,281

Quantity: Approximately 5,000 square' at the following locations:

| Location | Quantity (square') | Year of Construction |
|----------------------------|--------------------|----------------------|
| Concord Lane | 500 | 2001-2002 |
| Kennel Lane | 500 | 2001 |
| Woodward Street | 500 | 2004-2007 |
| West and Elm Streets | 500 | 2001-2004 |
| West, Chen and Street Lane | 500 | 2008 |
| Washington Street | 500 | 2000 |
| Jefferson Street | 500 | 2004-2010 |
| North and Central Lane | 500 | 2010-2010 |
| Jefferson Street | 500 | 2010-2010 |

Notes: The roof shingles at Concord Lane and Kennel Lane were replaced from 2019 to 2020. The remaining roof systems are original to construction.

Conditions: The original roof systems exhibit areas of shingle lift and granular loss. The roof systems at Washington and Jefferson Streets exhibit isolated shingle delamination. Shingle damage was missing shingles and sections of the Ridge and Central Lane roofs. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the first eaves.

Photographs documenting current condition and early signs of problems on your roof will be sent before they develop.

Roof condition at eaves **Roof condition at eaves**

[↓ DOWNLOAD EXAMPLE](#)

FORESITE

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

[Download Our Report Overview](#)

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

CONFIRMATION OF SERVICES FOR OAKMONT PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Full Reserve Study for a total investment of **\$6,000** (includes all expenses). You'll receive:



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



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



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

OPTIONAL SERVICES

- ☐ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity:
- ☐ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$600** per year
- ☐ [Insurance Appraisal](#) by a credentialed member of the American Society of Appraisers for **\$1,800**
- ☐ Include Flood Values for an additional **\$200**

To authorize the reserve study:

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

Signature: _____

(Print Name): _____

Title: _____

Date: _____

For: **Oakmont Parker Road Community
Development District (212667)**

- 2. Send \$3,000 retainer to:**
 Reserve Advisors, LLC
 735 N. Water Street, Suite 175
 Milwaukee, WI 53202

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

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated November 12, 2021, is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

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

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

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

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

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

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

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

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

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

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Pickleball Court Cost

Donald Hasenbank

From: Donald Hasenbank
Sent: Friday, January 13, 2023 11:18 AM
To: Donald Hasenbank
Subject: FW: Parker Road CDD Board of Supervisors - Draft BOS Agenda 1.20.23

From: Kaytlan Forret <kforret@lelandmanagement.com>
Sent: Monday, January 9, 2023 12:47 PM
To: Vivian Carvalho <carvalhov@pfm.com>
Subject: RE: Parker Road CDD Board of Supervisors - Draft BOS Agenda 1.20.23

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

Hi Vivian,

Can you please add pickleball court to the agenda? A homeowner has offered to pay for lines to be added to the courts and would like for the CDD to discuss this in open forum. This is a huge want for the community and would like to get it resolved. The homeowner has a professional company that would paint all lines on the court in the CDD's desired location (whether basketball or tennis court) and lifestyle budget would purchase two-three nets required for the activity.

Thank you,



Kaytlan Forret, Licensed Community Association Manager
Ocala
7750 SW 60th Ave, Suite A, Ocala, FL 34476
Phone: (352) 218-3838
Email: kforret@lelandmanagement.com
Website: www.LelandManagement.com
Resident Support questions - residentsupport@lelandmanagement.com

The Management Company You Don't have to Manage



Orlando Sentinel



Voted 25th In the USA

From: Vivian Carvalho <carvalhov@pfm.com>
Sent: Friday, January 6, 2023 4:54 PM
To: Andrew Hagan <ahagan@icihomes.com>; Ben Wormeck <bwormeck@icihomes.com>; Christopher Gladin <cgladin@msn.com>; Eric Corcoran <eric@mssgainesville.com>; Hollie Harrison <hollie@mssgainesville.com>; Homeowner - Arlene <arlene.dalli@gmail.com>; Homeowner - Jacqueline Abranches <JacquelineAbranches@hotmail.com>; Homeowner - Margaret Langstaff <margaretlangstaff@hotmail.com>; Homeowner - Nisha Patel <nish0215@gmail.com>; Homeowner - Rebecca Parnell <beckparnell@yahoo.com>; jschmieder@icihomes.com; Kartin@bmolaw.com; mveazey@icihomes.com; THansen <thansen@icihomes.com>; Warren Bloom <bloomw@gtlaw.com>; Rob Ewanow <robewanow@gmail.com>; Evanworth@yahoo.com; Jessica.ostolaza@hotmail.com; Josue.Ostolaza@hotmail.com; Juanrcaban@outlook.com; Tanjataivassalo@gmail.com;

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Pool Change Order No. 1



Perfect Pools, LLC

15207 W Newberry Road

Newberry, FL 32669

State Certified Contractor #: CPC1459465

CHANGE ORDER #1

| Date | Estimate # |
|------------|------------|
| 12/14/2022 | 1447 |

| |
|---|
| Name / Address |
| ICI Homes 2379 Beville Road Daytona Beach, FL |

| |
|--|
| Ship To |
| Oakmont Club House Pool 11701 SW 30th Avenue Gainesville, FL 32608 |

| Phone # | E-mail | Rep |
|--------------|-------------------------|-----|
| 352-451-5277 | info@perfectpoolllc.com | TS |

| Description | Qty | U/M | Rate | Total |
|---|-------|-----|--------------|--------------|
| - Labor & material to install (2) new 12"x12" main drain grates - Labor & material to install new return top diffuser plates - Labor for clean-up and disposal of all debris associated with the above scope of work. CHANGE ORDER TOTAL | 1 | | 127,404.37 | 127,404.37 |
| ****PLASTER BREAKOUT COST**** Labor & material to plaster pool & gutter that is in addition to the repair area. | 1 | | 47,412.62 | 47,412.62 |
| Performance & Payment Bond | ***** | | 0.0309 | 15,688.00 |
| ****REVISED DRAW SCHEDULE**** - Performance & Payment Bond: \$15,688.00 Due Upon Issue of Bond. - 10% - \$ 50,769.55 Deposit Due at the time of contract - 30% - \$ 152,308.64 Due at Completion of Shell/Structure - 25% - \$ 126,923.87 Due at Completion of Waterline Tile & Gutter Tile - 15% - \$ 76,154.32 Due upon Completion of Prep Work prior to Plastering - 15% - \$ 76,154.32 Due at Completion of Interior Finish - 05% - \$ 25,384.77 Due upon Completion of Final Inspection | | | | |
| Thank you for allowing us to prepare this estimate for you! | | | Total | \$190,504.99 |

Signature

Keely White



Perfect Pools, LLC

15207 W Newberry Road
Newberry, FL 32669

State Certified Contractor #: CPC1459465

CHANGE ORDER #1

| Date | Estimate # |
|------------|------------|
| 12/14/2022 | 1447 |

| Name / Address |
|---|
| ICI Homes 2379 Beville Road Daytona Beach, FL |

| Ship To |
|--|
| Oakmont Club House Pool 11701 SW 30th Avenue Gainesville, FL 32608 |

| Phone # | E-mail | Rep |
|--------------|-------------------------|-----|
| 352-451-5277 | info@perfectpoolllc.com | TS |

| Description | Qty | U/M | Rate | Total |
|---|-----|-----|------|-------|
| <p>*****CHANGE ORDER #1*****</p> <p>Note: Existing gutter lip is out of level by more than the 1/4" allowance per Health Department Code 64E-9. In addition, existing gutter lip tile is not "non-skid" which is required by the same code.</p> <p>The following is the scope of work included in the change order:</p> <ul style="list-style-type: none">- Labor & equipment to demo existing 2"x6" gutter lip tile- Labor & equipment to demo existing 6"x6" tile on back of gutter beam- Labor & equipment to demo existing lane tile- Labor & material bondkote area of lane tile in preparation for flashing- Labor & material to flash area of lane tile in preparation of new tile installation- Labor & material to install new 6"x6" non-skid bullnose tile on gutter lip (Tile allowance: \$11.00sf)- Labor & material to install new 6"x6" tile on back of gutter beam. (Tile allowance: \$6.50sf)- Labor & material to install new 2"x2" or simalar non-skid tile for new lane markers. (Tile allowance: \$10.00sf)- Labor & material to install new 6"x6" smooth depth markers on back of gutter beam- Labor & material to install new 6"x6" non-skid depth markers on top of deck- Labor & material to grout tile.- Labor, equipment & material to prepare gutter drains, floor returns, lights and main drains for new plaster finish- Labor, equipment & material to acid wash and hyrdo-blast entire surface of pool & gutter.- Labor & material to apply "bondkote" to entire surface of pool and gutter.- Labor & material to install new gutter drain extensions- Labor & material to install new 2"x6" non-skid tile on steps- Labor & material to apply new white quartz/aggreagte pool plaster to entire surface of pool and gutter.- Labor & material to acid wash new plaster finish- Labor & material to install (2) new 18"x18" main drain grates <p>Thank you for allowing us to prepare this estimate for you!</p> | | | | |
| Total | | | | |

Signature

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment
Authorizations 176 -- 185

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 176

9/29/2022

| Item No. | Payee | Invoice # | FY 2022 General Fund | FY 2023 General Fund |
|--------------|--|-----------|-------------------------|-------------------------|
| 1 | Arrow Exterminators Rodent Control Service | 48658878 | \$ 120.00 | |
| 2 | Destiny Horse and Carriage Horse-drawn Carriage Rides - 11/26/22 Event | -- | | \$ 675.00 |
| 3 | PFM Group Consulting Dissemination Fee S2007A/B, 2020A: 07/01/22-09/30/22 | 121711 | \$ 2,500.00 | |
| 4 | Pinto Carriage Works Horse-drawn Carriage Rides - 11/26/22 Event | -- | | \$ 675.00 |
| Subtotal | | | \$ 2,620.00 | \$ 1,350.00 |
| TOTAL | | | \$3,970.00 | |

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 177
10/6/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|----------|--|----------------------|------------------------|----------------------|
| 1 | Cepira Landscape | | | |
| | Mow Preserve, Empty Pet Stations: September 2022 | OC1419 | \$ 1,200.00 | |
| | Irrigation Repairs: September 2022 | OC1421 | \$ 522.17 | |
| | Landscape & Irrigation Maintenance - Phase 1: October 2022 | OC1423 | | \$ 10,550.83 |
| | Landscape & Irrigation Maintenance - Phase 2: October 2022 | OC1424 | | \$ 2,380.00 |
| | Landscape & Irrigation Maintenance - Amenity: October 2022 | OC1425 | | \$ 3,649.99 |
| | Landscape & Irrigation Maintenance - Phase 3: October 2022 | OC1452 | | \$ 1,195.00 |
| | Sod Installation | OC1486 | \$ 7,250.00 | |
| | Sod Installation | OC1487 | \$ 1,730.00 | |
| 2 | Clay Electric Cooperative (paid online) | | | |
| | 11731 SW 24TH AVE; 08/19/22-09/21/22 | Acct: 8903896 | \$ 67.00 | |
| | 2789 SW 117TH ST; 08/19/22-09/21/22 | Acct: 8910543 | \$ 171.00 | |
| | 2788 SW 117TH ST; 08/19/22-09/21/22 | Acct: 8911145 | \$ 35.00 | |
| | 3319 SW 115TH TER; 08/19/22-09/21/22 | Acct: 8930796 | -\$3.02 credit | |
| | 11701 SW 30TH AVE; 08/19/22-09/21/22 | Acct: 8965734 | \$ 3,425.00 | |
| | 3727 SW 122ND ST; 08/19/22-09/21/22 | Acct: 9104888 | \$ 106.00 | |
| | 3727 SW 122ND ST; 08/19/22-09/21/22 | Acct: 9104890 | \$ 103.00 | |
| | 3727 SW 122ND ST; 08/19/22-09/21/22 | Acct: 9104891 | \$ 96.00 | |
| | 12057 SW 28TH AVE; 08/19/22-09/21/22 | Acct: 9105050 | \$ 35.00 | |
| | 3793 SW 109TH WAY; 08/19/22-09/21/22 | Acct: 9116208 | \$ 35.00 | |
| | 10692 SW 34TH RD; 08/19/22-09/21/22 | Acct: 9116234 | \$ 35.00 | |
| | 3187 SW 117th TER; 08/19/22-09/21/22 | Acct: 9118493 | \$ 74.00 | |
| | 3392 SW 115th TER; 08/19/22-09/21/22 | Acct: 9118495 | \$ 53.00 | |
| | 3830 SW 120TH DR; 08/19/22-09/21/22 | Acct: 9126296 | \$ 35.00 | |
| 3 | Fitness on Demand (paid online) | | | |
| | Platinum Subscription: October 2022 | 22818 | | \$ 199.95 |
| 4 | GFL Environmental (paid online) | | | |
| | 11701 SW 30TH AVE; October 2022 | A60001688493 | | \$ 205.76 |
| 5 | GRU (paid online) | | | |
| | 11669 SW 24TH AVE; 08/17/22-09/14/22 | Acct. 2000-5029-1134 | \$ 149.62 | |
| | 11725 SW 24TH AVE; 08/17/22-09/14/22 | Acct. 2000-5029-1235 | \$ 190.54 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5612-2349 | \$ 225.26 | |
| | 11701 SW 30TH AVE; 06/16/22-07/18/22 | Acct. 2000-5614-9833 | -\$62.00 credit | |
| | 11701 SW 30TH AVE; 07/19/22-08/16/22 | Acct. 2000-5614-9833 | \$ 848.98 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5614-9833 | \$ 197.98 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5614-9934 | \$ 39.26 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-0035 | \$ 194.26 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-0136 | \$ 46.70 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-0237 | \$ 55.38 | |
| | 11701 SW 30TH AVE; 08/16/22-09/14/22 | Acct. 2000-5615-0439 | \$ 55.38 | |
| | 11701 SW 30TH AVE; 08/16/22-09/14/22 | Acct. 2000-5615-0540 | \$ 35.54 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-0641 | \$ 23.14 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-0742 | \$ 30.58 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-0944 | \$ 33.06 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-1045 | \$ 170.70 | |

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 177

10/6/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|--------------|--|----------------------|----------------------|----------------------|
| 5 | GRU (paid online), cont. | | | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-1146 | \$ 159.54 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-1348 | \$ 103.74 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-1550 | \$ 157.06 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-1651 | \$ 835.34 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-1853 | \$ 231.46 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-1954 | \$ 26.86 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-2156 | \$ 9.50 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-2257 | \$ 104.98 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-2358 | \$ 122.34 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5615-6705 | \$ 329.42 | |
| | 11701 SW 30TH AVE; 08/17/22-09/14/22 | Acct. 2000-5794-1606 | \$ 583.77 | |
| | 3793 SW 109 WAY; | Acct. 2000-7089-9691 | -\$17.60 credit | |
| | 3793 SW 109 WAY; | Acct. 2000-7089-9691 | \$ 3.58 | |
| | 11724 SW 34TH RD; 03/16/22-08/16/22 | Acct. 2000-7142-5111 | \$ 4.54 | |
| | 11724 SW 34TH RD; 08/17/22-09/14/22 | Acct. 2000-7142-5111 | \$ 10.74 | |
| | 10862 SW 34TH RD; 08/17/22-09/14/22 | Acct. 2000-7511-1212 | \$ 747.30 | |
| | 3830 SW 120TH DR; 07/19/22-08/18/22 | Acct. 2000-7515-7890 | \$ 653.06 | |
| | 3830 SW 120TH DR; 08/19/22-09/14/22 | Acct. 2000-7515-7890 | \$ 537.74 | |
| 6 | PFM Group Consulting | | | |
| | Postage - Assessment Mailing: June 2022 | 121887 | \$ 243.96 | |
| | Tax Roll Preparation and Submission: FY 2023 | 121961 | | \$ 12,500.00 |
| | District Management Fee: October 2022 | DM-10-2022-38 | | \$ 2,083.33 |
| | FedEx: September 2022 | OE-EXP-10-2022-20 | \$ 6.01 | |
| 7 | Solitude Lake Management | | | |
| | Lake & Pond Management: September 2022 | PSI-10672 | \$ 940.00 | |
| 8 | Southern Escapes, LLC | | | |
| | Pool Repairs: August 2022 | H7886 | \$ 2,695.00 | |
| 9 | Southern Forest Management Services | | | |
| | Tree Inspection and Soil Samples | -- | \$ 903.75 | |
| Subtotal | | | \$ 26,678.24 | \$ 32,764.86 |
| TOTAL | | | \$59,443.10 | |

Secretary/Assistant Secretary

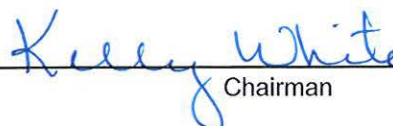
Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 178
10/13/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|--------------|--|--|---|----------------------|
| 1 | ADT Commercial Security Services 09/23/22-10/22/22 | Acct: 81591018 | | \$ 143.00 |
| 2 | Bobby Luker Jr. Reimbursement: August/September 2022 | -- | \$ 200.00 | |
| 3 | Cox Business (paid online) 11701 SW 30TH AVE; 10/10/22-11/09/22 | Acct: 022609201 | | \$ 356.27 |
| 4 | Gator Fire Extinguisher Co., Inc. Fire Alarm System Repair | 1050172 | | \$ 135.00 |
| 5 | Leland Management Management Fee: August 2022 Payroll W/E 08/07/2022 Payroll W/E 08/21/2022 Reimbursement: June/July 2022 Management Fee: September 2022 Payroll W/E 09/04/2022 Payroll W/E 09/18/2022 Reimbursement: August 2022 | 23190 -- -- 5418 24393 -- -- 5974 | \$ 1,350.00 \$ 1,701.58 \$ 1,701.58 \$ 100.00 \$ 1,350.00 \$ 1,701.58 \$ 1,701.58 \$ 50.00 | |
| 6 | Randy Lewis Electric Inc. Electrical Repairs: Oakmont Clubhouse | 4591 | | \$ 2,911.84 |
| 7 | SkyFrog Tree Service Tree Branch Removal Debris Removal | 20959 20960 | \$ 525.00 \$ 600.00 | |
| 8 | Solitude Lake Management Lake & Pond Management: October 2022 | PSI-14895 | | \$ 940.00 |
| 9 | Southeastern Paper Group Janitorial Supplies | 5730325 | | \$ 336.97 |
| Subtotal | | | \$ 10,981.32 | \$ 4,823.08 |
| TOTAL | | | \$15,804.40 | |

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 179

10/20/2022

| Item No. | Payee | Invoice # | General Fund FY 2023 |
|--------------|--|--------------|-------------------------|
| 1 | Cepira Landscape Downed Tree Removal and Staking - Hurricane Ian | OC1500 | \$ 525.00 |
| 2 | GFL Environmental (paid online) 11701 SW 30TH AVE; November 2022 | A60001694348 | \$ 205.76 |
| 3 | SkyFrog Landscape Landscape Maintenance: October 2022 | CMB70-8 | \$ 10,144.00 |
| TOTAL | | | \$ 10,874.76 |

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 180

11/3/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|--------------|--|----------------------|----------------------|----------------------|
| 1 | Cepra Landscape | | | |
| | Oak Tree Replacement | OC1519 | | \$ 1,200.00 |
| | Mow Preserve, Empty Pet Stations: October 2022 | OC1522 | | \$ 1,200.00 |
| 2 | Clay Electric Cooperative (paid online) | | | |
| | 11731 SW 24TH AVE; 09/21/22-10/22/22 | Acct: 8903896 | | \$ 67.00 |
| | 2789 SW 117TH ST; 09/21/22-10/22/22 | Acct: 8910543 | | \$ 188.00 |
| | 2788 SW 117TH ST; 09/21/22-10/22/22 | Acct: 8911145 | | \$ 35.00 |
| | 3319 SW 115TH TER; 09/21/22-10/22/22 | Acct: 8930796 | | \$ 52.98 |
| | 11701 SW 30TH AVE; 09/21/22-10/22/22 | Acct: 8965734 | | \$ 3,699.00 |
| | 3727 SW 122ND ST; 09/21/22-10/22/22 | Acct: 9104888 | | \$ 118.00 |
| | 3727 SW 122ND ST; 09/21/22-10/22/22 | Acct: 9104890 | | \$ 114.00 |
| | 3727 SW 122ND ST; 09/21/22-10/22/22 | Acct: 9104891 | | \$ 107.00 |
| | 12057 SW 28TH AVE; 09/21/22-10/22/22 | Acct: 9105050 | | \$ 35.00 |
| | 3793 SW 109TH WAY; 09/21/22-10/22/22 | Acct: 9116208 | | \$ 35.00 |
| | 10692 SW 34TH RD; 09/21/22-10/22/22 | Acct: 9116234 | | \$ 35.00 |
| | 3187 SW 117th TER; 09/21/22-10/22/22 | Acct: 9118493 | | \$ 81.00 |
| | 3392 SW 115th TER; 09/21/22-10/22/22 | Acct: 9118495 | | \$ 57.00 |
| | 3830 SW 120TH DR; 09/21/22-10/22/22 | Acct: 9126296 | | \$ 35.00 |
| 3 | Fitness on Demand (paid online) | | | |
| | Platinum Subscription: November 2022 | 24242 | | \$ 199.95 |
| 4 | GRU (paid online) | | | |
| | 11669 SW 24TH AVE; 09/15/22-10/13/22 | Acct. 2000-5029-1134 | \$ 93.08 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5614-9934 | \$ 54.64 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-0136 | \$ 31.08 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-0237 | \$ 41.00 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-0439 | \$ 45.96 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-0540 | \$ 32.32 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-0641 | \$ 23.64 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-0742 | \$ 22.40 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-0944 | \$ 28.60 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-1954 | \$ 59.60 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-2156 | \$ 10.00 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5615-2257 | \$ 76.96 | |
| | 11701 SW 30TH AVE; 09/15/22-10/13/22 | Acct. 2000-5794-1606 | \$ 657.78 | |
| 5 | US Bank | | | |
| | Trustee Fees S2007A/B: 10/01/22-09/30/23 | 6707189 | | \$ 3,717.38 |
| Subtotal | | | \$ 1,177.06 | \$ 10,976.31 |
| TOTAL | | | \$12,153.37 | |

Secretary/Assistant Secretary

Chairman


**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 181

11/10/2022

| Item No. | Payee | Invoice # | General Fund FY 2023 |
|--------------|--|--|--|
| 1 | ADT Commercial Security Services 10/23/22-11/22/22 + Additional Equipment | Acct: 81591018 | \$ 430.00 |
| 2 | Arrow Exterminators Rodent Control Service | 49040029 | \$ 120.00 |
| 3 | Bobby Luker Jr. Reimbursement - Supplies: November 2022 | -- | \$ 118.67 |
| 4 | Cepra Landscape Landscape & Irrigation Maintenance - Phase 3: November 2022 Landscape & Irrigation Maintenance - Phase 1: November 2022 Irrigation Repairs: October 2022 Landscape & Irrigation Maintenance - Phase 2: November 2022 Landscape & Irrigation Maintenance - Amenity: November 2022 | OC1549 OC1572 OC1595 OC1596 OC1597 | \$ 1,195.00 \$ 10,550.83 \$ 3,392.51 \$ 2,380.00 \$ 3,649.99 |
| 5 | OnSight Industries Signage - Playground Rules & Pool Rules | 002-22-327808D | \$ 798.00 |
| 6 | QFC Supply Company Dog Waste Bags | 15-14625 | \$ 525.00 |
| 7 | Randy Lewis Electric Inc. Electrical Repairs: Oakmont Clubhouse | 4641 | \$ 150.00 |
| 8 | Solitude Lake Management Lake & Pond Management: November 2022 | PSI-24292 | \$ 940.00 |
| TOTAL | | | \$ 24,250.00 |

Secretary/Assistant Secretary



Chairman

Payment Authorization 182
11/17/2022

Secretary/Assistant Secretary

Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 183

12/1/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|----------|--|--|----------------------|---|
| 1 | ADT Commercial Security Services: 12/23/22-01/22/23 | 148144879 | | \$ 143.00 |
| 2 | Arrow Exterminators Rodent Control Service | 49367757 | | \$ 120.00 |
| 3 | Cepra Landscape Mow Preserve, Empty Pet Stations: November 2022 | OC1618 | | \$ 1,050.00 |
| 4 | Department of Economic Opportunity FY 2023 Special District Fee | 86929 | | \$ 175.00 |
| 5 | Fitness on Demand (paid online) Platinum Subscription: December 2022 | 25610 | | \$ 199.95 |
| 6 | GFL Environmental (paid online) 11701 SW 30TH AVE; December 2022 | A60001699576 | | \$ 205.76 |
| 7 | GRU (paid online) 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 | 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. 2000-5615-1550 Acct. 2000-5615-2358 Acct. 2000-5794-1606 | | \$ 79.44 \$ 41.00 \$ 21.16 \$ 16.20 \$ 33.56 \$ 27.36 \$ 37.28 \$ 60.84 \$ 37.28 \$ 26.12 \$ 1,449.04 |
| 8 | HALO Branded Solutions T-Shirt Order | | | \$ 1,010.62 |
| 9 | Kutak Rock General Counsel Through 10/31/22 | 3141429 | | \$ 1,089.00 |
| 10 | Leland Management Management Fee: October 2022 Payroll W/E 10/02/2022 Payroll W/E 10/16/2022 Payroll W/E 10/30/2022 Reimbursement: September 2022 | 25760 -- -- -- 36841 | | \$ 1,350.00 \$ 1,701.58 \$ 1,701.58 \$ 1,701.58 \$ 50.00 |

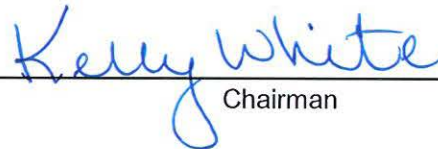
**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 183

12/1/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|--------------|---|---------------|-------------------------|-------------------------|
| 11 | PFM Group Consulting District Management Fee: November 2022 | DM-11-2022-38 | | \$ 2,083.33 |
| 12 | The Pressure Guys Sidewalk and Curb Surface Cleaning | 7061 | | \$ 44,379.00 |
| 13 | Twinkle Nights Holiday Lights Holiday Decorations | 266 | | \$ 7,156.62 |
| 14 | Workman Forestry Mow Preserve | 2022283 | | \$ 3,500.00 |
| Subtotal | | | \$ 50.00 | \$ 69,396.30 |
| TOTAL | | | \$69,446.30 | |

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 184

12/8/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|----------|---|--|--|---|
| 1 | ADT Commercial Security Services: 11/23/22-12/22/22 | Acct: 81591018 | | \$ 143.00 |
| 2 | Cepa Landscape Landscape & Irrigation Maintenance-Phase 3: December 2022 Landscape & Irrigation Maintenance-Phase 1: December 2022 Landscape & Irrigation Maintenance-Amenity: December 2022 Landscape & Irrigation Maintenance-Phase 2: December 2022 Irrigation Repairs: November 2022 | OC1648 OC1671 OC1673 OC1674 OC1680 | | \$ 1,195.00 \$ 10,550.83 \$ 3,649.99 \$ 2,380.00 \$ 427.98 |
| 3 | Clay Electric Cooperative (paid online) 11731 SW 24TH AVE; 10/22/22-11/21/22 2789 SW 117TH ST; 10/22/22-11/21/22 2788 SW 117TH ST; 10/22/22-11/21/22 3319 SW 115TH TER; 10/22/22-11/21/22 11701 SW 30TH AVE; 10/22/22-11/21/22 3727 SW 122ND ST; 10/22/22-11/21/22 3727 SW 122ND ST; 10/22/22-11/21/22 3727 SW 122ND ST; 10/22/22-11/21/22 12057 SW 28TH AVE; 10/22/22-11/21/22 3793 SW 109TH WAY; 10/22/22-11/21/22 10692 SW 34TH RD; 10/22/22-11/21/22 3187 SW 117th TER; 10/22/22-11/21/22 3392 SW 115th TER; 10/22/22-11/21/22 3830 SW 120TH DR; 10/22/22-11/21/22 | 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 | | \$ 66.00 \$ 194.00 \$ 35.00 \$ 57.00 \$ 3,585.00 \$ 122.00 \$ 117.00 \$ 109.00 \$ 35.00 \$ 35.00 \$ 35.00 \$ 83.00 \$ 58.00 \$ 35.00 |
| 4 | GRU (paid online) 11669 SW 24TH AVE; 10/14/22-11/11/22 11725 SW 24TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 11701 SW 30TH AVE; 10/14/22-11/11/22 10862 SW 34TH RD; 10/14/22-11/11/22 2670 SW 120TH DR; 10/14/22-11/11/22 | Acct. 2000-5029-1134 Acct. 2000-5029-1235 Acct. 2000-5612-2349 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-1348 Acct. 2000-5615-1651 Acct. 2000-5615-1853 Acct. 2000-5615-2156 Acct. 2000-5615-6705 Acct. 2000-7511-1212 Acct. 2000-7908-2249 | | \$ 91.84 \$ 197.24 \$ 167.48 \$ 121.60 \$ 106.72 \$ 205.92 \$ 468.80 \$ 168.72 \$ 11.24 \$ 210.88 \$ 658.52 \$ 1,536.15 |
| 5 | Leland Management Payroll W/E 07/10/2022 - Maintenance Payroll W/E 07/24/2022 - Maintenance Payroll W/E 08/07/2022 - Maintenance Payroll W/E 08/21/2022 - Maintenance Payroll W/E 09/04/2022 - Maintenance Payroll W/E 09/18/2022 - Maintenance | 27894 27894 27894 27894 27894 27894 | \$ 1,697.47 \$ 2,020.13 \$ 1,964.01 \$ 1,966.65 \$ 1,953.94 \$ 1,869.63 | |

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 184

12/8/2022

| Item No. | Payee | Invoice # | General Fund FY 2022 | General Fund FY 2023 |
|--------------|--------------------------------------|-----------|-------------------------|-------------------------|
| 5 | Leland Management, cont. | | | |
| | Payroll W/E 10/02/2022 - Maintenance | 27894 | | \$ 2,109.67 |
| | Payroll W/E 10/16/2022 - Maintenance | 27894 | | \$ 1,922.98 |
| | Payroll W/E 10/30/2022 - Maintenance | 27894 | | \$ 2,136.34 |
| | Payroll W/E 11/13/2022 - Maintenance | 27894 | | \$ 2,136.34 |
| Subtotal | | | \$ 11,471.83 | \$ 35,163.24 |
| TOTAL | | | \$46,635.07 | |

Vivian Carvalho

Secretary/Assistant Secretary

Kelly White

Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 185

12/15/2022

| Item No. | Payee | Invoice # | General Fund FY 2023 |
|--------------|---|--|--|
| 1 | Cepira Landscape Tree Treatment Program | OC1693 | \$ 6,000.00 |
| 2 | Cox Business (paid online) 11701 SW 30TH AVE; 12/10/22-01/09/23 | Acct: 022609201 | \$ 375.24 |
| 3 | Leland Management Management Fee: November 2022 Payroll W/E 11/13/2022 Payroll W/E 11/27/2022 Reimbursement: October 2022 | 26940 -- -- 47005 | \$ 1,350.00 \$ 1,701.58 \$ 3,835.93 \$ 50.00 |
| 4 | PFM Group Consulting District Management Fee: December 2022 | DM-12-2022-39 | \$ 2,083.33 |
| 5 | The Pressure Guys Sidewalk and Curb Surface Cleaning | 7104 | \$ 2,362.00 |
| 6 | Solitude Lake Management Lake & Pond Management: December 2022 | PSI-35195 | \$ 940.00 |
| 7 | Southeastern Paper Group Janitorial Supplies | 5780619 | \$ 133.33 |
| 8 | Southern Escapes, LLC Pool Service: August 2022 Pool Service: September 2022 Chemical Controller Installation Pool Service: October 2022 Pool Service: November 2022 Pool Service: December 2022 | 4951 5255 5429 5523 5811 6112 | \$ 1,824.97 \$ 1,800.00 \$ 4,911.94 \$ 1,800.00 \$ 1,800.00 \$ 1,800.00 |
| TOTAL | | | \$ 32,768.32 |

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financials

Parker Road CDD
Statement of Financial Position
As of 12/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|------------------------------|------------------------------|---------------------------|-------------------------------|-------------------------------|
| <u>Assets</u> | | | | | |
| <u>Current Assets</u> | | | | | |
| General Checking Account | \$1,126,687.40 | | | | \$1,126,687.40 |
| Debit - Renasant Bank | 1,054.53 | | | | 1,054.53 |
| Assessments Receivable | 636,724.66 | | | | 636,724.66 |
| Assessments Receivable | | \$666,295.46 | | | 666,295.46 |
| Due From Other Funds | | 402,784.76 | | | 402,784.76 |
| Revenue 2007A&B | | 77,721.60 | | | 77,721.60 |
| Revenue 2020 | | 22,531.36 | | | 22,531.36 |
| Deferred Cost 2007A1 Bond | | 106.01 | | | 106.01 |
| Debt Service Reserve Series 2020 | | 609,695.00 | | | 609,695.00 |
| Interest 2007 A Bond | | 10,026.37 | | | 10,026.37 |
| Prepayment 2007A1 Bond | | 2,898.94 | | | 2,898.94 |
| Sinking Fund 2020 | | 0.20 | | | 0.20 |
| Acquisition/Construction Series 2007 | | | \$184.36 | | 184.36 |
| Acquisition/Construction Series 2020 | | | 16,982.59 | | 16,982.59 |
| Deferred Const Series 2020 | | | 307.75 | | 307.75 |
| Total Current Assets | <u>\$1,764,466.59</u> | <u>\$1,792,059.70</u> | <u>\$17,474.70</u> | <u>\$0.00</u> | <u>\$3,574,000.99</u> |
| <u>Investments</u> | | | | | |
| Amount Available in Debt Service Funds | | | | \$722,979.48 | \$722,979.48 |
| Amount To Be Provided | | | | 15,322,020.52 | 15,322,020.52 |
| Total Investments | | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$16,045,000.00</u> | <u>\$16,045,000.00</u> |
| Total Assets | <u><u>\$1,764,466.59</u></u> | <u><u>\$1,792,059.70</u></u> | <u><u>\$17,474.70</u></u> | <u><u>\$16,045,000.00</u></u> | <u><u>\$19,619,000.99</u></u> |
| <u>Liabilities and Net Assets</u> | | | | | |
| <u>Current Liabilities</u> | | | | | |
| Accounts Payable | \$73,185.98 | | | | \$73,185.98 |
| Due To Other Funds | 353,142.75 | | | | 353,142.75 |
| Deferred Revenue | 636,724.66 | | | | 636,724.66 |
| Deferred Revenue | | \$666,295.46 | | | 666,295.46 |
| Total Current Liabilities | <u>\$1,063,053.39</u> | <u>\$666,295.46</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$1,729,348.85</u> |

Parker Road CDD
Statement of Financial Position
As of 12/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|------------------------------|------------------------------|---------------------------|-------------------------------|-------------------------------|
| <u>Long Term Liabilities</u> | | | | | |
| Revenue Bonds Payable LongTerm | | | | \$16,045,000.00 | \$16,045,000.00 |
| Total Long Term Liabilities | | \$0.00 | \$0.00 | \$16,045,000.00 | \$16,045,000.00 |
| Total Liabilities | <u>\$1,063,053.39</u> | <u>\$666,295.46</u> | <u>\$0.00</u> | <u>\$16,045,000.00</u> | <u>\$17,774,348.85</u> |
| <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 | 445,889.47 | | | | 445,889.47 |
| Net Assets, Unrestricted | | \$1,053,408.19 | | | 1,053,408.19 |
| Current Year Net Assets, Unrestricted | | 121,262.95 | | | 121,262.95 |
| 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 | | | 3,962.87 | | 3,962.87 |
| Net Assets - General Government | | | (2,607.25) | | (2,607.25) |
| Total Net Assets | <u>\$701,413.20</u> | <u>\$1,125,764.24</u> | <u>\$17,474.70</u> | <u>\$0.00</u> | <u>\$1,844,652.14</u> |
| Total Liabilities and Net Assets | <u><u>\$1,764,466.59</u></u> | <u><u>\$1,792,059.70</u></u> | <u><u>\$17,474.70</u></u> | <u><u>\$16,045,000.00</u></u> | <u><u>\$19,619,000.99</u></u> |

Parker Road CDD
Statement of Activities
As of 12/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|---------------------|---------------------|-------------------|----------------------|-----------------------|
| <u>Revenues</u> | | | | | |
| On-Roll Assessments | \$609,275.13 | | | | \$609,275.13 |
| Off-Roll Assessments | 115,502.21 | | | | 115,502.21 |
| Other Income & Other Financing Sources | 1,600.00 | | | | 1,600.00 |
| On-Roll Assessments | | \$492,674.26 | | | 492,674.26 |
| Inter-Fund Group Transfers In | | (3,890.47) | | | (3,890.47) |
| Inter-Fund Transfers In | | | \$3,890.47 | | 3,890.47 |
| Total Revenues | <u>\$726,377.34</u> | <u>\$488,783.79</u> | <u>\$3,890.47</u> | <u>\$0.00</u> | <u>\$1,219,051.60</u> |
| <u>Expenses</u> | | | | | |
| Supervisor Fees | \$400.00 | | | | \$400.00 |
| Public Officials Insurance | 2,891.00 | | | | 2,891.00 |
| Trustee Services | 5,400.98 | | | | 5,400.98 |
| Management | 6,249.99 | | | | 6,249.99 |
| Field Management | 2,700.00 | | | | 2,700.00 |
| Dissemination Agent | 2,500.00 | | | | 2,500.00 |
| District Counsel | 1,089.00 | | | | 1,089.00 |
| Assessment Administration | 12,500.00 | | | | 12,500.00 |
| Legal Advertising | 108.24 | | | | 108.24 |
| Miscellaneous | 90.00 | | | | 90.00 |
| Web Site Maintenance | 50.00 | | | | 50.00 |
| Dues, Licenses, and Fees | 175.00 | | | | 175.00 |
| Lifestyle Programming | 6,745.86 | | | | 6,745.86 |
| Lifestyle Coordinator | 8,506.92 | | | | 8,506.92 |
| Electric | 1,940.98 | | | | 1,940.98 |
| Dumpster | 617.28 | | | | 617.28 |
| Water Reclaimed | 4,346.95 | | | | 4,346.95 |
| Conservation Area Maintenance | 6,320.00 | | | | 6,320.00 |
| Amenity - Telephone | 526.01 | | | | 526.01 |
| Amenity - Cable | 580.74 | | | | 580.74 |
| Amenity - Insurance | 28,352.00 | | | | 28,352.00 |
| Amenity - Landscape Maintenance | 10,949.97 | | | | 10,949.97 |
| Amenity - Pool Maintenance | 13,936.91 | | | | 13,936.91 |
| Amenity - Access Control | 859.00 | | | | 859.00 |
| Amenity - Janitorial | 995.30 | | | | 995.30 |
| Amenity - Maintenance | 5,775.30 | | | | 5,775.30 |
| Amenity - Electric | 7,284.00 | | | | 7,284.00 |
| Amenity - Reclaimed Water | 3,383.72 | | | | 3,383.72 |
| General Insurance | 3,826.00 | | | | 3,826.00 |
| General Repair & Maintenance | 8,410.29 | | | | 8,410.29 |

Parker Road CDD
Statement of Activities
As of 12/31/2022

| | General Fund | Debt Service Fund | Construction Fund | Long Term Debt Group | Total |
|--|----------------------------|------------------------------|---------------------------|----------------------|------------------------------|
| Maintenance Person | 10,440.66 | | | | 10,440.66 |
| Pressure Washing | 46,741.00 | | | | 46,741.00 |
| Irrigation | 7,938.89 | | | | 7,938.89 |
| Landscaping Maintenance & Material | 59,522.09 | | | | 59,522.09 |
| Landscape Improvements | 7,200.00 | | | | 7,200.00 |
| Fitness Facility | 768.79 | | | | 768.79 |
| Amenity Building Pest Control | 365.00 | | | | 365.00 |
| Principal Payments - 2007B Bond | | \$10,000.00 | | | 10,000.00 |
| Interest Payments - 2007A Bond | | 162,680.00 | | | 162,680.00 |
| Interest Payments - 2020 Series | | 198,372.50 | | | 198,372.50 |
| Total Expenses | <u>\$280,487.87</u> | <u>\$371,052.50</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$651,540.37</u> |
| <u>Other Revenues (Expenses) & Gains (Losses)</u> | | | | | |
| Interest Income | | \$3,531.66 | | | \$3,531.66 |
| Interest Income | | | \$72.40 | | 72.40 |
| Total Other Revenues (Expenses) & Gains (Losses) | <u>\$0.00</u> | <u>\$3,531.66</u> | <u>\$72.40</u> | <u>\$0.00</u> | <u>\$3,604.06</u> |
| Change In Net Assets | \$445,889.47 | \$121,262.95 | \$3,962.87 | \$0.00 | \$571,115.29 |
| 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>\$701,413.20</u></u> | <u><u>\$1,125,764.24</u></u> | <u><u>\$17,474.70</u></u> | <u><u>\$0.00</u></u> | <u><u>\$1,844,652.14</u></u> |

Parker Road CDD
 Budget to Actual
 For the Period End 12/31/2022

| | Actual | Year To Date Budget | Variance | FY 2023 Adopted Budget |
|---|---------------------|------------------------|----------------------|------------------------------|
| <u>Revenues</u> | | | | |
| Maintenance Assessments | \$724,777.34 | \$340,375.50 | \$384,401.84 | \$1,361,502.00 |
| Other Income & Other Financing Sources | 1,600.00 | 0.00 | 1,600.00 | 0.00 |
| Carry Forward Revenue | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Revenues | \$726,377.34 | \$340,375.50 | \$386,001.84 | \$1,361,502.00 |
| <u>General & Administrative Expenses</u> | | | | |
| Trustee Services | \$5,400.98 | \$3,000.00 | \$2,400.98 | \$12,000.00 |
| Supervisor Fees | 400.00 | 800.00 | (400.00) | 3,200.00 |
| District Management | 6,249.99 | 6,250.00 | (0.01) | 25,000.00 |
| Engineering | 0.00 | 250.00 | (250.00) | 1,000.00 |
| Dissemination Agent | 2,500.00 | 2,500.00 | 0.00 | 10,000.00 |
| District Counsel | 1,089.00 | 1,250.00 | (161.00) | 5,000.00 |
| Assessment Administration | 12,500.00 | 3,125.00 | 9,375.00 | 12,500.00 |
| Reamortization | 0.00 | 125.00 | (125.00) | 500.00 |
| Property Appraiser | 0.00 | 18.75 | (18.75) | 75.00 |
| Audit | 0.00 | 1,525.00 | (1,525.00) | 6,100.00 |
| Arbitrage Calculation | 0.00 | 250.00 | (250.00) | 1,000.00 |
| Web Site Maintenance | 50.00 | 880.00 | (830.00) | 3,520.00 |
| Legal Advertising | 108.24 | 625.00 | (516.76) | 2,500.00 |
| Miscellaneous office (travel, phone, postage, etc) | 90.00 | 375.00 | (285.00) | 1,500.00 |
| Dues, Licenses, and Fees | 175.00 | 118.75 | 56.25 | 475.00 |
| Public Official Insurance | 2,891.00 | 806.75 | 2,084.25 | 3,227.00 |
| General Insurance | 3,826.00 | 1,067.75 | 2,758.25 | 4,271.00 |
| Contingency- Incl Hurricane cleanup | 0.00 | 72,250.00 | (72,250.00) | 289,000.00 |
| Total General & Administrative Expenses | \$35,280.21 | \$95,217.00 | \$(59,936.79) | \$380,868.00 |
| <u>Field Expense</u> | | | | |
| Field Management | \$2,700.00 | \$4,500.00 | \$(1,800.00) | \$18,000.00 |
| Landscape Maintenance & Material | 59,522.09 | 81,255.00 | (21,732.91) | 325,020.00 |
| Landscape Improvements | 7,200.00 | 3,750.00 | 3,450.00 | 15,000.00 |
| Mulch | 0.00 | 10,402.25 | (10,402.25) | 41,609.00 |
| Tree Trimming | 0.00 | 3,750.00 | (3,750.00) | 15,000.00 |
| Irrigation | 7,938.89 | 10,000.00 | (2,061.11) | 40,000.00 |
| Pressure Clean Curbs and Walks | 46,741.00 | 8,993.00 | 37,748.00 | 35,972.00 |
| Electric - Street Lights/ private lighting | 1,940.98 | 2,500.00 | (559.02) | 10,000.00 |
| Water Reclaimed | 4,346.95 | 6,250.00 | (1,903.05) | 25,000.00 |
| Conservation Area Maintenance | 6,320.00 | 7,750.00 | (1,430.00) | 31,000.00 |
| Maintenance Person | 10,440.66 | 12,500.00 | (2,059.34) | 50,000.00 |
| General Repair & Maintenance | 8,410.29 | 7,500.00 | 910.29 | 30,000.00 |
| Total Field Expenses | \$155,560.86 | \$159,150.25 | \$(3,589.39) | \$636,601.00 |

Parker Road CDD
 Budget to Actual
 For the Period End 12/31/2022

| | | Year To Date | | |
|--|-------------------------|-------------------------|--------------------------|------------------------------|
| | Actual | Budget | Variance | FY 2023 Adopted Budget |
| <u>Amenity Expenses</u> | | | | |
| Amenity - Insurance | \$28,352.00 | \$7,902.00 | \$20,450.00 | \$31,608.00 |
| Amenity - Janitorial | 995.30 | 1,875.00 | (879.70) | 7,500.00 |
| Amenity - Pool Maintenance | 13,936.91 | 5,875.00 | 8,061.91 | 23,500.00 |
| Amenity - Dues & License | 0.00 | 31.25 | (31.25) | 125.00 |
| Amenity - Maintenance | 5,775.30 | 5,000.00 | 775.30 | 20,000.00 |
| Lifestyle Programming | 6,745.86 | 7,500.00 | (754.14) | 30,000.00 |
| Lifestyle Coordinator | 8,506.92 | 15,250.00 | (6,743.08) | 61,000.00 |
| Amenity - Electric | 7,284.00 | 9,550.00 | (2,266.00) | 38,200.00 |
| Amenity - Telephone | 526.01 | 750.00 | (223.99) | 3,000.00 |
| Amenity - Gates/ Control Access | 859.00 | 1,000.00 | (141.00) | 4,000.00 |
| Amenity - Cable | 580.74 | 1,250.00 | (669.26) | 5,000.00 |
| Refuge Services and Trash Removal | 617.28 | 375.00 | 242.28 | 1,500.00 |
| Fitness Facility - Maintenance | 768.79 | 2,500.00 | (1,731.21) | 10,000.00 |
| Amenity - Gas | 0.00 | 2,500.00 | (2,500.00) | 10,000.00 |
| Amenity Building Pest Control | 365.00 | 800.00 | (435.00) | 3,200.00 |
| Tennis Courts/Basketball Court | 0.00 | 2,500.00 | (2,500.00) | 10,000.00 |
| Amenity - Landscape Maintenance | 10,949.97 | 10,950.00 | (0.03) | 43,800.00 |
| Mulch | 0.00 | 2,900.00 | (2,900.00) | 11,600.00 |
| Amenity - Reclaimed Water | 3,383.72 | 7,500.00 | (4,116.28) | 30,000.00 |
| Total Amenity Expenses | \$89,646.80 | \$86,008.25 | \$3,638.55 | \$344,033.00 |
| Total Expenses | \$280,487.87 | \$340,375.50 | \$(59,887.63) | \$1,361,502.00 |
| <u>Other Income (Expense)</u> | | | | |
| Interest Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total Other Income (Expense) | \$0.00 | \$0.00 | \$0.00 | |
| Net Income (Loss) | \$445,889.47 | \$0.00 | \$445,889.47 | \$0.00 |

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Field Manager & Lifestyle Manager