

Parker Road Community Development District

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

The meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Thursday, May 4, 2023, at 5:30 p.m. at 11701 SW 30th Ave, Gainesville, FL 32608**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 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]*
 1. Review of Letter from Supervisors of Elections – Alachua County (under separate cover)

General Business Matters

2. Consideration of the Minutes of the February 24, 2023, Board of Supervisors' Meeting
3. Consideration of the Minutes of the March 9, 2023, Board of Supervisors Attorney Client Session Meeting
4. Consideration of the Minutes of the April 6, 2023, Special Board of Supervisors' Meeting
5. Update on the Pool
6. Consideration of Maintenance Utility Cart / Shed
7. Consideration of Reserve Study Proposal
8. 2023 / 2024 Project Review - Prioritization & Funding
9. Status on Adjusting the Gym Hours
10. Consideration of Proposal for Fitness Center Sign
11. Consideration of Proposal for Pickleball Court Lighting
12. Consideration of Proposal for Pickleball Court Landscaping
13. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024, and Setting a Public Hearing
14. Update on Phase 5A / 5B & 5C Infrastructure Buildout and Projected Completion Dates
15. Consideration of a Review of Insurance Coverage for the Parker Road Community Development District Property and Amenities



- a. Items/areas that are covered by insurance, amount of coverage, type of insurance (liability, damage, repair and/or replacement. etc),
 - b. Is the insurance coverage adequate and appropriate/? Does it need amending? Does any duplicity exist? Any areas/items that are not currently covered and need coverage?
 - c. As the need for additional insurance coverage arises, will riders be added to existing policies, or will new policies be required?
 - d. Determine a review schedule for active insurance policy or policies
16. Ratification of Contract with W.W. Gay Mechanical Contractor, Inc.
 17. Ratification of Payment Authorizations 187 - 198
 18. Review of District Financial Statements

Other Business

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

Adjournment



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review of Letter from
Supervisors of Elections – Alachua County
(under separate cover)

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes
of the February 24, 2023,
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
Friday, February 24, 2023
11701 SW 30th Avenue, Gainesville, FL 32608
1:00 p.m.**

Board Members present at roll call:

Andy Hagan	Chairperson (joined meeting in progress)
Barbara Staras	Vice Chairperson
Dan Middleton	Assistant Secretary
Tara Ezzell	Assistant Secretary
Kevin McGee	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Venessa Ripoll	District Manager - PFM Group Consulting LLC	(via phone)
Amy Champagne	District Accountant - PFM Group Consulting LLC	(via phone)
Kevin Plenzler	District Accountant - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Steve Bovio	ICI Homes	(via phone)
Carrie Gailfoil	Leland Management, Inc.	
Kaytlan Forret	Leland Management, Inc.	
Various Audience Members		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at 1:01 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are listed above.

Public Comment Period

Homeowner stated his safety concerns including the insufficient lighting around the neighborhood as well as uneven sidewalks. Another homeowner asked about the

pickleball re-lining project and stated that her son-in-law is willing to donate the cost of the re-lining. Homeowner asked if there would be any shade provided for the playground for the summer. Homeowner asked about the hole in the road that has caused damage to her tires. Homeowner wanted to discuss extending the gym hours. Homeowner asked about the pool update and a realistic timeline for when the pool will be opened again. There was also mention of placing "No Trespassing" signs on the property.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the January 20, 2023, Board of Supervisors Meeting

The Board reviewed the minutes.

On MOTION by Ms. Ezzell, seconded by Ms. Staras, with all in favor, the Board approved the Minutes of the January 20, 2023, Board of Supervisors' Meeting.

Update on Pool Repair

Ms. Buchanan provided an overview of the pool repair project. The District retained a vendor to do some investigatory work concerning the leakage. It was discovered that there was damage from the initial work of the pool and the original company was contacted in order to have the leak fixed. They have offered to fix some of the repairs requested as negotiations of the contract are still ongoing. Mr. Hagan executed an order for a litigation firm to take point during negotiations. She suggested that a shade meeting be held if they were to discuss a settlement offer.

Mr. Hagan joined the meeting at 1:12 p.m. He provided an update concerning the repairs of the pool. The company has not yet provided a timeline to when the repairs will start, however the materials have been ordered. He also explained the additional pool issues that have appeared which will cost the district over \$100,000.00. Scherer Construcion had only offered \$15,000 as compensation. There was discussion of the counteroffer that should be made.

Ms. Ezzell had asked about the engagement letter that was authorized for litigation. Ms. Staras had questions regarding the water damage that has been done and if Scherer Construction will be looking below the pool for damages. Mr. McGee has additional questions about the cost of the additional damages and the counteroffer that will be made. Mr. Middleton had a question about the district's engineer.

On MOTION by Mr. Middleton, seconded by Mr. McGee, with all in favor, the Board ratified the engagement letter to retain Special Counsel for the pool matter.

Ms. Carvalho stated that a Shade Meeting should take place to discuss the settlement.

On MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor, the Board approved to hold a Shade Meeting on March 9, 2023 at 4:00 p.m. at the Clubhouse.

Discussion Pertaining to Purchasing a Shade Structure

Ms. Forret stated that she had spoken with a vendor who had done similar work at the elementary school and said it would be possible to have a shade structure put over the play structure itself and may require a special custom design. Ms. Carvalho asked that proposals be provided before the next Board meeting. She will follow-up accordingly.

Consideration of Amending Gym Hours

Mr. Middleton stated that he had received some requests to open the gym earlier along with extending the hours of the clubhouse. Ms. Forret said that the lighting schedule would need to be changed along with the alarm and signage for the building. The Board decided to hold off on making any firm decision before the security and other issues were taken care of before changing the hours. This item will be discussed at the next meeting.

Discussion of Pickleball Court Relining Project

Ms. Forret provided an overview of the project, stating that they have reached out to Tennis Unlimited to discuss the project. There was concern about impeding on the basketball and tennis courts if they were to lay down lines for pickleball. There was a suggestion of adding brand new courts for pickleball instead of tampering with the current basketball and tennis courts to avoid space utilization, availability and potential liability issues. Mr. Bovio had shown an area that could be used for the pickleball courts including the survey and pricing. They want to have the site location finalized for the next meeting.

Review of SkyFrog Landscape Pricing & Site Map for Landscape Maintenance Areas

Ms. Forret provided an overview as to why the district may have two landscape companies working on the same property. There was a lengthy discussion on the increase of the price of services as well as the discussion of adding another landscape company. The Board decided they need to review the contractors and scope of services and at the next Board meeting authorize to proceed with an RFP.

On MOTION by Mr. McGee, seconded by Mr. Middleton, with all in favor, the Board approved to review the contractors and scope of services and at the next Board meeting authorize to proceed with an RFP.

Update on Community (Reserve/ Capital) Study

Mr. Middleton stated that he reviewed the provided proposals and would follow up with different companies with recommendations. There was no further action required by the Board.

Review of Homeowner Response for Clubhouse Rental

Ms. Carvalho provided a review of the homeowner response for a clubhouse rental and went over an issue that occurred with said rental.

Review & Acceptance of Arbitrage Rebate Calculation Report Series 2020 Bonds

On MOTION by Mr. Hagan, seconded by Mr. McGee, with all in favor, the Board accepted the Arbitrage Rebate Calculation Report Series 2020 Bonds.

Discussion Pertaining Market Condition of Refunding 2007A Bonds

Mr. Plenzler provided an overview of the potential credit refunding via a bank loan or via bond markets. He estimated that they could receive 5% savings which would be around \$25,000 per year assuming a 4.5% rate. He requested to submit an RFP to the banks or to work with the district's underwriter. There were some further questions from the Board concerning the refund amount. Ms. White mentioned that this only applies to the first 494 lots of the community. Ms. Carvalho asked if the savings could be used towards the capital improvement project. This item was deferred until further notice.

Growth of the Community & Impacts to the Amenity Center

Ms. Staras spoke to the demand increasing of usage of the facilities that the district currently has. She suggested looking at the facilities with a 50% built out. There was further discussion with growing the facilities. No action was taken at this time.

Ratification of Payment Authorization 186

The Board reviewed the payment authorizations.

On MOTION by Ms. Ezzell, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorization 186.

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 stated that the Shade Meeting is scheduled for March 9, 2023, and the next Board of Supervisors Meeting will be on April 19, 2023.

Field Manager and Lifestyle Manager – Ms. Forret mentioned that they had their Valentine's Day party recently and have an upcoming family movie night. The Spring festival is scheduled for March 25, 2023. She mentioned that the fitness program is still running. She stated that the lighting was completed by GRU, and the sidewalks are being done by roads and bridges through the Alachua County. Potholes are the responsibility of Alachua County. The mulch for the playground has also been approved. The access card matter is close to reaching a resolution.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests

Mr. Yancey had a comment about the pickleball court situation and the shade meeting.

FIFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. McGee, seconded by Mr. Middleton, with all in favor, the February 24, 2023, Board of Supervisors Meeting of the Parker Road Community Development District was adjourned at 3:05 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes
of the March 9, 2023,
Board of Supervisors
Attorney Client
Session Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS ATTORNEY CLIENT SESSION MEETING
Thursday, March 9, 2023
11701 SW 30th Avenue, Gainesville, FL 32608
4:00 p.m.**

Board Members present at roll call:

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

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Katie Buchanan	District Counsel - Kutak Rock LLP (via phone)
Braxton Gillam	Special Counsel- Milam Howard Nicandri & Gillam, P.A.
Court Reporter	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at 4:15 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members Andy Hagan, Barbara Staras, Tara Ezzell, Kevin McGee, and Dan Middleton. Others in attendance are listed above.

**Attorney-Client Session Meeting
Discussion on Any Strategies and
Resolution Pertaining to the Pool
Matter**

Ms. Buchanan provided a framework and purpose of the Attorney-client Session Meeting also known as a Shade Meeting to the Board. The Board of Supervisors Meeting was recessed and the Board of Supervisors along with District Manager, District Counsel and

Special Counsel went into the Attorney-client Session Meeting also known as a Shade Meeting.

The Board of Supervisors reconvened the meeting and Ms. Carvalho stated that there would be a Special Meeting scheduled for April 6, 2023, at 12:00 p.m. at this location to discuss the pool repair matter.

SECOND ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. McGee, seconded by Mr. Middleton, with all in favor, the March 9, 2023, Board of Supervisors Attorney Client Session Meeting of the Parker Road Community Development District was adjourned at 5:44 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of
the Minutes of the April 6, 2023,
Special Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS MEETING
Thursday, April 6, 2023
11701 SW 30th Avenue, Gainesville, FL 32608
12:00 p.m.**

Board Members present at roll call:

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

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Venessa Ripoll	District Manager - PFM Group Consulting LLC	(via phone)
Kwame Jackson	Assistant District Manager- PFM Group Consulting LLC	
Amy Champagne	District Accountant - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Braxton Gillam	Special Counsel - Milam Howard Nicandri & Gillam, P.A.	(via phone)
Carrie Gailfoil	Leland Management, Inc.	
Dan Flock	Audience Member	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at 12:01 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are listed above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Update on Pool Repair

Ms. Buchanan provided an overview of how the meeting will proceed. She stated that if a resolution is not reached today, they will have to schedule a shadow meeting that would allow the discussion of settlement to take place confidentially.

Mr. Gillam stated that Mr. Hagan had provided him with documentation that demonstrated the large water bill that the District has had to pay. They have also been passed along to the contractor, but they have not responded as of yet. Scherer Construction has ordered the materials to make the repair to the expansion joint which is believed to be the root of the water loss. Scherer Construction has informed him that the permit needed is over-the-counter and just needs to be picked up. Work on the expansion is intended to start early next week. There was mention of resurfacing the pool as well and note made of the cracking that has formed. They are hoping to have the pool repair finished by the summer for the residents.

Ms. Staras asked if the repair would start next week or if they were coming to do another inspection and wanted to know who the engineer would be that would be onsite. Mr. Gillam stated that they would begin repair on the expansion joint and it would be the same engineers that did the original construction. Mr. McGee asked if a timeline could be created for next week, so they are able to track the progress of the repair. Mr. Gillam stated that they could hopefully have a timeline by the end of next week. He stated that Scherer Construction wants the repair done fully and understands that there is a sense of urgency with this repair. Mr. Gillam doesn't believe he can provide a final report by the next Board meeting on April 19, 2023; but will provide as much information as possible at that point and believes Scherer Construction needs to have a diagnosis, a plan, and a contractor ready before he can say how long it will take to complete the repair. Mr. Hagan stated that the coping and pavers repair is already underway, and Scherer Construction had been provided the information pertaining to this project in case of possible reimbursement expenses.

Ms. Carvalho asked Ms. Buchanan if they could send out an email to the residents concerning the status of pool repairs. Ms. Staras proposed an email that states Scherer Construction will be onsite the week of April 10, 2023. Mr. Hagan suggested waiting for the company to appear onsite before anything is sent out to the residents. Ms. Buchanan believes a general email would be beneficial.

Ms. Carvalho asked Ms. Buchanan if there was a need for another shade meeting. The Board discussed and settled on the date of May 4, 2023, at 4:00 p.m. and moving the regularly scheduled Board of Supervisors meeting from April 19, 2023, to 5:00 p.m. after the Shade Meeting.

On MOTION by Ms. Ezzell, seconded by Ms. Staras, with all in favor, the Board approved to hold a Shade Meeting on May 4, 2023 at 4:00 p.m. followed by an open Board Meeting at 5:00 p.m. at the Clubhouse.

Mr. McGee asked if the Board should conduct its own geotechnical engineering of the pool. The Board decided not to proceed at this point.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Ms. Carvalho stated that she will send out calendar invites for the Shade meeting and Board of Supervisors Meeting for May 4, 2023.

Field Manager and Lifestyle Manager – Ms. Gailfoil mentioned that they held the Spring Festival which had around 250 attendants, as well as Family Movie Night last Friday. On April 10, 2023, the access card system is scheduled to be updated.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests

There were no further comments at this time.

FIFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. McGee, seconded by Ms. Ezzell, with all in favor,
the April 6, 2023, Board of Supervisors' Meeting of the Parker Road
Community Development District was adjourned at 12:39 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Update on the Pool

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Maintenance
Utility Cart / Shed

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Reserve Study Proposal



RESERVE STUDY PROPOSAL

Oakmont Parker Road Community Development District

Prepared for:
Mr. Dan Middleton, Board Member

March 14, 2023



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



March 14, 2023

Dear Mr. Dan Middleton,

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

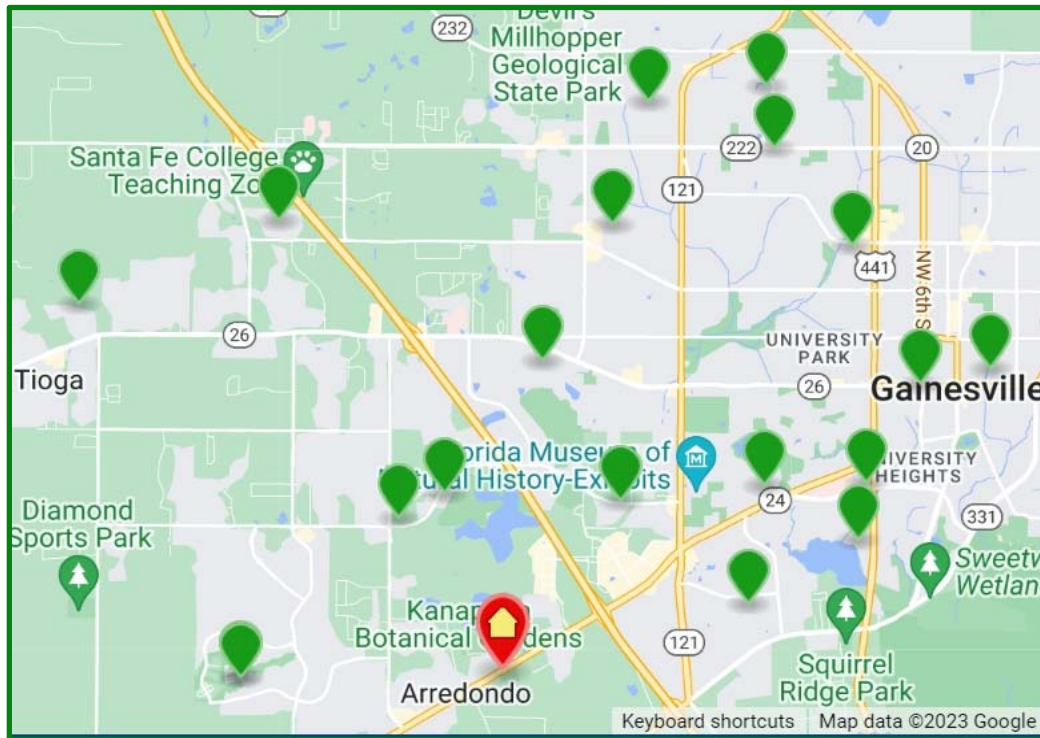
MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<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
Biven's North, Inc.	Gainesville
Boulevard House Condominium Association, Inc.	Gainesville
Brookfield Association, Inc.	Gainesville
Campus Edge Condominium Association, Inc.	Gainesville
Carriage House Lane Owner's Association, Inc.	Gainesville
Charleston Place Condominium Association, Inc.	Gainesville
Community Association for Capri, Inc.	Gainesville
Community Association for Portofino, Inc.	Gainesville
Kensington South Condominium Association, Inc.	Gainesville
Mill Pond Condominium Association, Inc.	Gainesville
Palmetto Villas Condominium Association, Inc.	Gainesville
Ronald McDonald House Charities of North Central Florida	Gainesville
The Courtyards Owners Association, Inc.	Gainesville
The Links at Haile Plantation Condominium Association, Inc.	Gainesville
The Lofts at West University Avenue Condominium Association, Inc.	Gainesville
Townhomes at the Lakes Homeowners Association, Inc.	Gainesville
Windsor Park at Gainesville Condominium Association, Inc.	Gainesville
Wood Creek Village Community Association, Inc.	Gainesville
Villas of West End, Unit B, Owners Association, Inc.	Newberry

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 29,000 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.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 6 licensed professional engineers with a combined 90 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

12 Years of Experience



Since joining Reserve Advisors in 2010, Nick has partnered with more than 3,500 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

*23 Years of Experience
275+ Studies Conducted*



B.S. CIVIL ENGINEERING

Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Nancy Daniel
REGIONAL ENGINEERING MANAGER

*9 Years of Experience
400+ Studies Conducted*



B.S. MECHANICAL ENGINEERING

Professional Engineer (TX)
Reserve Specialist
Licensed Community Association Manager (FL)

Ashley Doucet
REGIONAL ENGINEERING MANAGER

*9 Years of Experience
475+ Studies Conducted*



B.S. CIVIL ENGINEERING, M.S. ENGINEERING MANAGEMENT

Professional Engineer (FL)
Reserve Specialist

Colin Niemeyer
REGIONAL ENGINEERING MANAGER

*6 Years of Experience
500+ Studies Conducted*



B.S. CHEMICAL ENGINEERING

Professional Engineer (FL, NC)
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 units in Gainesville. We've identified and will include the following reserve components in your Full Reserve Study:

Site Components

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

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

Clubhouse Elements

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

Scope of work includes all property owned-in-common as defined in your 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

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

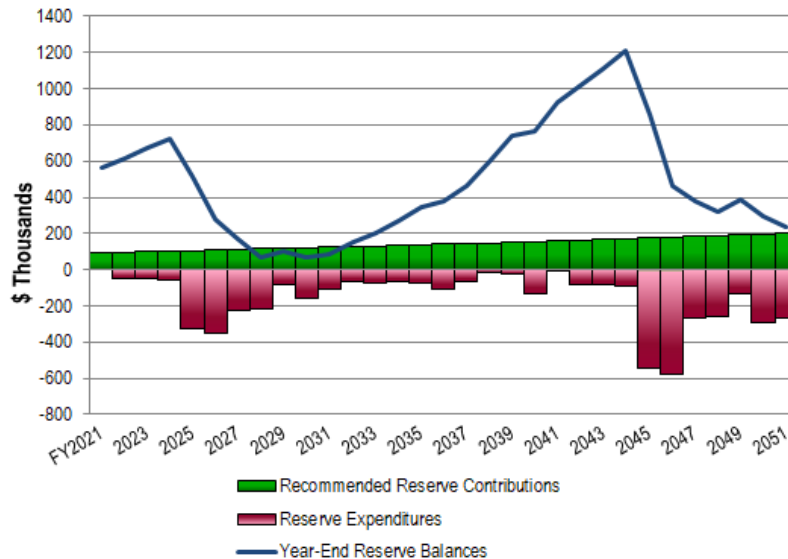
RESERVE FUNDING PLAN

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



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

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



COMPREHENSIVE REPORTS

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

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



 [DOWNLOAD EXAMPLE](#)

EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- ✓ Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- ✓ Create and compare various reserve funding schedules to help guide your budget process
- ✓ Address the unexpected - Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

Download Our Report Overview



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

CONFIRMATION OF SERVICES FOR OAKMONT PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Full Reserve Study (Level I) for a total investment of **\$7,600** (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 tables with formulas for creating alternate expenditure and funding schedules



- 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

OPTIONAL SERVICES

____ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ____

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 \$3,800 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, signed above by Reserve Advisors, LLC and dated March 14, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



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 the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, and/or occupancy.

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 vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance 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.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was 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. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL



REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

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 will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. 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. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by You in connection with the services, or gathered as a result of providing such services, including issuing any Report, in a de-identified and aggregated form for RA's business purposes.

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 and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. 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 the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may 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 - The 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. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

2023 / 2024 Project Review –
Prioritization & Funding

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Status on Adjusting the Gym Hours

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Proposal
for Fitness Center Sign

PROPOSAL 338897

PARKER RD CDD - MARKETING



Submitted to

CONTACT KAYTLAN FORRET
ADDRESS 12051 CORPORATE BLVD
ORLANDO FL 32817

PHONE FAX
EMAIL kforret@lelandmanagement.com

ESTIMATE # 002-23-338897
DATE 3/27/2023
WRITTEN BY KAT KIRPICHEVA
REFERENCE

Project Detail - Page 1

LOCATION OAKMONT DISTANCE 75 MILES COORDINATES
PROJECT NAME FITNESS CENTER HOURS

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, DELIVERY, JACKSONVILLE, LOCAL 45+ DELIVERY	\$215.00	1	\$215.00
2	SIGNAGE / DISPLAY, ORACAL VINYL, SIGN FACE, DIBOND, 3MM, GLOSS LAM, 1 Sided, CUSTOM / 34" X 34" (9 SQ. FT.) S/S 3MM DIBOND WITH 36" X 36" X .080 ALUM PAINTED BACKER	\$294.60	1	\$294.60

PRE-TAX TOTAL \$509.60
EST TAX (.075) \$0.00
TOTAL \$509.60

Terms & Conditions

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requested for customer approval.
- Pricing in this proposal is subject to acceptance within 14 days and is void thereafter.
- Depending upon the agreed credit terms, a deposit may be required before work is to commence.
- If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion.
- Any labor and installation pricing is approximate and subject to change based upon actual time incurred.
- Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a \$100/month/pallet storage fee beginning on the 7th month.
- Sales tax is estimated and subject to change based upon the actual rate at time of invoicing.
- Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary.
- Customer is responsible for variations from customer supplied architectural drawings & hardscapes.
- Signature on this proposal constitutes approval from the client on supplied artwork/graphics.
- Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement.
- Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

ONSIGHT INDUSTRIES, LLC.

KAT KIRPICHEVA
NAME

4/3/2023
DATE

Proposal Acceptance

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



Vivian Carvalho

SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Proposal
for Pickleball Court Lighting



RANDY LEWIS ELECTRIC INC.

April 3, 2023

Kaytlan Forret

**SCOPE OF ELECTRICAL WORK
PICKLEBALL COURT LIGHTING
OAKMONT SUBDIVISION**

We are pleased to submit a price on the above mentioned project. This price includes labor and material for a complete electrical job including 6 new 30' light poles with 6 new LED lights installed. This price is based upon the e-mail from Kaytlan Forret dated 3-10-2023.

PRICES ARE SUBJECTED TO CHANGE AT ANYTIME DUE TO PRICE CHANGES FROM SUPPLY HOUSES. THESE PRICES ARE ONLY AN ESTIMATE AND ARE CURRENTLY VALID FOR NO MORE THAN 15 DAYS FROM THE DATE ABOVE.

THIS PRICE INCLUDES:

- Electrical permit
- Conduit and wire run from the electrical room to the new proposed pickleball court
- Trenching for conduit and wire
- Supply and install 6 new 30' light poles with one LED head on each
- 6 New LED lights installed with 4" arms on top of 30' poles
- Timer to control LED lights
- Electrical breaker to power lighting circuit
- Conduit and trenching run from the Pickleball court to the control room for card reader access
- 30' Crane to erect poles
- 30' man lift to install lights and arms
- Tunnel under sidewalks for conduits
- Concrete at bottom of poles

THIS PRICE DOES NOT INCLUDE:

- Cutting or patching of asphalt or concrete
- Re-sodding grass or landscaping of any kind, back filling ditches only

RANDY LEWIS ELECTRIC INC.

OFFICE: 352-463-2554 5299 SW 56TH AVE
CELL: 352-494-7902 TRENTON, FL. 32693

RANDYLEWISELECTRIC.NET
RLEINCORPORATED@AOL.COM
EC#13003235





RANDY LEWIS ELECTRIC INC.

Card reader (conduit only)
Unforeseen conditions

BID PRICE: \$55,981.00

***** PLEASE REVIEW SCOPE OF ELECTRICAL WORK, SIGN, DATE, AND RETURN. NO WORK WILL BE
DONE WITHOUT SIGNED APPROVAL OF SCOPE OF ELECTRICAL WORK. *****

PRINT NAME: _____

SIGNATURE: _____

APPROVED: _____ DISAPPROVED: _____

DATE: _____

NOTE: RANDY LEWIS ELECTRIC INC. DOES NOT WARRENTY ANY DEVICES OR FIXTURES DO TO ACTS OF GOD, POWER SURGES, EQUIPMENT FAILURES, ECT..... IF
FAULTY MATERIAL OR DEFECTIVE DEVICES SUPPLIED BY US AND DETERMINED TO BE NO FAULT OF OTHERS, WE WILL REPLACE.

RANDY LEWIS ELECTRIC INC.

OFFICE: 352-463-2554 5299 SW 56TH AVE
CELL: 352-494-7902 TRENTON, FL. 32693

RANDYLEWISELECTRIC.NET
RLEINCORPORATED@AOL.COM
EC#13003235



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Proposal
for Pickleball Court Landscaping



Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
30603 (v. 0)	03/27/2023

DESCRIPTION	
<p>Install landscape around new Pickleball Courts. Proposal is based on 120'x60' court size. Plant palette to be consistent with existing plants in the Community. Includes new irrigation to efficiently support the new plantings.</p> <p>Plant Palette:</p> <ul style="list-style-type: none"> - Waxleaf Ligustrum - Southern Magnolia 'Bracken's Brown Beauty' - Loropetalum 'Burgandy' - Podocarpus 'Maki' - Varigated Pittosporum - Liriope - Society Garlic - Knockout Rose - Holly 'Burford' - Flax Lily - Sunshine Ligustrum <p>**This proposal does not include site prep or grading after construction of new courts.</p>	\$27,516.40

				\$27,516.40
Description	Type	Qty	Unit \$	Total \$
Liriope 'Emerald Goddess' - 1 gal.	EA	240.00	\$7.70	\$1,848.00
Society Garlic - 1 gal.	EA	60.00	\$7.70	\$462.00
Flax Lilly - 1 gal.	EA	30.00	\$8.20	\$246.00
Burford Holly 'Dwarf' - 3 gal.	EA	30.00	\$16.40	\$492.00
Loropetalum 'Burgandy' - 3 gal.	EA	76.00	\$16.40	\$1,246.40
Podocarpus 'Maki' - 3 gal.	EA	60.00	\$16.40	\$984.00
Knockout Rose 'Pink' - 3 gal.	EA	18.00	\$33.26	\$598.68
Pittosporum 'Variegated' - 3 gal.	EA	30.00	\$16.40	\$492.00
Ligustrum 'Sunshine' - 3 gal.	EA	32.00	\$18.01	\$576.32
Ligustrum - 65 gal.	EA	8.00	\$737.50	\$5,900.00
Magnolia 'Brackens' - 65 gal.	EA	10.00	\$837.50	\$8,375.00

Pine Bark Mulch (Mini) - Bulk Installed	YD	22.00	\$68.00	\$1,496.00
Irrigation Retrofit	LS	1.00	\$4,800.00	\$4,800.00

Total **\$27,516.40**

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 30603

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-03,
Approving a Proposed Budget
for Fiscal Year 2023/2024,
and Setting a Public Hearing

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Parker Road Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2023

HOUR: _____

LOCATION: _____

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4TH DAY OF MAY , 2023.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

	Actual thru 3/31/23	Anticipated April - Sept.	Anticipated FY 2023 Total	Approved FY 2023 Budget	Proposed FY 2024 Budget
Revenues					
Maintenance Assessments	\$1,117,124.36	\$244,377.64	\$1,361,502.00	\$1,361,502.00	\$1,607,311.00
Other Income & Other Financing Sources	5,985.00	0.00	5,985.00	0.00	0.00
Interest Income	420.61	0.00	420.61	0.00	0.00
Net Revenues	\$1,123,529.97	244,377.64	1,367,907.61	1,361,502.00	1,607,311.00

General & Administrative Expenses

Public Official Insurance	\$2,891.00	\$0.00	\$2,891.00	\$3,227.00	\$3,227.00
Supervisor Fees	2,000.00	1,600.00	3,600.00	3,200.00	3,200.00
Trustee Fees	7,758.01	0.00	7,758.01	12,000.00	8,000.00
District Management	12,499.98	12,500.02	25,000.00	25,000.00	27,500.00
Engineering	0.00	500.00	500.00	1,000.00	1,000.00
Disclosure Agent	2,500.00	7,500.00	10,000.00	10,000.00	10,000.00
Property Appraiser	0.00	75.00	75.00	75.00	75.00
District Counsel	2,417.00	2,500.00	4,917.00	5,000.00	5,000.00
Special Counsel	0.00	0.00	0.00	0.00	5,000.00
Assessment Administration	12,500.00	0.00	12,500.00	12,500.00	12,500.00
Reamortization Schedule	0.00	250.00	250.00	500.00	500.00
Audit	0.00	5,200.00	5,200.00	6,100.00	5,400.00
Arbitrage	600.00	0.00	600.00	1,000.00	1,000.00
Legal Advertising	238.62	1,250.00	1,488.62	2,500.00	2,500.00
Miscellaneous - Office/Admin (Travel, phone, postage, copies)	222.02	750.00	972.02	1,500.00	1,500.00
Website Maintenance	640.00	2,480.00	3,120.00	3,520.00	3,520.00
Dues, Licenses & Fees	175.00	0.00	175.00	475.00	475.00
General Insurance	3,826.00	0.00	3,826.00	4,271.00	4,271.00
Contingency	96,354.47	192,645.53	289,000.00	289,000.00	289,000.00
Total General & Administrative Expenses	144,622.10	227,250.55	371,872.65	380,868.00	383,668.00

Field Expenses

Field Management	\$6,750.00	\$11,250.00	\$18,000.00	\$18,000.00	\$16,200.00
Landscape Maintenance (all phases)	414.20	0.00	414.20		
Landscape Maintenance Phase 1	64,672.98	66,724.98	131,397.96	129,010.00	138,020.00
Landscape Maintenance Phase 2	14,712.00	15,360.00	30,072.00	30,660.00	31,930.00
Landscape Maintenance Phase 3	18,810.00	25,415.00	44,225.00	52,920.00	54,790.00
Landscape Maintenance Phase 4	7,000.00	9,800.00	16,800.00	45,960.00	73,330.00
Landscape Maintenance Collector Rd Large Pond	15,280.00	31,360.00	46,640.00	46,470.00	31,930.00
Landscape Maintenance Phase 5	0.00	20,000.00	20,000.00	20,000.00	50,000.00
Landscape Improvement	9,517.50	5,482.50	15,000.00	15,000.00	25,000.00
Straw-Mulch - Excluding Amenity	0.00	41,609.00	41,609.00	41,609.00	40,000.00
Tree Trimming	18,295.00	0.00	18,295.00	15,000.00	20,000.00
Irrigation Maintenance	23,985.29	20,000.00	43,985.29	40,000.00	40,000.00
Pressure Clean Curbs and Walks(Phase 1,2,3 Clubhouse)	46,741.00	0.00	46,741.00	35,972.00	36,000.00
Electric - Street Lights / private lighting / Irrigation	4,792.98	6,825.00	11,617.98	10,000.00	12,000.00
Reclaim water	6,010.14	18,550.00	24,560.14	25,000.00	27,500.00
Conservation Maintenance includes lake and wetland mainten	9,140.00	15,500.00	24,640.00	31,000.00	31,000.00
Utility Cart Project	0.00	0.00	0.00	0.00	39,000.00
Maintenance Person	20,956.51	29,166.67	50,123.18	50,000.00	66,500.00
General Maintenance	9,861.54	15,000.00	24,861.54	30,000.00	30,000.00
Total Field Expenses	276,939.14	332,043.15	608,982.29	636,601.00	763,200.00

Amenity Expenses

Amenity Insurance	\$28,352.00	\$0.00	\$28,352.00	\$31,608.00	\$31,608.00
Janitorial Supplies	2,195.30	3,750.00	5,945.30	7,500.00	7,500.00
Swimming Pool Maintenance	15,736.91	10,800.00	26,536.91	23,500.00	28,000.00
Pool Furniture Replacement	0.00	0.00	0.00	0.00	31,500.00
Amenity - Dues & Licenses	0.00	125.00	125.00	125.00	125.00
Maintenance and Repair	14,556.94	10,000.00	24,556.94	20,000.00	20,000.00
Lifestyles Programming	14,313.75	15,686.25	30,000.00	30,000.00	30,000.00
Lifestyles Coordinator/onsite CAM	17,703.41	43,296.59	61,000.00	61,000.00	112,000.00
Amenity Electric	14,898.00	22,283.33	37,181.33	38,200.00	40,000.00
Amenity Phone	992.72	936.00	1,928.72	3,000.00	2,000.00
Amenity Gates / Control Access	1,187.95	2,333.33	3,521.28	4,000.00	4,000.00
Amenity Cable	1,295.45	1,429.44	2,724.89	5,000.00	3,000.00
Refuse Services and trash removal	1,378.44	1,234.56	2,613.00	1,500.00	2,500.00
Fitness Maintenance	3,320.45	5,000.00	8,320.45	10,000.00	10,000.00
Gas	0.00	10,000.00	10,000.00	10,000.00	10,000.00
Amenity Building Pest Control	975.00	1,600.00	2,575.00	3,200.00	3,200.00
Tennis Courts (2) Basketball Court (1)	625.00	5,000.00	5,625.00	10,000.00	30,000.00
Landscape maintenance	22,892.46	23,886.00	46,778.46	43,800.00	48,410.00
Mulch	0.00	11,600.00	11,600.00	11,600.00	11,600.00
Reclaim- Domestic Water	11,952.42	18,550.00	30,502.42	30,000.00	35,000.00
Total Amenity Expenses	152,376.20	187,510.51	339,886.71	344,033.00	460,443.00

Total Expenses	573,937.44	746,804.20	1,320,741.64	1,361,502.00	1,607,311.00
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Current Year Proposed	Total Lots	999.00	Current Count	Net	1,608.92
				Gross	1,711.62
Prior Year Adopted	Total Lots	999.00	Current Count	Net	1,362.86
				Gross	1,449.86

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

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

Budget Item Description

Revenues:

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

Other Income & Other Financing Sources

Revenue received from sale of barcodes, keycards, and amenity rental.

Interest Income

Income from interest earnings.

Carryforward Revenue

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenditures:

Public Officials’ Liability (POL) Insurance

Supervisors’ and Officers’ liability insurance.

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Trustee Fees

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management Fees

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Engineering Fees

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

Property Appraiser Fee

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous & Contingency

Other administrative and grounds expenses incurred throughout the year. Specifically, bank fees, checks, postage and printing.

Website Maintenance

Website maintenance fee for the district website.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

General Insurance

General liability insurance.

Contingency

Other expenses incurred throughout the year.

Field Expenditures:

Field Management

Leland Management Fee.

Landscaping

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.

Empty Waste Stations

Waste pickup services

Property Insurance

Insurance to protect property and cover casualty.

Irrigation Inspection & Repair

Inspection and repair of irrigation system.

Electric-Street Lights/Irrigation

Electricity for Street Lights and Irrigation System as well as water used for irrigation

Water/Reclaimed Water

Water used for irrigation

Right of Way/Lake Mowing

Monthly mowing of natural areas.

Conservation Maintenance

Maintenance of conservation area.

General Maintenance

Repair & maintenance of District equipment, plant, or property.

Amenity Expenses:**Amenity Insurance**

Insurance to protect property and cover casualty.

Janitorial Maintenance

Janitorial services and supplies for the clubhouse or amenity center.

Swimming Pool Maintenance

Swimming pool requires cleaning and maintenance.

Amenity – Dues & License

The District is required to pay an annual fee for a pool permit.

Maintenance and Repair

Repairs and maintenance to facility within the District.

Lifestyles Programing

Community Events and activities.

Lifestyles Coordinator

Fees for onsite personnel including lifestyles coordinator, maintenance person, and lifeguards.

Amenity Electric

The clubhouse requires electricity and running water to operate effectively.

Amenity Telephone

Telephone and fax machine services.

Amenity Gates/Control Access

Cost to maintain the Gates.

Amenity Internet/Cable

Typically used for wifi connection needed for cameras on District property.

Refuge Services and trash removal

Waste pickup services

Fitness Equipment Lease

Lease on fitness equipment in the amenity center.

Fitness Maintenance

Maintenance of fitness equipment in the amenity center.

Gas

Gas for amenity center.

Amenity Building Pest Control

Pest control services.

Soccer Field Maintenance

Maintenance of soccer field owned by District.

Tennis Courts(2) and Basketball Court (1)

Maintenance of tennis courts and basketball court owned by District.

Landscape Maintenance

Landscape maintenance of the amenity center grounds.

Mulch

Replacement of mulch.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.

Water/Reclaimed Water

Water used for irrigation of amenity property.

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Update on Phase 5A / 5B & 5C
Infrastructure Buildout
and Projected Completion Dates

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of a
Review of Insurance Coverage
for the Parker Road Community
Development District Property
and Amenities

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Contract with
W.W. Gay Mechanical Contractor, Inc.

W.W. GAY

MECHANICAL CONTRACTOR, INC.

April 20, 2023

Attn: Carrie Gailfoil

Parker Road CDD
11701 SW 30th Avenue
Gainesville, FL 32608

Re: Planned Maintenance Contract

Dear Mrs./Ms. Gailfoil

W.W. Gay Mechanical Contractor of Gainesville, Inc. appreciates the opportunity of providing you with the following quarterly planned maintenance contract for your facility.

(2) AAON OA Units – Tasks:

- Supply and replace air filters
- Check system operation
- Verify thermostat operation
- Check condensate drain
- Check blower assembly
- Check electrical connections on HVAC systems
- Check supply and return air temps
- Perform visual inspection of unit and electrical wiring/connections
- Check operating voltage and amperages
- Check refrigerant charge annually or as needed
- Lubricate condenser fan motors if applicable
- Clean debris out of compressor/condenser section annually
- Check contactors condition
- Clean condenser coils with water annually

(1) Carrier Split System 5-Ton

- Supply and replace air filters
- Check system operation
- Verify thermostat operation
- Check condensate drain
- Check blower assembly
- Check electrical connections on HVAC systems
- Check supply and return air temps
- Perform visual inspection of unit and electrical wiring/connections
- Check operating voltage and amperages
- Check refrigerant charge annually or as needed
- Lubricate condenser fan motors if applicable
- Clean debris out of compressor/condenser section annually
- Check contactors condition
- Clean condenser coils with water annually

(1) Carrier Mini Split

- Wash air filters
- Check system operation
- Verify thermostat operation
- Check condensate pump
- Check electrical connections on HVAC systems
- Check supply temperature
- Perform visual inspection of unit and electrical wiring/connections
- Check operating voltage and amperages
- Clean condenser coils with water annually



W.W. GAY

MECHANICAL CONTRACTOR, INC.

- (1) Greenheck Supply Fan
- Supply and replace belts.
 - Check fan systems operation.
 - Check operating voltage and amperages.
 - Lubricate bearings if applicable.

This Proposal is based on normal working hours Monday-Friday 7am. to 3:30 p.m.

W.W. Gay will supply labor and materials needed to perform all services mentioned in this service contract for a quarterly cost of (\$640.00) six hundred forty dollars and 00/100 or an annual cost of (\$2,560.00) two thousand five hundred sixty dollars and 00/100.

All emergency service work performed outside of this service agreement will be billed at a rate of \$104 per hour between 7a.m. & 3:30p.m. and a rate of \$135 per hour outside of normal hours of operation.

Any additional labor and materials not mentioned above will be considered as an extra and will be billed at our normal service rates. No additional repairs will be made without your prior approval. We can provide a same day response time for service calls. We also can provide building controls service. We can provide a web portal for access to controls for facilities to manage.

This agreement can be renewed on a yearly basis and can be canceled by notification of either party (30) thirty days prior to doing so. If this agreement meets your approval, please sign and return (1) one copy within (30) thirty days.

W.W. Gay Mechanical Contractor of Gainesville, Inc. appreciates the opportunity of providing you with the above-mentioned service contract. We look forward to continuing our service with you.

Sincerely,

Kevin Williams
Service Manager

APPROVED BY: _____

TITLE: _____

EFFECTIVE DATE: _____



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of
Payment Authorizations 187 - 198

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 187

1/5/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Arrow Exterminators Rodent Control Service	49729542	\$ 120.00
2	Ceptra Landscape Irrigation Repairs: December 2022 Mow Preserve, Empty Pet Stations: December 2022 Landscape & Irrigation Maintenance-Phase 3: January 2023 Elm Tree Trimming	OC1719 OC1729 OC1767 OC1788	\$ 752.00 \$ 1,050.00 \$ 1,195.00 \$ 17,470.00
3	Clay Electric Cooperative (paid online) 11731 SW 24TH AVE; 11/21/22-12/21/22 2789 SW 117TH ST; 11/21/22-12/21/22 2788 SW 117TH ST; 11/21/22-12/21/22 3319 SW 115TH TER; 11/21/22-12/21/22 11701 SW 30TH AVE; 11/21/22-12/21/22 3727 SW 122ND ST; 11/21/22-12/21/22 3727 SW 122ND ST; 11/21/22-12/21/22 3727 SW 122ND ST; 11/21/22-12/21/22 12057 SW 28TH AVE; 11/21/22-12/21/22 3793 SW 109TH WAY; 11/21/22-12/21/22 10692 SW 34TH RD; 11/21/22-12/21/22 3187 SW 117th TER; 11/21/22-12/21/22 3392 SW 115th TER; 11/21/22-12/21/22 3830 SW 120TH DR; 11/21/22-12/21/22	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	\$ 69.00 \$ 183.00 \$ 35.00 \$ 55.00 \$ 3,124.00 \$ 118.00 \$ 114.00 \$ 111.00 \$ 35.00 \$ 35.00 \$ 35.00 \$ 82.00 \$ 57.00 \$ 34.00
4	Face Painting Tonya (DeRose) & Photo Booths Stars Face Painting - Christmas Celebration 12/17/22	116	\$ 500.00
5	Fitness on Demand (paid online) Platinum Subscription: January 2023	27160	\$ 199.95
6	GFL Environmental (paid online) 11701 SW 30TH AVE; January 2023	A60001704995	\$ 205.76
7	GRU (paid online) 11669 SW 24TH AVE; 11/12/22-12/13/22 11725 SW 24TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22 11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5029-1134 Acct. 2000-5029-1235 Acct. 2000-5612-2349 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-0237 Acct. 2000-5615-0439 Acct. 2000-5615-0540 Acct. 2000-5615-0641	\$ 109.20 \$ 88.12 \$ 497.32 \$ 73.24 \$ 127.80 \$ 37.28 \$ 27.36 \$ 18.68 \$ 14.96

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 187

1/5/2023

Item No.	Payee	Invoice #	General Fund FY 2023
7	GRU (paid online), cont.		
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-0742	\$ 18.68
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-0944	\$ 18.68
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-1045	\$ 48.44
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-1146	\$ 64.56
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-1348	\$ 43.48
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-1550	\$ 60.84
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-1651	\$ 369.60
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-1853	\$ 91.84
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-2156	\$ 10.00
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-2358	\$ 49.68
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5615-6705	\$ 134.00
	11701 SW 30TH AVE; 11/12/22-12/13/22	Acct. 2000-5794-1606	\$ 2,216.06
	10862 SW 34TH RD; 11/12/22-12/13/22	Acct. 2000-7511-1212	\$ 83.16
8	Kutak Rock		
	General Counsel Through 11/30/22	3156113	\$ 144.50
9	Lloyd's Exercise Equipment, LLC		
	Scheduled Equipment Maintenance - 4th Visit 2022	604S11-2022	\$ 275.00
10	Next Green		
	Oakmont Pool - Center Section Reconstruction	1445	\$ 15,688.00
	Oakmont Pool - Center Section Reconstruction	1446	\$ 50,769.55
11	PFM Group Consulting		
	District Management Fee: January 2023	DM-01-2023-39	\$ 2,083.33
12	Southern Escapes, LLC		
	Pool Service: January 2023	6397	\$ 1,800.00
13	VGlobaITech		
	Monthly Website Fee: October 2022	4368	\$ 110.00
	Monthly Website Fee: November 2022	4443	\$ 110.00
	Monthly Website Fee: December 2022	4564	\$ 110.00

TOTAL \$ 100,873.07

Venessa Ripoll

Secretary/Assistant Secretary

Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 188

1/12/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Cepira Landscape		
	Landscape & Irrigation Maintenance-Phase 1: January 2023	OC1791	\$ 11,120.83
	Landscape & Irrigation Maintenance-Amenity: January 2023	OC1792	\$ 3,980.83
	Landscape & Irrigation Maintenance-Phase 2: January 2023	OC1793	\$ 2,560.00
2	Cox Business (paid online)		
	11701 SW 30TH AVE; 01/10/23-02/09/23	Acct: 022609201	\$ 393.80
3	Gainesville Pest Control		
	General Pest Control	70155	\$ 125.00
4	Solitude Lake Management		
	Lake & Pond Management: January 2023	PSI-41035	\$ 940.00
TOTAL			\$ 19,120.46

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 189

1/19/2023

Item No.	Payee	Invoice #	General Fund FY 2023	
1	GRU (paid online)			
	11701 SW 30TH AVE; 10/14/22-12/13/22	Acct. 2000-5614-9934	\$	36.12
	11701 SW 30TH AVE; 09/15/22-12/13/22	Acct. 2000-5615-1954	\$	10.08
	11701 SW 30TH AVE; 09/15/22-12/13/22	Acct. 2000-5615-2257	\$	34.88
2	Leland Management			
	Management Fee: December 2022	28110	\$	1,350.00
	Payroll W/E 12/11/2022	--	\$	2,789.34
	Payroll W/E 12/25/2022	--	\$	1,708.21
	Reimbursement: November 2022	47486	\$	50.00
3	MyNetWire, LLC			
	Annual Website Services	53545	\$	400.00
4	SkyFrog Tree Service			
	Laurel Oak Tree Pruning and Removal	21211	\$	825.00
			TOTAL	\$ 7,203.63

Vivian Carvalho

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**


Payment Authorization 190

1/26/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Atlantic Roofing & Exteriors Amenity Center Flat Roof System Repairs	209-22	\$ 2,250.00
2	SkyFrog Landscape Landscape Maintenance: January 2023	CMB70-11	\$ 10,144.00
3	Supervisor Fees: Meeting 01/20/2023 Tara Ezzell	--	\$ 200.00
	Barbara Staras	--	\$ 200.00
TOTAL			\$ 12,794.00

Vivian Carvalho

Secretary/Assistant Secretary


Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 191
2/2/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	ADT Commercial Security Services: 01/23/23-02/22/23	Acct: 81591018	\$ 143.00
2	Arrow Exterminators Rodent Control Service	50085108	\$ 120.00
3	Ceptra Landscape Irrigation Repairs: January 2023 Landscape/Irrigation Maintenance-Phase 1: February 2023 Landscape/Irrigation Maintenance-Amenity: February 2023 Landscape/Irrigation Maintenance-Phase 2: February 2023 Landscape/Irrigation Maintenance-Phase 3: February 2023 Irrigation Repairs: Clock B Mow Preserve, Empty Pet Stations: January 2023	OC1822 OC1870 OC1871 OC1872 OC1873 OC1877 OC1880	\$ 611.00 \$ 11,120.83 \$ 3,980.83 \$ 2,560.00 \$ 1,255.00 \$ 7,200.00 \$ 1,050.00
4	Clay Electric Cooperative (paid online) 11731 SW 24TH AVE; 12/21/22-01/20/23 2789 SW 117TH ST; 12/21/22-01/20/23 2788 SW 117TH ST; 12/21/22-01/20/23 3319 SW 115TH TER; 12/21/22-01/20/23 11701 SW 30TH AVE; 12/21/22-01/20/23 3727 SW 122ND ST; 12/21/22-01/20/23 3727 SW 122ND ST; 12/21/22-01/20/23 3727 SW 122ND ST; 12/21/22-01/20/23 12057 SW 28TH AVE; 12/21/22-01/20/23 3793 SW 109TH WAY; 12/21/22-01/20/23 10692 SW 34TH RD; 12/21/22-01/20/23 3187 SW 117th TER; 12/21/22-01/20/23 3392 SW 115th TER; 12/21/22-01/20/23 3830 SW 120TH DR; 12/21/22-01/20/23	Acct: 8903896 Acct: 8910543 Acct: 8911145 Acct: 8930796 Acct: 8965734 Acct: 9104888 Acct: 9104890 Acct: 9104891 Acct: 9105050 Acct: 9116208 Acct: 9116234 Acct: 9118493 Acct: 9118495 Acct: 9126296	\$ 66.00 \$ 186.00 \$ 35.00 \$ 52.00 \$ 2,534.00 \$ 117.00 \$ 112.00 \$ 109.00 \$ 35.00 \$ 35.00 \$ 35.00 \$ 81.00 \$ 56.00 \$ 34.00
5	Fitness on Demand (paid online) Platinum Subscription: February 2023	28548	\$ 199.95
6	GFL Environmental (paid online) 11701 SW 30TH AVE; February 2023	A60001710772	\$ 205.76
7	GRU (paid online) 11669 SW 24TH AVE; 12/14/22-01/12/23 11725 SW 24TH AVE; 12/14/22-01/12/23 11701 SW 30TH AVE; 12/14/22-01/12/23 11701 SW 30TH AVE; 09/15/22-12/13/22 11701 SW 30TH AVE; 12/14/22-01/12/23 11701 SW 30TH AVE; 12/14/22-01/12/23 11701 SW 30TH AVE; 12/14/22-01/12/23 11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5029-1134 Acct. 2000-5029-1235 Acct. 2000-5612-2349 Acct. 2000-5614-9833 Acct. 2000-5614-9934 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-0237	\$ 23.64 \$ 32.32 \$ 74.48 \$ 604.04 \$ 16.20 \$ 36.04 \$ 42.24 \$ 19.92

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 191
2/2/2023

Item No.	Payee	Invoice #	General Fund FY 2023
7	GRU (paid online), cont.		
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-0439	\$ 14.96
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-0540	\$ 12.48
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-0641	\$ 12.48
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-0742	\$ 13.72
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-0944	\$ 12.48
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-1045	\$ 26.12
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-1146	\$ 32.32
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-1348	\$ 17.44
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-1550	\$ 19.92
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-1651	\$ 93.08
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-1853	\$ 33.56
	11701 SW 30TH AVE; 09/15/22-12/13/22	Acct. 2000-5615-1954	\$ 16.20
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-2156	\$ 10.00
	11701 SW 30TH AVE; 09/15/22-12/13/22	Acct. 2000-5615-2257	\$ 18.68
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-2358	\$ 18.68
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5615-6705	\$ 69.52
	11701 SW 30TH AVE; 12/14/22-01/12/23	Acct. 2000-5794-1606	\$ 1,941.59
	11724 SW 34TH RD; 02/17/22-01/12/23	Acct. 2000-7142-5111	CREDIT
	11902 SW 31ST RD; 12/14/22-01/12/23	Acct. 2000-7359-2251	\$ 14.05
	12057 SW 28TH AVE; 12/14/22-01/12/23	Acct. 2000-7456-4372	\$ 12.05
	10862 SW 34TH RD; 12/14/22-01/12/23	Acct. 2000-7511-1212	\$ 86.88
	3830 SW 120TH DR; 12/14/22-01/12/23	Acct. 2000-7515-7890	CREDIT
	2670 SW 120TH DR; 12/14/22-01/12/23	Acct. 2000-7908-2249	\$ 189.30
8	Kutak Rock		
	General Counsel Through 12/31/22	3169911	\$ 209.50
9	Singley Inc.		
	Game Console Repairs	438	\$ 1,647.76
10	Solitude Lake Management		
	Lake & Pond Management: February 2023	PSI-45908	\$ 940.00
11	VGlobalTech		
	Monthly Website Fee: January 2023	4650	\$ 110.00
TOTAL			\$ 38,355.02

Venessa Ripoll
Secretary/Assistant Secretary

[Signature]
Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 192
2/9/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Habitech Systems, Inc. Security Monitoring: March 2023	20241516	\$ 42.95
2	Jesus Morales Ortiz Reimbursement: January Personal Vehicle Use	--	\$ 100.00
3	PFM Group Consulting District Management Fee: February 2023	DM-02-2023-39	\$ 2,083.33
4	SkyFrog Landscape Mainline Irrigation Repairs	1605	\$ 757.00
5	T & A Maintenance Janitorial Services: December 2022	114	\$ 1,200.00
TOTAL			\$ 4,183.28

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 193

2/16/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Cox Business (paid online) 11701 SW 30TH AVE; 02/10/23-03/09/23	Acct: 022609201	\$ 393.81
2	Farm to You Revue Pony Rides / Petting Zoo 03/25/23 - 50% Deposit	202315	\$ 1,075.00
3	Leland Management Management Fee: January 2023	29319	\$ 1,350.00
	Payroll W/E 01/08/2023	--	\$ 3,026.45
	Payroll W/E 01/22/2023	--	\$ 4,050.89
	Reimbursement: December 2022	48073	\$ 50.00
4	Supervisor Fees: Meeting 02/09/2023 Tara Ezzell	--	\$ 200.00
	Barbara Staras	--	\$ 200.00
TOTAL			\$ 10,346.15

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 194

2/23/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Charles White Fence Fence Panel Repairs	1410	\$ 625.00
2	Grau & Associates Arbitrage - Series 2020; FYE 01/31/23	23645	\$ 600.00
3	SkyFrog Landscape Landscape Maintenance: February 2023	CMB70-12	\$ 10,144.00
TOTAL			\$ 11,369.00

Secretary/Assistant Secretary



Chairman

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 195
3/3/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	ADT Commercial Security Services: 02/23/23-03/22/23	Acct: 81591018	\$ 143.00
2	Cepra Landscape Landscape/Irrigation Maintenance-Phase 1: March 2023 Landscape/Irrigation Maintenance-Amenity: March 2023 Landscape/Irrigation Maintenance-Phase 2: March 2023 Landscape/Irrigation Maintenance-Phase 3: March 2023	OC1952 OC1953 OC1954 OC1955	\$ 11,120.83 \$ 3,980.83 \$ 2,560.00 \$ 1,255.00
3	Clay Electric Cooperative (paid online) 11731 SW 24TH AVE; 01/20/23-02/19/23 2789 SW 117TH ST; 01/20/23-02/19/23 2788 SW 117TH ST; 01/20/23-02/19/23 3319 SW 115TH TER; 01/20/23-02/19/23 11701 SW 30TH AVE; 01/20/23-02/19/23 3727 SW 122ND ST; 01/20/23-02/19/23 3727 SW 122ND ST; 01/20/23-02/19/23 3727 SW 122ND ST; 01/20/23-02/19/23 12057 SW 28TH AVE; 01/20/23-02/19/23 3793 SW 109TH WAY; 01/20/23-02/19/23 10692 SW 34TH RD; 01/20/23-02/19/23 3187 SW 117th TER; 01/20/23-02/19/23 3392 SW 115th TER; 01/20/23-02/19/23 3830 SW 120TH DR; 01/20/23-02/19/23	Acct: 8903896 Acct: 8910543 Acct: 8911145 Acct: 8930796 Acct: 8965734 Acct: 9104888 Acct: 9104890 Acct: 9104891 Acct: 9105050 Acct: 9116208 Acct: 9116234 Acct: 9118493 Acct: 9118495 Acct: 9126296	\$ 62.00 \$ 181.00 \$ 35.00 \$ 53.00 \$ 1,956.00 \$ 115.00 \$ 111.00 \$ 103.00 \$ 35.00 \$ 35.00 \$ 35.00 \$ 80.00 \$ 56.00 \$ 35.00
4	Face Painting Tonya (DeRose) & Photo Booths Stars Face Painting - Spring Festival 03/25/23	129	\$ 600.00
5	GFL Environmental (paid online) 11701 SW 30TH AVE; Extra Pickup 01/27/23 11701 SW 30TH AVE; March 2023	A60001711614 A60001716104	\$ 143.88 \$ 205.76
6	GRU (paid online) 11669 SW 24TH AVE; 01/13/23-02/10/23 11725 SW 24TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 11/12/22-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23 11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5029-1134 Acct. 2000-5029-1235 Acct. 2000-5612-2349 Acct. 2000-5614-9833 Acct. 2000-5614-9934 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-0237 Acct. 2000-5615-0439 Acct. 2000-5615-0540 Acct. 2000-5615-0641 Acct. 2000-5615-0742 Acct. 2000-5615-0944 Acct. 2000-5615-1045 Acct. 2000-5615-1146	\$ 47.20 \$ 60.84 \$ 83.16 CREDIT \$ 21.16 \$ 60.84 \$ 34.80 \$ 27.36 \$ 19.92 \$ 16.20 \$ 12.48 \$ 14.96 \$ 16.20 \$ 41.00 \$ 53.40

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 195
3/3/2023

Item No.	Payee	Invoice #	General Fund FY 2023
6	GRU (paid online), cont.		
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-1348	\$ 36.04
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-1550	\$ 52.16
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-1651	\$ 373.32
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-1853	\$ 65.80
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-1954	\$ 19.92
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-2156	\$ 10.00
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-2257	\$ 28.60
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-2358	\$ 41.00
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5615-6705	\$ 106.72
	11701 SW 30TH AVE; 01/13/23-02/10/23	Acct. 2000-5794-1606	\$ 273.93
	2761 SW 117TH ST; 01/13/23-02/10/23	Acct. 2000-6780-3169	\$ 10.00
	11724 SW 34TH RD; 01/13/23-02/10/23	Acct. 2000-7142-5111	CREDIT
	11902 SW 31ST RD; 02/11/23-02/23/23 FINAL BILL	Acct. 2000-7359-2251	\$ 26.55
	12057 SW 28TH AVE; 02/11/23-02/23/23 FINAL BILL	Acct. 2000-7456-4372	\$ 28.10
	10862 SW 34TH RD; 01/13/23-02/10/23	Acct. 2000-7511-1212	\$ 514.68
	3830 SW 120TH DR; 01/13/23-02/10/23	Acct. 2000-7515-7890	CREDIT
	12117 SW 28TH AVE; 11/12/22-01/12/23	Acct. 2000-7908-2148	\$ 212.55
	12117 SW 28TH AVE; 01/13/23-02/10/23	Acct. 2000-7908-2148	\$ 124.10
	2670 SW 120TH DR; 01/13/23-02/10/23	Acct. 2000-7908-2249	CREDIT
7	Kutak Rock		
	General Counsel Through 02/31/23	3183174	\$ 974.00
8	PFM Group Consulting		
	Postage: January 2023	OE-EXP-02-2023-38	\$ 15.31
9	SkyFrog Landscape		
	Irrigation Repairs - Zones 19 & 21 Decoders	1375	\$ 549.00
	Irrigation Repairs - Zone 11	1376	\$ 532.00
	Irrigation Repairs - Clock 4 Rain Sensor	1391	\$ 175.00
	Annual Flower Installation	1592	\$ 2,317.50
	Irrigation Repairs - Mainline	1730	\$ 470.00
10	Solitude Lake Management		
	Lake & Pond Management: March 2023	PSI-58129	\$ 940.00
11	Supervisor Fees: Meeting 02/24/2023		
	Tara Ezzell	--	\$ 200.00
	Barbara Staras	--	\$ 200.00
TOTAL			\$ 31,707.10

Vivian Carvalho

Secretary/Assistant Secretary


Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 196

3/9/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Cepira Landscape		
	Mow Preserve, Empty Pet Stations: February 2023	OC1961	\$ 1,050.00
	Irrigation Inspection Repairs: February 2023	OC1974	\$ 882.00
2	Fitness on Demand (paid online)		
	Platinum Subscription: March 2023	29889	\$ 229.00
3	R.E. Arnold Construction		
	Street Sign Replacement	6439	\$ 1,351.25
TOTAL			\$ 3,512.25

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 197
3/16/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Arrow Exterminators Rodent Control Service	50426244	\$ 120.00
2	CA Florida Holdings (The Gainesville Sun) Legal Advertising on 02/02/23 (Ad: 8372156)	5359048	\$ 130.38
3	Cox Business (paid online) 11701 SW 30TH AVE; 03/10/23-04/09/23	Acct: 022609201	\$ 393.81
4	Gainesville Pest Control General Pest Control	72107	\$ 125.00
5	Leland Management Management Fee: February 2023 Payroll W/E 02/05/2023 Payroll W/E 02/19/2023 Reimbursement: January 2023	30561 -- -- 52647	\$ 1,350.00 \$ 4,045.76 \$ 4,091.69 \$ 50.00
6	Milam Howard Nicandri & Gillam Scherer Construction Legal Services Through February 2023	210874	\$ 3,034.00
7	Newmans Heating & Air Conditioning Spring 2023 Semi-Annual Preventative Maintenance	23-0801-S	\$ 315.00
8	PFM Group Consulting District Management Fee: March 2023	DM-03-2023-39	\$ 2,083.33
9	SESCO Lighting (paid online) Oakmont Clubhouse Field Services	CUST029548	\$ 1,200.00
10	Supervisor Fees: Meeting 03/09/2023 Tara Ezzell Barbara Staras	-- --	\$ 200.00 \$ 200.00
TOTAL			\$ 17,338.97

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 198

3/23/2023

Item No.	Payee	Invoice #	General Fund FY 2023
1	Randy Lewis Electric Oakmont Clubhouse LED Lighting Installation	4729	\$ 1,017.28
TOTAL			\$ 1,017.28

Vivian Carvalho

Secretary/Assistant Secretary



Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Parker Road CDD
Statement of Financial Position
As of 3/31/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$883,869.47				\$883,869.47
Debit - Renasant Bank	2,262.28				2,262.28
Assessments Receivable	244,377.64				244,377.64
Prepaid Expenses	1,683.60				1,683.60
Assessments Receivable		\$442,432.23			442,432.23
Revenue 2007A&B		554,702.60			554,702.60
Revenue 2020		173,964.44			173,964.44
Deferred Cost 2007A1 Bond		133.89			133.89
Debt Service Reserve Series 2020		609,695.00			609,695.00
Interest 2007 A Bond		10,119.41			10,119.41
Prepayment 2007A1 Bond		2,898.94			2,898.94
Sinking Fund 2020		0.20			0.20
Acquisition/Construction Series 2007			\$186.07		186.07
Acquisition/Construction Series 2020			22,797.76		22,797.76
Deferred Const Series 2020			310.61		310.61
Total Current Assets	<u>\$1,132,192.99</u>	<u>\$1,793,946.71</u>	<u>\$23,294.44</u>	<u>\$0.00</u>	<u>\$2,949,434.14</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,351,514.48	\$1,351,514.48
Amount To Be Provided				14,693,485.52	14,693,485.52
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>\$1,132,192.99</u></u>	<u><u>\$1,793,946.71</u></u>	<u><u>\$23,294.44</u></u>	<u><u>\$16,045,000.00</u></u>	<u><u>\$18,994,434.14</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$82,699.09				\$82,699.09
Deferred Revenue	244,377.64				244,377.64
Deferred Revenue		\$442,432.23			442,432.23
Total Current Liabilities	<u>\$327,076.73</u>	<u>\$442,432.23</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$769,508.96</u>

Parker Road CDD
Statement of Financial Position
As of 3/31/2023

	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	\$327,076.73	\$442,432.23	\$0.00	\$16,045,000.00	\$16,814,508.96
<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	549,592.53				549,592.53
Net Assets, Unrestricted		\$1,053,408.19			1,053,408.19
Current Year Net Assets, Unrestricted		347,013.19			347,013.19
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			9,782.61		9,782.61
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	\$805,116.26	\$1,351,514.48	\$23,294.44	\$0.00	\$2,179,925.18
Total Liabilities and Net Assets	\$1,132,192.99	\$1,793,946.71	\$23,294.44	\$16,045,000.00	\$18,994,434.14

Parker Road CDD
Statement of Activities
As of 3/31/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$886,119.94				\$886,119.94
Off-Roll Assessments	231,004.42				231,004.42
Other Income & Other Financing Sources	5,985.00				5,985.00
On-Roll Assessments		\$716,537.49			716,537.49
Inter-Fund Group Transfers In		(9,531.55)			(9,531.55)
Inter-Fund Transfers In			\$9,531.55		9,531.55
Total Revenues	<u>\$1,123,109.36</u>	<u>\$707,005.94</u>	<u>\$9,531.55</u>	<u>\$0.00</u>	<u>\$1,839,646.85</u>
<u>Expenses</u>					
Supervisor Fees	\$2,000.00				\$2,000.00
Public Officials Insurance	2,891.00				2,891.00
Trustee Services	7,758.01				7,758.01
Management	12,499.98				12,499.98
Field Management	6,750.00				6,750.00
Dissemination Agent	2,500.00				2,500.00
District Counsel	2,417.00				2,417.00
Assessment Administration	12,500.00				12,500.00
Arbitrage Calculation	600.00				600.00
Legal Advertising	238.62				238.62
Miscellaneous	222.02				222.02
Contingency	96,354.47				96,354.47
Web Site Maintenance	640.00				640.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Programming	14,313.75				14,313.75
Lifestyle Coordinator	17,703.41				17,703.41
Electric	4,792.98				4,792.98
Dumpster	1,378.44				1,378.44
Water Reclaimed	6,010.14				6,010.14
Conservation Area Maintenance	9,140.00				9,140.00
Amenity - Telephone	992.72				992.72
Amenity - Cable	1,295.45				1,295.45
Amenity - Insurance	28,352.00				28,352.00
Amenity - Landscape Maintenance	22,892.46				22,892.46
Amenity - Pool Maintenance	15,736.91				15,736.91
Amenity - Access Control	1,187.95				1,187.95
Amenity - Janitorial	2,195.30				2,195.30
Amenity - Maintenance	14,556.94				14,556.94
Amenity - Electric	14,898.00				14,898.00
Amenity - Reclaimed Water	11,952.42				11,952.42
General Insurance	3,826.00				3,826.00
General Repair & Maintenance	9,861.54				9,861.54

Parker Road CDD
Statement of Activities
As of 3/31/2023

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Maintenance Person	20,956.51				20,956.51
Pressure Washing	46,741.00				46,741.00
Irrigation	23,985.29				23,985.29
Landscaping Maintenance & Material	120,889.18				120,889.18
Landscape Improvements	9,517.50				9,517.50
Tree Trimming	18,295.00				18,295.00
Fitness Facility	3,320.45				3,320.45
Tennis Courts/Basketball Court	625.00				625.00
Amenity Building Pest Control	975.00				975.00
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>\$573,937.44</u>	<u>\$371,052.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$944,989.94</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$420.61				\$420.61
Interest Income		\$11,059.75			11,059.75
Interest Income			\$251.06		251.06
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$420.61</u>	<u>\$11,059.75</u>	<u>\$251.06</u>	<u>\$0.00</u>	<u>\$11,731.42</u>
Change In Net Assets	\$549,592.53	\$347,013.19	\$9,782.61	\$0.00	\$906,388.33
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>\$805,116.26</u></u>	<u><u>\$1,351,514.48</u></u>	<u><u>\$23,294.44</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,179,925.18</u></u>

Parker Road CDD
Budget to Actual
For the Period End 3/31/2023

	Year To Date			FY 2023
	Actual	Budget	Variance	Adopted Budget
<u>Revenues</u>				
Maintenance Assessments	\$1,117,124.36	\$680,751.00	\$436,373.36	\$1,361,502.00
Other Income & Other Financing Sources	5,985.00	0.00	5,985.00	0.00
Carry Forward Revenue	0.00	0.00	0.00	0.00
Net Revenues	\$1,123,109.36	\$680,751.00	\$442,358.36	\$1,361,502.00
<u>General & Administrative Expenses</u>				
Trustee Services	\$7,758.01	\$6,000.00	\$1,758.01	\$12,000.00
Supervisor Fees	2,000.00	1,600.00	400.00	3,200.00
District Management	12,499.98	12,500.00	(0.02)	25,000.00
Engineering	0.00	500.00	(500.00)	1,000.00
Dissemination Agent	2,500.00	5,000.00	(2,500.00)	10,000.00
District Counsel	2,417.00	2,500.00	(83.00)	5,000.00
Assessment Administration	12,500.00	6,250.00	6,250.00	12,500.00
Reamortization	0.00	250.00	(250.00)	500.00
Property Appraiser	0.00	37.50	(37.50)	75.00
Audit	0.00	3,050.00	(3,050.00)	6,100.00
Arbitrage Calculation	600.00	500.00	100.00	1,000.00
Web Site Maintenance	640.00	1,760.00	(1,120.00)	3,520.00
Legal Advertising	238.62	1,250.00	(1,011.38)	2,500.00
Miscellaneous office (travel, phone, postage, etc)	222.02	750.00	(527.98)	1,500.00
Dues, Licenses, and Fees	175.00	237.50	(62.50)	475.00
Public Official Insurance	2,891.00	1,613.50	1,277.50	3,227.00
General Insurance	3,826.00	2,135.50	1,690.50	4,271.00
Contingency- Incl Hurricane cleanup	96,354.47	144,500.00	(48,145.53)	289,000.00
Total General & Administrative Expenses	\$144,622.10	\$190,434.00	\$(45,811.90)	\$380,868.00
<u>Field Expense</u>				
Field Management	\$6,750.00	\$9,000.00	\$(2,250.00)	\$18,000.00
Landscape Maintenance & Material	120,889.18	162,510.00	(41,620.82)	325,020.00
Landscape Improvements	9,517.50	7,500.00	2,017.50	15,000.00
Mulch	0.00	20,804.50	(20,804.50)	41,609.00
Tree Trimming	18,295.00	7,500.00	10,795.00	15,000.00
Irrigation	23,985.29	20,000.00	3,985.29	40,000.00
Pressure Clean Curbs and Walks	46,741.00	17,986.00	28,755.00	35,972.00
Electric - Street Lights/ private lighting	4,792.98	5,000.00	(207.02)	10,000.00
Water Reclaimed	6,010.14	12,500.00	(6,489.86)	25,000.00
Conservation Area Maintenance	9,140.00	15,500.00	(6,360.00)	31,000.00
Maintenance Person	20,956.51	25,000.00	(4,043.49)	50,000.00
General Repair & Maintenance	9,861.54	15,000.00	(5,138.46)	30,000.00
Total Field Expenses	\$276,939.14	\$318,300.50	\$(41,361.36)	\$636,601.00

Parker Road CDD
 Budget to Actual
 For the Period End 3/31/2023

	Actual	Year To Date Budget	Variance	FY 2023 Adopted Budget
<u>Amenity Expenses</u>				
Amenity - Insurance	\$28,352.00	\$15,804.00	\$12,548.00	\$31,608.00
Amenity - Janitorial	2,195.30	3,750.00	(1,554.70)	7,500.00
Amenity - Pool Maintenance	15,736.91	11,750.00	3,986.91	23,500.00
Amenity - Dues & License	0.00	62.50	(62.50)	125.00
Amenity - Maintenance	14,556.94	10,000.00	4,556.94	20,000.00
Lifestyle Programming	14,313.75	15,000.00	(686.25)	30,000.00
Lifestyle Coordinator	17,703.41	30,500.00	(12,796.59)	61,000.00
Amenity - Electric	14,898.00	19,100.00	(4,202.00)	38,200.00
Amenity - Telephone	992.72	1,500.00	(507.28)	3,000.00
Amenity - Gates/ Control Access	1,187.95	2,000.00	(812.05)	4,000.00
Amenity - Cable	1,295.45	2,500.00	(1,204.55)	5,000.00
Refuge Services and Trash Removal	1,378.44	750.00	628.44	1,500.00
Fitness Facility - Maintenance	3,320.45	5,000.00	(1,679.55)	10,000.00
Amenity - Gas	0.00	5,000.00	(5,000.00)	10,000.00
Amenity Building Pest Control	975.00	1,600.00	(625.00)	3,200.00
Tennis Courts/Basketball Court	625.00	5,000.00	(4,375.00)	10,000.00
Amenity - Landscape Maintenance	22,892.46	21,900.00	992.46	43,800.00
Mulch	0.00	5,800.00	(5,800.00)	11,600.00
Amenity - Reclaimed Water	11,952.42	15,000.00	(3,047.58)	30,000.00
Total Amenity Expenses	<u>\$152,376.20</u>	<u>\$172,016.50</u>	<u>\$(19,640.30)</u>	<u>\$344,033.00</u>
 Total Expenses	 <u>\$573,937.44</u>	 <u>\$680,751.00</u>	 <u>\$(106,813.56)</u>	 <u>\$1,361,502.00</u>
 <u>Other Income (Expense)</u>				
Interest Income	\$420.61	\$0.00	\$420.61	\$0.00
Total Other Income (Expense)	<u>\$420.61</u>	<u>\$0.00</u>	<u>\$420.61</u>	
 Net Income (Loss)	 <u><u>\$549,592.53</u></u>	 <u><u>\$0.00</u></u>	 <u><u>\$549,592.53</u></u>	 <u><u>\$0.00</u></u>

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Audience Comments

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Supervisors Requests