

# Parker Road Community Development District

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

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The regular meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Wednesday, April 17, 2024, 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: 2536 634 0209**

<https://pfmcdd.webex.com/join/carvalhov>

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

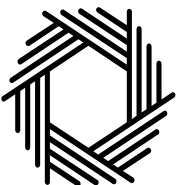
- Call to Order
- Roll Call
- **Public Comment Period [for any members of the public desiring to speak on any proposition before the Board]**

### **General Business Matters**

1. Consideration of the Minutes of the February 16, 2024, Board of Supervisors' Meeting
2. Consideration of the Minutes of the March 20, 2024, Board of Supervisors Workshop Meeting
3. Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025, and Setting a Public Hearing [suggested date July 10, 2024]
4. Consideration of Resolution 2024-06, Designating Board Member Seats for the Upcoming 2024 General Election
5. Update on Replacement of Floor in the Exercise Room/Gym
6. Discussion of Security Services for Weekends and Holidays
7. Discussion of Rowing Machine for Exercise Room/Gym
8. Discussion of Additional Pool Furniture
9. Discussion of Interior and Exterior Painting of the Clubhouse
10. Discussion of Bahai Sod for Walking Paths Around Ponds 7, 8 and 9
11. Discussion of Office Hardware, Software and Tech Support for Leland Management
12. Review and Acceptance of Arbitrage Rebate Report
13. Ratification of Proposal for Replacement of Broken Glass on Side Gate
14. Ratification of Purchase of Surge Protector/Battery Backup (*under separate cover*)
15. Ratification of Payment Authorization Nos. 236, 239 - 241 and 243 - 245
16. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel



**pfm**

- District Engineer
- District Manager
  - Field Manager's Report
  - Lifestyle Coordinator's Report
- Audience Comments
- Supervisors Requests

**Adjournment**



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the  
February 16, 2024,  
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Friday, February 16, 2024  
11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608  
1:00 p.m.**

Board Members present at roll call:

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

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Venessa Ripoll	District Manager - PFM Group Consulting LLC (via phone)
Kwame Jackson	ADM - PFM Group Consulting LLC (via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP (via phone)
Jennifer Glasgow	District Accountant - PFM Group Consulting LLC (via phone)
Carrie Gailfoil	Amenity Manager - Leland Management, Inc.
Alisa Carlino-Mcgowan	Lifestyle Coordinator - Leland Management, Inc.

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

This meeting was called to order by Ms. Carvalho at 1:00 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are listed above.

**Public Comment Period**

There were no comments at this time.

**SECOND ORDER OF BUSINESS**

**General Business Matters**



**Consideration of the Minutes of  
the January 19, 2024, Board of  
Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board approved the Minutes of the January 19, 2024, Board of Supervisors' Meeting.

**Consideration of Resolution 2024-  
04, Designating a Qualified Public  
Depository of Funds**

Ms. Carvalho stated that Mr. McGee has been working with Jennifer Glasgow as well as District Counsel on potentially changing the handling of the funds for the operating account, allowing for the ability to earn interest. Mr. McGee stated that they have selected Ameris Bank who offers 4.5% interest rate on the money market accounts. Ms. Glasgow is working on getting the paperwork together for the transition of bank institution. This bank with an amount segregated per year of the operating account will earn around \$15,000 - \$20,000 a year.

On MOTION by Ms. Ezzell, seconded by Mr. McGee, with all in favor, the Board approved Resolution 2024-04, Designating a Qualified Public Depository of Funds with Ameris Bank.

**Consideration of AED Devices**

Ms. Gailfoil stated that they had received an inquiry about having an Automated External Defibrillator (AED) onsite in case of an emergency. She noted that she worked with the Red Cross and provided a document with device options and price comparisons. The device recommended by the Red Cross costs \$1,395, along with the additional cost of a cabinet and charging station, with the cabinet costing from \$100 - \$150 and the charging station costing from \$50 - \$100. She suggested having the AED placed in the fitness center. Ms. Ezzell explained how the device functions and its anti-theft measures.

There was a discussion around the features and uses.

Ms. Gailfoil noted that a local company provides training on the use of the AED for \$40 per person and offers certification. A class can be arranged for the community. Ms. Carvalho asked Counsel if signage should be put up indicating how to use the AED.

There was discussion about signage, possible insurance implications and safety features of the device.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board approved proceeding with purchasing the AED device with a not-to-exceed amount of \$2,000 subject to final confirmation from the insurance provider of signage and instruction utilization requirements.

**Discussion of Security Services  
During Spring Break Holiday and  
Consideration of Security  
Proposals**

- a) Right Time Security**
- b) Securitas Security**
- c) Tri-County Safety and Security**

Ms. Gailfoil provided an overview of the three security company proposals and recommends using Tri-County Safety and Security. She mentioned that Spring Break for Alachua County this year is March 11 – 15. The hours being considered are 6:00 p.m. to 11:00 p.m. on weekdays and 3:00 p.m. to 11:00 p.m. on the weekends from March 8 – 17. The cost comes to \$1,798 plus some additional fees from; approximately \$2,000 for the week; approximately 62 hours total at \$29.00 an hour.

In response to question from the Board, Ms. Gailfoil noted there was a hard cost of \$451 to replace the glass that had been broken. It was around a 3-day clean-up as well as reviewing the footage of the incident. Which overtime the cost of this vandalism can exceed the cost of securing services for preventive measurements.

There was discussion about the proposed days and times for coverage and past security matters.

The Board suggested keeping the doors to the amenity center open during regular hours while security is onsite. The Board mentioned that being consistent with the facility hours is important and not changing at this time regardless of the security services roaming to the community.

On MOTION by Mr. McGee, seconded by Ms. Ezzell, with all in favor, the Board approved proceeding with Tri-County Safety and Security Services for the Spring Break holidays from March 8 – 17 with a not-to-exceed-amount of \$2,100.

### **Discussion of Scheduling a Budget Workshop & Budget Meeting Dates**

Ms. Carvalho mentioned that she would like to schedule a budget workshop meeting in mid-March ahead of the proposed budget meeting in April. The Board agreed to have the workshop meeting on March 20, 2024 at 3:30 p.m. The meeting for the Proposed Budget Adoption Public Hearing was rescheduled for July 10, 2024, at 5:30 p.m.

On MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board approved the dates of the proposed meetings accordingly.

### **Update on Trial Period for Pressure Washing Curbs and Sidewalks**

Ms. Gailfoil stated that the section of sidewalk has been identified and the contract was submitted and received but has not yet been executed. The suggested timeframe by Alpha 1 to start with the services was for March 15<sup>th</sup> and 16<sup>th</sup>, 2024, but those dates are being negotiated since those are weekend dates. An email will go out to the community when the work is scheduled.

### **Update on Leland Management Revised Agreement**

Ms. Carvalho stated there was a call that occurred between the district insurance agent and the Leland insurance agent. Based on the conference call Ms. Staras reviewed the policy changes for the Board including the indemnification matter has been addressed, the A&M Abused & Molestation additional insurance was discussed, and the addition of the coverage from \$1 million to \$2 million was discussed. Ms. Buchanan stated that at this point her recommendation is to proceed with the revised agreement that outlines the

indemnification provision and confirm the addition of the coverage from \$1 million to \$2 million. The Board can revisit later the A&M additional insurance.

On MOTION by Mr. Hagan, seconded by Ms. Ezzell, with all in favor, the Board approved the revised Leland Management agreement with the suggested changes agreed by both parties and to proceed with executing accordingly once the additional coverage is confirmed.

**Ratification of Payment  
Authorizations Nos. 234 – 235 and  
237 – 238**

The Board reviewed the payment authorizations.

On MOTION by Mr. Middleton, seconded by Ms. Staras, with all in favor, the Board ratified Payment Authorizations Nos. 234 – 235 and 237 - 238.

**Review of District Financial  
Statements**

The Board reviewed the District Financial Statements as of January 31, 2024.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No report.

**District Engineer** – Not present.

**District Manager** – Ms. Carvalho stated that the budget workshop meeting is scheduled for March 20, 2024 at 3:30 p.m. with the proposed budget meeting taking place on April, 17, 2024 at 5:30 p.m.

**Amenity Manager & Lifestyle Coordinator** – Ms. Gailfoil stated that they are repaving the 2<sup>nd</sup> lift in certain areas of the community. Ms. Carlino-Mcgowan reviewed the recent events that had taken place in the community.

**FOURTH ORDER OF BUSINESS**

**Audience Comments and  
Supervisors Requests**

Mr. McGee asked if they could get more soap dispensers in the bathrooms.

It was mentioned that several streaming services have been cancelled in the last few weeks.

**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 16, 2024, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 2:08 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the  
March 20, 2024,  
Board of Supervisors Workshop Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' WORKSHOP MEETING  
Wednesday, March 20, 2024  
11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608  
1:00 p.m.**

Board Members present at roll call:

Barbara Staras	Vice Chairperson	(via phone at 3:33 p.m.)
Dan Middleton	Assistant Secretary	
Kevin McGee	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager - PFM	
Venessa Ripoll	District Manager - PFM	(via phone)
Jennifer Glasgow	District Accountant - PFM	(via phone)
Carrie Gailfoil	Amenity Manager - Leland Management, Inc.	
Alisa Carlino-Mcgowan	Lifestyle Coordinator - Leland Management, Inc.	

No Audience Members Present

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

The meeting was called to order by Ms. Carvalho at 3:31 p.m. and roll call was initiated. Those in attendance are listed above.

**Public Comment Period**

There were no comments at this time.

**SECOND ORDER OF BUSINESS**

**Discussion**

**Review and Discussion of the  
Proposed FY 2024/2025 Budget**

Ms. Carvalho explained that this workshop is for the Board to discuss the preliminary proposed budget for any adjustments to be made before the consideration of the proposed budget during the April 17, 2024 Board meeting.

Ms. Carvalho and Ms. Glasgow reviewed the budget line items for the Board providing overviews of the descriptions and associated budgeted amounts.

Budgeted amounts for some line items were adjusted after discussions.

Mr. McGee provided information on the Reserve line item which has been added following the completion of the reserve study.

There was discussion about the approach to allocating sums for the reserve account.

There was discussion on the naming of the Landscape Maintenance line items and the associated budgeted amounts.

There was discussion about the trees and soil in the community.

There was discussion about the landscape and irrigation maintenance being provided by the vendor.

There was discussion about security and vandalism matters.

Ms. Gailfoil and Ms. Carlino-Mcgowan exited the meeting.

There was a lengthy discussion on the Leland Management agreement and associated budget items.

**THIRD ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Middleton, seconded by Mr. McGee, with all in favor, the March 20, 2024, Board of Supervisors' Workshop Meeting of the Parker Road Community Development District was adjourned at 6:11 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-05,  
Approving a Proposed Budget for Fiscal Year  
2024/2025, and Setting a Public Hearing  
[suggested date July 10, 2024]

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); 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 2024/2025 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: \_\_\_\_\_, 2024

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 17<sup>TH</sup> DAY OF APRIL 2024.**

ATTEST:

**PARKER ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2024/2025 Proposed Budget

**Exhibit A**  
Fiscal Year 2024/2025 Proposed Budget

**Parker Road CDD**  
 Budget to Actual  
 Proposed Fiscal Year 2025 Annual Operations & Maintenance Budget

	Actual thru 3/31/24	FY 2024 Anticipated	Anticipated FY 2024 Total	Adopted FY 2024 Budget	Proposed FY 2025 Budget
<b>Revenues</b>					
Maintenance Assesments	\$1,308,827.02	\$298,483.98	\$1,607,311.00	\$1,607,311.00	\$1,770,430.38
Other Income & Other Financing Sources					
Keys	525.00	0.00	525.00	0.00	0.00
Rental	3,450.00	0.00	3,450.00	0.00	0.00
Event Sponsorship	739.04	0.00	739.04	0.00	0.00
False Alarm Fee	80.50	0.00	80.50	0.00	0.00
<b>Net Revenues</b>	<b>\$1,313,621.56</b>	<b>\$298,483.98</b>	<b>\$1,612,105.54</b>	<b>\$1,607,311.00</b>	<b>\$1,770,430.38</b>
<b>General &amp; Administrative Expenses</b>					
Trustee Services	\$7,758.01	\$241.99	\$8,000.00	\$8,000.00	\$8,000.00
Supervisor Fees	1,200.00	1,200.00	2,400.00	3,200.00	4,000.00
District Management	13,750.02	13,749.98	27,500.00	27,500.00	30,000.00
Engineering	0.00	0.00	0.00	1,000.00	1,000.00
Disclosure Agent	5,000.00	5,000.00	10,000.00	10,000.00	10,000.00
District Counsel	8,299.00	8,299.00	16,598.00	5,000.00	7,500.00
Special Counsel	0.00	0.00	0.00	5,000.00	0.00
Assessment Administration	12,500.00	0.00	12,500.00	12,500.00	12,500.00
Reamortization Schedules	0.00	500.00	500.00	500.00	500.00
Property Appraiser	0.00	75.00	75.00	75.00	75.00
Audit	2,500.00	2,900.00	5,400.00	5,400.00	5,400.00
Arbitrage Calculation	600.00	600.00	1,200.00	1,000.00	1,200.00
Web Site Maintenance	1,860.00	1,660.00	3,520.00	3,520.00	3,520.00
Legal Advertising	302.58	2,197.42	2,500.00	2,500.00	2,500.00
Miscellaneous office (travel, phone, postage, etc)	2,065.33	4,065.33	6,130.66	1,500.00	3,000.00
Dues, Licenses, and Fees	280.50	194.50	475.00	475.00	475.00
Public Official Insurance	3,036.00	0.00	3,036.00	3,227.00	3,339.60
General Insurance	4,317.00	0.00	4,317.00	4,271.00	4,748.70
Contingency- Incl Hurricane cleanup	31,024.11	31,024.11	62,048.22	278,080.00	200,000.00
Reserve	0.00	0.00	0.00	0.00	215,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$94,492.55</b>	<b>\$71,707.33</b>	<b>\$166,199.88</b>	<b>\$372,748.00</b>	<b>\$512,758.30</b>
<b>Field Expense</b>					
Field Management	\$6,750.00	\$9,450.00	\$16,200.00	\$16,200.00	\$25,650.00
Landscape Maintenance & Material	186,001.27	183,257.52	369,258.79	0.00	0.00
Landscape Maintenance Phase 1				138,020.00	138,020.00
Landscape Maintenance Phase 2				31,930.00	31,930.00
Landscape Maintenance Phase 3				54,790.00	54,790.00
Landscape Maintenance Phase 4				73,330.00	73,330.00
Landscape Maintenance Collector Rd Large Pond				31,930.00	31,930.00
Landscape Maintenance Phase 5A East and West and 5B				50,000.00	80,099.04
Landscape Improvements	6,000.00	19,000.00	25,000.00	25,000.00	30,000.00
Mulch	0.00	40,000.00	40,000.00	40,000.00	40,000.00
Tree Trimming	0.00	0.00	0.00	20,000.00	0.00
Special Landscape Maintenance/Treatment	0.00	0.00	0.00	0.00	20,000.00
Irrigation Repairs	16,641.65	16,641.65	33,283.30	40,000.00	40,000.00
Pressure Clean Curbs and Walks	0.00	3,600.00	3,600.00	36,000.00	25,000.00
Electric - Street Lights/ private lighting	7,886.00	7,886.00	15,772.00	12,000.00	12,000.00
Water Reclaimed	10,868.56	10,868.56	21,737.12	27,500.00	27,500.00
Conservation Area Maintenance	9,240.00	5,640.00	14,880.00	31,000.00	31,000.00
Utility Cart Project	0.00	0.00	0.00	39,000.00	0.00
Maintenance Person	25,630.06	40,869.94	66,500.00	66,500.00	67,047.49

**Parker Road CDD**  
 Budget to Actual  
 Proposed Fiscal Year 2025 Annual Operations & Maintenance Budget

	Actual thru 3/31/24	FY 2024 Anticipated	Anticipated FY 2024 Total	Adopted FY 2024 Budget	Proposed FY 2025 Budget
General Repair & Maintenance	12,411.25	12,411.25	24,822.50	30,000.00	30,000.00
Security	5,231.66	2,000.00	7,231.66	0.00	48,360.00
<b>Total Field Expenses</b>	<b>\$286,660.45</b>	<b>\$351,624.92</b>	<b>\$638,285.37</b>	<b>\$763,200.00</b>	<b>\$806,656.53</b>
<b><u>Amenity Expenses</u></b>					
Amenity - Insurance	\$30,692.00	\$0.00	\$30,692.00	\$42,528.00	\$33,761.20
Amenity - Janitorial	2,006.13	2,006.13	4,012.26	7,500.00	5,000.00
Amenity - Pool Maintenance	13,206.38	10,800.00	24,006.38	28,000.00	28,000.00
Amenity - Pool Furniture Replacement	0.00	31,500.00	31,500.00	31,500.00	0.00
Amenity - Dues & License	0.00	125.00	125.00	125.00	125.00
Amenity - Maintenance	11,120.82	8,879.18	20,000.00	20,000.00	23,000.00
Lifestyle Programming	22,383.98	7,616.02	30,000.00	30,000.00	31,000.00
Lifestyle Coordinator	43,840.28	21,659.72	65,500.00	65,500.00	69,430.00
Amenity - Manager	0.00	0.00	0.00	46,500.00	68,865.39
Amenity - Electric	5,424.38	5,424.38	10,848.76	40,000.00	40,000.00
Amenity - Telephone	913.42	913.42	1,826.84	2,000.00	2,000.00
Amenity - Gates/ Control Access	2,193.92	2,193.92	4,387.84	4,000.00	4,000.00
Amenity - Cable	1,407.99	1,407.99	2,815.98	3,000.00	3,000.00
Refuse Services and Trash Removal	1,276.59	1,276.59	2,553.18	2,500.00	2,500.00
Fitness Facility - Maintenance	1,477.09	1,374.00	2,851.09	10,000.00	10,000.00
Amenity - Gas (Pool Heating)	10,867.57	10,867.57	21,735.14	10,000.00	35,000.00
Amenity - Pest Control	1,117.00	1,512.00	2,629.00	3,200.00	3,024.00
Tennis Courts/Basketball Court	0.00	28,700.00	28,700.00	30,000.00	5,000.00
Amenity - Landscape Maintenance	23,884.98	23,884.98	47,769.96	48,410.00	47,769.96
Amenity - Mulch	0.00	11,600.00	11,600.00	11,600.00	11,600.00
Amenity - Reclaimed Water	29,912.17	29,912.17	59,824.34	35,000.00	35,000.00
Leland - Office (Overtime, Laptop Leases, Office Equipment)	0.00	0.00	0.00	0.00	2,940.00
<b>Total Amenity Expenses</b>	<b>\$201,724.70</b>	<b>\$201,653.07</b>	<b>\$403,377.77</b>	<b>\$471,363.00</b>	<b>\$461,015.55</b>
<b>Total Expenses</b>	<b>\$582,877.70</b>	<b>\$624,985.32</b>	<b>\$1,207,863.02</b>	<b>\$1,607,311.00</b>	<b>\$1,780,430.38</b>
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$556.82	\$0.00	\$556.82	\$0.00	\$10,000.00
<b>Total Other Income (Expense)</b>	<b>\$556.82</b>	<b>\$0.00</b>	<b>\$556.82</b>	<b>\$0.00</b>	<b>\$10,000.00</b>
<b>Net Income (Loss)</b>	<b>\$731,300.68</b>	<b>-\$326,501.34</b>	<b>\$404,799.34</b>	<b>\$0.00</b>	<b>\$0.00</b>

Increase/(Decrease)      \$163,119.38  
 10.15%

Current Year Proposed	Total Lots	999	Net	\$1,772.20
			Gross	\$1,885.32
Prior Year Adopted	Total Lots	999	Net	\$1,608.92
			Gross	\$1,711.62

Parker Road CDD  
Proposed Debt Service Fund Budget  
Series 2007A & 2020A Special Assessment Bonds FY 2025

<u>Description</u>	<u>Proposed FY 2025 Budget</u>
<b><u>Revenues:</u></b>	
Assessments	\$1,501,345
<b>Total Revenues</b>	<b><u><u>\$1,501,345</u></u></b>
<b><u>Expenditures:</u></b>	
Series 2007A - Interest 11/1/24	\$149,100
Series 2007A - Interest 5/1/25	\$149,100
Series 2007A - Principal 5/1/25	\$260,000
Series 2020A - Interest 11/1/24	\$191,630
Series 2020A - Interest 5/1/25	\$191,630
Series 2020A - Principal 5/1/25	\$230,000
<b>Total Expenditures</b>	<b><u><u>\$1,171,460</u></u></b>
<b>Excess Revenues / (Expenditures)</b>	<b><u><u>\$329,885</u></u></b>
Series 2007A - Interest 11/1/25	\$141,820.00
Series 2020A - Interest 11/1/25	\$188,065.00
	<b>\$329,885.00</b>

# Parker Road CDD

## Fiscal Year 2025

### **Budget Item Description**

#### **Revenues:**

##### **Maintenance 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.

##### **Other Income & Other Financing Sources**

Revenue received from sale keycards, and amenity rental as well as event sponsorship from builder and vendors.

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#### **General & Administrative Expenditures:**

##### **Trustee Fees**

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

##### **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.

##### **District Management**

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**

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.

##### **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.



# Parker Road CDD

## Fiscal Year 2025

### **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.

### **Reamortization 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.

### **Property Appraiser Fee**

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

### **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**

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

### **Web Site Maintenance**

Web site maintenance fee for the district website.

### **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 -Office/Admin**

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

### **Dues, Licenses & Fees**

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

### **Public Officials' Liability (POL) Insurance**

Supervisors' and Officers' liability insurance.

# Parker Road CDD

## Fiscal Year 2025

### **General Insurance**

General liability insurance.

### **Contingency**

Other expenses incurred throughout the year.

### **Field Expenditures:**

#### **Field Management**

Leland Management Fee.

#### **Landscape Maintenance**

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.

#### **Straw-Mulch – Excluding Amenity**

Mulch or Straw for the common areas of the District.

#### **Irrigation Maintenance**

Inspection and repair of irrigation system.

#### **Pressure Clean Curbs and Walks**

Pressure wash of the common areas of the District

#### **Electric-Street Lights/Irrigation**

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

#### **Reclaim Water**

Water used for irrigation

#### **Conservation Maintenance**

Maintenance of conservation area.

#### **Maintenance Person**

On site maintenance person to maintain the grounds.

# Parker Road CDD

## Fiscal Year 2025

### **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.

#### **Onsite CAM**

Expenses associated with an onsite CAM.

#### **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 Phone**

Telephone and fax machine services.

#### **Amenity Gates/Control Access**

Cost to maintain the Gates.

# Parker Road CDD

## Fiscal Year 2025

### **Amenity Cable**

Typically used for Wi-Fi connection needed for cameras on District property.

### **Refuse Services and trash removal**

Waste pickup services

### **Fitness Maintenance**

Maintenance of fitness equipment in the amenity center.

### **Gas**

Gas for amenity center.

### **Amenity - 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 courts owned by District.

### **Landscape Maintenance**

Landscape maintenance of the amenity center grounds.

### **Mulch**

Replacement of mulch.

### **Amenity – Reclaimed Water**

Water used for irrigation of amenity property.

### **Leland – Office**

Catch all account for expenses specifically related to Leland employees. Expenses such as overtime, laptop leases and office equipment.

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-06,  
Designating Board Member Seats for  
the Upcoming 2024 General Election

**RESOLUTION 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION**

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Alachua County Supervisor of Elections to conduct the District’s General Elections.

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

Section 1. The Board is currently comprised of the following individuals: Kevin McGee, Andy Hagan, Tara Ezzell, Dan Middleton, and Barbara Staras.

Section 2. The term of office for each member of the Board is as follows:

<u>Seat</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
Seat 1	Kevin McGee	11/2026
Seat 2	Andy Hagan	11/2024
Seat 3	Tara Ezzell	11/2024
Seat 4	Dan Middleton	11/2026
Seat 5	Barbara Staras	11/2024

Section 3. Seat 2, currently held by Andy Hagan, Seat 3, currently held by Tara Ezzell, and Seat 5, currently held by Barbara Staras are scheduled for the General Election in November 2024.

Section 4. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor of Elections to conduct the District's General Elections on the ballot of the 2024 General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF APRIL, 2024.**

**PARKER ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIR/VICE CHAIR**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Update on Replacement of Floor  
in the Exercise Room/Gym



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Security Services  
for Weekends and Holidays

Table 1

**( Private Security ) BUDGET ESTIMATES FOR SECURITY COVERAGE Difference**

<b>COVERS</b>	<b># WEEKS COVERED</b>	<b># OF WEEK-DAYS COVERED</b>	<b># OF WEEK-ENDS DAYS COVERED</b>	<b>WEEK-DAY SHIFTS <u>5 HRS</u></b>	<b>WEEK-END SHIFTS - <u>5 HRS</u></b>	<b>TOTAL HOURS COMB-INED</b>	<b>HOURLY PAY RATE \$ 34 Plus Misc Fee's</b>	<b>Misc Fee's \$115 Wkly ( or ) \$ 16.43 Daily</b>	<b>ESTIMATED SECURITY BUDGET Scenario 2 - Day Weekends</b>	<b>Scenario identifies Weekends as 3 - Day Weekends Fri./Sat./Sun.</b>
								\$ 16.43		
SUMMER = 9 WKS, HOLIDAYS = 3 WKS	12	60	24	300	120	420	\$ 34.00	\$ 1,380.00	\$ 15,660.00	no change
COVERS WEEK-END DAYS ONLY YEAR ROUND ( 2-DAY COVERAGE )	52	0	104	0	520	520	\$ 34.00	\$ 1,708.57	\$ 19,388.57	
COVERS WEEK-END DAYS ONLY YEAR ROUND ( 3 DAY COVERAGE )	52	0	156	0	780	780	\$ 34.00	\$ 2,562.86		\$ 29,082.86
SUMMER = 9 WKS, HOLIDAYS = 3 WKS PLUS ALL WEEK-END DAYS ( 2 DAY COVERAGE )	52	60	104	300	520	820	\$ 34.00	\$ 2,694.29	\$ 30,574.29	
SUMMER = 9 WKS, HOLIDAYS = 3 WKS PLUS ALL WEEK-END DAYS ( 3 DAY COVERAGE )	52	48	156	240	780	1,020	\$ 34.00	\$ 3,351.43		\$ 38,031.43
FULL YEAR COVERAGE	52	260	104	1,300	520	1,820	\$ 34.00	\$ 5,980.00	\$ 67,860.00	no change
Uniformed Public Service Officer hourly Rate	\$34.00									
	<u>Weekly Rate</u>	<u>Daily Rate</u>								
Communications/Dispatch Weekly Rate	\$ 30.00	\$ 4.29								
Patrol Vehicle	\$ 75.00	\$ 10.71								
Reporting Software	\$ 10.00	\$ 1.43								
Cumulative Misc Weekly Expenses	\$ 115.00	\$ 16.43								



Combination ASO and Private Security		ASO on weekends / Private Security Weekdays									
COVERS	# WEEKS COVERED	# OF WEEK-DAYS COVERED	# OF WEEK-ENDS DAYS COVERED	WEEK-DAY SHIFTS - <u>5HRS</u>	WEEK-END SHIFTS - <u>5 HRS</u>	TOTAL HOURS COMBINED	HOURLY PAY RATE	Misc Fee's \$115 Wkly ( or ) \$ 16.43 Daily	ESTIMATED SECURITY BUDGET Scenario 2 - Day Weekends	Scenario identifies Weekends as 3 - Day Weekends Fri./Sat./Sun.	
								\$ 16.43			
<b>SUMMER = 9 WKS, HOLIDAYS = 3 WKS</b>											
Private Security -Weekday Coverage	12	60	0	300	0	300	\$ 34.00	\$ 985.71	\$ 11,185.71		
ASO Weekend Coverage ( 2 DAY COVERAGE )	12	0	24	0	120	120	\$ 68.00	n/a	\$ 8,160.00		
									\$ 19,345.71		
Private Security -Weekday Coverage	12	48	0	240	0	240	\$ 34.00	\$ 788.57		\$ 8,948.57	
ASO Weekend Coverage ( 3 DAY COVERAGE )	12	0	36	0	180	180	\$ 68.00	n/a		\$ 12,240.00	
										\$ 21,188.57	
<b>COVERS WEEK-END DAYS ONLY YEAR ROUND</b>											
ASO Weekend Coverage ( 2 DAY COVERAGE )	52	0	104	0	520	520	\$ 68.00	n/a	\$ 35,360.00		
ASO Weekend Coverage ( 3 DAY COVERAGE )	52	0	156	0	780	780	\$ 68.00	n/a		\$ 53,040.00	
<b>SUMMER = 9 WKS, HOLIDAYS = 3 WKS PLUS ALL WEEK-END DAYS</b>											
Private Security -Weekday Coverage	12	60	0	300	0	300	\$ 34.00	\$ 985.71	\$ 11,185.71		
ASO Weekend Coverage ( 2 DAY COVERAGE )	52	0	104	0	520	520	\$ 68.00	n/a	\$ 35,360.00		
									\$ 46,545.71		
Private Security -Weekday Coverage	12	48	0	240	0	240	\$ 34.00	\$ 788.57		\$ 8,948.57	
ASO Weekend Coverage ( 3 DAY COVERAGE )	52	0	156	0	780	780	\$ 68.00	n/a		\$ 53,040.00	
										\$ 61,988.57	

FULL YEAR COVERAGE										
Private Security -Weekday Coverage	52	260	0	1,300	0	1,300	\$ 34.00	\$ 4,271.43	\$ 48,471.43	
ASO Weekend Coverage ( 2 Day Coverage )	52	0	104	0	520	520	\$ 68.00	n/a	\$ 35,360.00	
								n/a	\$ 83,831.43	
Private Security -Weekday Coverage	52	208	0	1,040	0	1,040	\$ 34.00	\$ 3,417.14		\$ 38,777.14
ASO Weekend Coverage ( 3 Day Coverage )	52	0	156	0	780	780	\$ 68.00	n/a		\$ 53,040.00
										\$ 91,817.14
Uniformed Public Service Officer hourly Rate	\$34.00									
	<u>Weekly Rate</u>	<u>Daily Rate</u>								
Communications/Dispatch Weekly Rate	\$ 30.00	\$ 4.29								
Patrol Vehicle	\$ 75.00	\$ 10.71								
Reporting Software	\$ 10.00	\$ 1.43								
Cumulative Misc Weekly Expenses	\$ 115.00	\$ 16.43								

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Rowing Machine  
for Exercise Room/Gym

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Additional Pool Furniture

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Interior  
and Exterior Painting of the Clubhouse



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Bahai Sod  
for Walking Paths Around Ponds 7, 8 and 9

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Office Hardware, Software  
and Tech Support for Leland Management

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Review and Acceptance of  
Arbitrage Rebate Report

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
\$10,655,000  
CAPITAL IMPROVEMENT REFUNDING AND REVENUE BONDS  
SERIES 2020  
ARBITRAGE REBATE REQUIREMENT  
JANUARY 31, 2024**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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February 15, 2024

Parker Road Community Development District  
Alachua County, Florida

Re: \$10,655,000 Parker Road Community Development District  
(Alachua County, Florida)  
Capital Improvement Refunding and Revenue, Series 2020 (the "Bonds")

Parker Road Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended January 31, 2024 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$107,786) for January 31, 2024. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (January 31, 2024).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Parker Road Community Development District  
Capital Improvement Refunding and Revenue Bonds Series 2020  
Summary of Rebate Calculations  
\$ 10,655,000.00

Dated: 02/14/2020  
Delivered: 02/14/2020

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<i>Anniversary Date</i> . . . . .	05/01/2020
<i>Future-Value Date</i> . . . . .	01/31/2024
<i>Arbitrage Yield Limit</i> . . . . .	4.0294543
<i>Total of Purpose Expenditures</i> . . . . .	\$10,033,008.00
<i>Internal Rate of Return</i> . . . . .	1.0914914
<i>90% of rebate liability</i> . . . . .	-\$97,007.10
<i>Full rebate liability</i> . . . . .	-\$107,785.66

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**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 2020**  
**Purpose Expenditures Future Value Report**  
**\$ 10,655,000.00**

*Dated:* 02/14/2020  
*Delivered:* 02/14/2020  
*Future Valued To:* 01/31/2024

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
2/14/2020	-1	COI	Beg. Arbitrage Gross Proceeds	7.9277778	-10,606,093.10	100.0000000	1.1713248	-12,423,179.53
2/14/2020	2021		Escrow Deposit	7.9277778	602,775.00	100.0000000	1.1713248	706,045.29
2/14/2020	2021		Underwriter's Discount	7.9277778	213,100.00	100.0000000	1.1713248	249,609.31
2/14/2020	2021		Transferred Funds	7.9277778	-211,148.00	100.0000000	1.1713248	-247,322.88
2/24/2020	2021	COI	COI	7.8722222	49,000.00	100.0000000	1.1700275	57,331.35
2/24/2020	2021	A&Q	A&Q	7.8722222	5,688,029.00	100.0000000	1.1700275	6,655,150.14
2/25/2020	2021	COI	COI	7.8666667	47,000.00	100.0000000	1.1698978	54,985.20
3/2/2020	2021	COI	COI	7.8277778	32,275.00	100.0000000	1.1689907	37,729.17
3/5/2020	2021	COI	COI	7.8111111	11,000.00	100.0000000	1.1686021	12,854.62
3/9/2020	2021	A&Q	A&Q	7.7888889	1,822,501.00	100.0000000	1.1680842	2,128,834.62
5/1/2020	2021		Capitalized Interest	7.5000000	76,204.00	100.0000000	1.1613725	88,501.23
5/29/2020	2021	A&Q	A&Q	7.3444444	1,451,204.00	100.0000000	1.1577745	1,680,167.00
11/1/2020	2021		Capitalized Interest	6.5000000	204,728.00	100.0000000	1.1384361	233,069.75
1/31/2021	2021		Capitalized Interest	6.0055556	137.00	100.0000000	1.1272633	154.44
1/31/2021	2021	COI	COI	6.0055556	11,014.00	100.0000000	1.1272633	12,415.68
1/31/2021	2021	A&Q	A&Q	6.0055556	25.00	100.0000000	1.1272633	28.18
2/1/2021	2022		Reserve	6.0000000	3.00	100.0000000	1.1271384	3.38
3/1/2021	2022		Reserve	5.8333333	3.00	100.0000000	1.1233974	3.37
4/1/2021	2022		Reserve	5.6666667	3.00	100.0000000	1.1196689	3.36
5/1/2021	2022		Reserve	5.5000000	3.00	100.0000000	1.1159527	3.35
6/1/2021	2022		Reserve	5.3333333	3.00	100.0000000	1.1122489	3.34
7/1/2021	2022		Reserve	5.1666667	3.00	100.0000000	1.1085574	3.33
8/1/2021	2022		Reserve	5.0000000	3.00	100.0000000	1.1048781	3.31
9/1/2021	2022		Reserve	4.8333333	3.00	100.0000000	1.1012110	3.30
10/1/2021	2022		Reserve	4.6666667	3.00	100.0000000	1.0975561	3.29
11/1/2021	2022		Reserve	4.5000000	3.00	100.0000000	1.0939134	3.28
12/1/2021	2022		Reserve	4.3333333	3.00	100.0000000	1.0902827	3.27
1/1/2022	2022		Reserve	4.1666667	3.00	100.0000000	1.0866641	3.26
2/1/2022	2023		Reserve	4.0000000	3.00	100.0000000	1.0830574	3.25
3/1/2022	2023		Reserve	3.8333333	3.00	100.0000000	1.0794628	3.24
4/1/2022	2023		Reserve	3.6666667	3.00	100.0000000	1.0758801	3.23
5/1/2022	2023		Reserve	3.5000000	3.00	100.0000000	1.0723093	3.22
6/1/2022	2023		Reserve	3.3333333	86.00	100.0000000	1.0687503	91.91
6/15/2022	2023		Reserve	3.2555556	305.00	100.0000000	1.0670935	325.46
7/1/2022	2023		Reserve	3.1666667	276.00	100.0000000	1.0652031	294.00
8/1/2022	2023		Reserve	3.0000000	535.00	100.0000000	1.0616677	567.99
9/1/2022	2023		Reserve	2.8333333	845.00	100.0000000	1.0581441	894.13
10/1/2022	2023		Reserve	2.6666667	979.00	100.0000000	1.0546321	1,032.48
11/1/2022	2023		Reserve	2.5000000	1,303.00	100.0000000	1.0511318	1,369.62
12/1/2022	2023		Reserve	2.3333333	1,608.00	100.0000000	1.0476431	1,684.61
1/1/2023	2023		Reserve	2.1666667	1,824.00	100.0000000	1.0441660	1,904.56
2/1/2023	2024		Reserve	2.0000000	1,947.00	100.0000000	1.0407005	2,026.24
3/1/2023	2024		Reserve	1.8333333	1,870.00	100.0000000	1.0372464	1,939.65
4/1/2023	2024		Reserve	1.6666667	2,116.00	100.0000000	1.0338038	2,187.53
5/1/2023	2024		Reserve	1.5000000	2,140.00	100.0000000	1.0303726	2,205.00



**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 2020**  
**Purpose Expenditures Future Value Report**  
**\$ 10,655,000.00**

*Dated:* 02/14/2020  
*Delivered:* 02/14/2020  
*Future Valued To:* 01/31/2024

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
6/1/2023	2024		Reserve	1.3333333	2,332.00	100.0000000	1.0269528	2,394.85
7/1/2023	2024		Reserve	1.1666667	2,283.00	100.0000000	1.0235444	2,336.75
8/1/2023	2024		Reserve	1.0000000	2,387.00	100.0000000	1.0201473	2,435.09
9/1/2023	2024		Reserve	0.8333333	2,481.00	100.0000000	1.0167614	2,522.59
10/1/2023	2024		Reserve	0.6666667	2,403.00	100.0000000	1.0133868	2,435.17
11/1/2023	2024		Reserve	0.5000000	2,488.00	100.0000000	1.0100234	2,512.94
12/1/2023	2024		Reserve	0.3333333	2,414.00	100.0000000	1.0066712	2,430.10
12/2/2023	2024		Reserve	0.3277778	1.00	100.0000000	1.0065596	1.01
1/1/2024	2024		Reserve	0.1666667	2,493.00	100.0000000	1.0033300	2,501.30
1/31/2024	-1		Unspent Proceeds as of 01/31/2024	0.0000000	609,695.00	100.0000000	1.0000000	609,695.00
					<b>36,609.90</b>			<b>-107,785.66</b>
<b>Arbitrage Yield Limit (AYL) .....</b>					<b>4.0294543</b>			
<b>Internal Rate of Return (IRR) .....</b>					<b>1.0914914</b>			
<b>Future Valued To.. .....</b>					<b>1/31/2024</b>			

**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 2020**

**A.Y.L. Verification Report**  
**10,655,000.00**

*Dated:* 02/14/2020  
*Delivered:* 02/14/2020  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2020			88,351.08	-	88,351.08	0.9915034	87,600.40
2	11/01/2020			206,535.00	-	206,535.00	0.9719218	200,735.88
3	05/01/2021	200,000.00	3.120	206,535.00	-	406,535.00	0.9527270	387,316.87
4	11/01/2021			203,415.00	-	203,415.00	0.9339112	189,971.55
5	05/01/2022	210,000.00	3.120	203,415.00	-	413,415.00	0.9154671	378,467.82
6	11/01/2022			200,139.00	-	200,139.00	0.8973872	179,602.17
7	05/01/2023	215,000.00	3.120	200,139.00	-	415,139.00	0.8796643	365,182.97
8	11/01/2023			196,785.00	-	196,785.00	0.8622915	169,686.03
9	05/01/2024	220,000.00	3.120	196,785.00	-	416,785.00	0.8452618	352,292.44
10	11/01/2024			193,353.00	-	193,353.00	0.8285684	160,206.19
11	05/01/2025	230,000.00	3.120	193,353.00	-	423,353.00	0.8122047	343,849.29
12	11/01/2025			189,765.00	-	189,765.00	0.7961642	151,084.09
13	05/01/2026	235,000.00	3.420	189,765.00	-	424,765.00	0.7804404	331,503.77
14	11/01/2026			185,746.50	-	185,746.50	0.7650272	142,101.12
15	05/01/2027	245,000.00	3.420	185,746.50	-	430,746.50	0.7499184	323,024.72
16	11/01/2027			181,557.00	-	181,557.00	0.7351080	133,464.00
17	05/01/2028	250,000.00	3.420	181,557.00	-	431,557.00	0.7205900	310,975.68
18	11/01/2028			177,282.00	-	177,282.00	0.7063588	125,224.71
19	05/01/2029	260,000.00	3.420	177,282.00	-	437,282.00	0.6924087	302,777.86
20	11/01/2029			172,836.00	-	172,836.00	0.6787341	117,309.68
21	05/01/2030	270,000.00	3.420	172,836.00	-	442,836.00	0.6653295	294,631.85
22	11/01/2030			168,219.00	-	168,219.00	0.6521896	109,710.69
23	05/01/2031	280,000.00	3.930	168,219.00	-	448,219.00	0.6393093	286,550.58
24	11/01/2031			162,717.00	-	162,717.00	0.6266833	101,972.03
25	05/01/2032	290,000.00	3.930	162,717.00	-	452,717.00	0.6143067	278,107.11
26	11/01/2032			157,018.50	-	157,018.50	0.6021746	94,552.55
27	05/01/2033	300,000.00	3.930	157,018.50	-	457,018.50	0.5902820	269,769.79
28	11/01/2033			151,123.50	-	151,123.50	0.5786243	87,443.73
29	05/01/2034	315,000.00	3.930	151,123.50	-	466,123.50	0.5671968	264,383.77
30	11/01/2034			144,933.75	-	144,933.75	0.5559950	80,582.45
31	05/01/2035	325,000.00	3.930	144,933.75	-	469,933.75	0.5450145	256,120.70
32	11/01/2035			138,547.50	-	138,547.50	0.5342508	74,019.11
33	05/01/2036	340,000.00	3.930	138,547.50	-	478,547.50	0.5236997	250,615.17
34	11/01/2036			131,866.50	-	131,866.50	0.5133569	67,694.58
35	05/01/2037	350,000.00	3.930	131,866.50	-	481,866.50	0.5032185	242,484.12
36	11/01/2037			124,989.00	-	124,989.00	0.4932802	61,654.60
37	05/01/2038	365,000.00	3.930	124,989.00	-	489,989.00	0.4835382	236,928.41
38	11/01/2038			117,816.75	-	117,816.75	0.4739887	55,843.80
39	05/01/2039	380,000.00	3.930	117,816.75	-	497,816.75	0.4646277	231,299.44
40	11/01/2039			110,349.75	-	110,349.75	0.4554516	50,258.97
41	05/01/2040	395,000.00	3.930	110,349.75	-	505,349.75	0.4464567	225,616.77

**Parker Road Community Development District  
Capital Improvement Refunding and Revenue Bonds Series 2020**

**A.Y.L. Verification Report**  
10,655,000.00

*Dated:* 02/14/2020  
*Delivered:* 02/14/2020  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	11/01/2040			102,588.00	-	102,588.00	0.4376394	44,896.55
43	05/01/2041	410,000.00	4.120	102,588.00	-	512,588.00	0.4289963	219,898.37
44	11/01/2041			94,142.00	-	94,142.00	0.4205239	39,588.96
45	05/01/2042	430,000.00	4.120	94,142.00	-	524,142.00	0.4122188	216,061.21
46	11/01/2042			85,284.00	-	85,284.00	0.4040778	34,461.37
47	05/01/2043	445,000.00	4.120	85,284.00	-	530,284.00	0.3960975	210,044.16
48	11/01/2043			76,117.00	-	76,117.00	0.3882748	29,554.31
49	05/01/2044	465,000.00	4.120	76,117.00	-	541,117.00	0.3806066	205,952.72
50	11/01/2044			66,538.00	-	66,538.00	0.3730899	24,824.65
51	05/01/2045	485,000.00	4.120	66,538.00	-	551,538.00	0.3657216	201,709.36
52	11/01/2045			56,547.00	-	56,547.00	0.3584988	20,272.03
53	05/01/2046	505,000.00	4.120	56,547.00	-	561,547.00	0.3514187	197,338.11
54	11/01/2046			46,144.00	-	46,144.00	0.3444784	15,895.61
55	05/01/2047	525,000.00	4.120	46,144.00	-	571,144.00	0.3376752	192,861.14
56	11/01/2047			35,329.00	-	35,329.00	0.3310063	11,694.12
57	05/01/2048	550,000.00	4.120	35,329.00	-	585,329.00	0.3244691	189,921.19
58	11/01/2048			23,999.00	-	23,999.00	0.3180611	7,633.15
59	05/01/2049	570,000.00	4.120	23,999.00	-	593,999.00	0.3117795	185,196.74
60	11/01/2049			12,257.00	-	12,257.00	0.3056221	3,746.01
61	05/01/2050	595,000.00	4.120	12,257.00	-	607,257.00	0.2995863	181,925.85
		<b>10,655,000.00</b>		<b>7,916,230.58</b>	<b>0.00</b>	<b>18,571,230.58</b>		<b>10,606,093.08</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>4.1950351</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>4.1463595</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>4.0294543</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>4.0569707</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$10,655,000.00</b>
<i>Accrued interest (+)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>(\$48,906.90)</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
= <i>AYL Target</i> . . . . .	<b>\$10,606,093.10</b>

**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 20**  
**T.I.C. Verification Report (Regular)**

10,655,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	5/1/2020			88,351.08	-	88,351.08	0.9911594	87,570.00
2	11/1/2020			206,535.00	-	206,535.00	0.9707968	200,503.51
3	5/1/2021	200,000.00	3.120	206,535.00	-	406,535.00	0.9508525	386,554.81
4	11/1/2021			203,415.00	-	203,415.00	0.9313179	189,444.03
5	5/1/2022	210,000.00	3.120	203,415.00	-	413,415.00	0.9121847	377,110.83
6	11/1/2022			200,139.00	-	200,139.00	0.8934445	178,813.09
7	5/1/2023	215,000.00	3.120	200,139.00	-	415,139.00	0.8750894	363,283.73
8	11/1/2023			196,785.00	-	196,785.00	0.8571113	168,666.65
9	5/1/2024	220,000.00	3.120	196,785.00	-	416,785.00	0.8395026	349,892.09
10	11/1/2024			193,353.00	-	193,353.00	0.8222556	158,985.60
11	5/1/2025	230,000.00	3.120	193,353.00	-	423,353.00	0.8053630	340,952.85
12	11/1/2025			189,765.00	-	189,765.00	0.7888174	149,689.94
13	5/1/2026	235,000.00	3.420	189,765.00	-	424,765.00	0.7726118	328,178.43
14	11/1/2026			185,746.50	-	185,746.50	0.7567390	140,561.63
15	5/1/2027	245,000.00	3.420	185,746.50	-	430,746.50	0.7411924	319,266.03
16	11/1/2027			181,557.00	-	181,557.00	0.7259651	131,804.05
17	5/1/2028	250,000.00	3.420	181,557.00	-	431,557.00	0.7110507	306,858.92
18	11/1/2028			177,282.00	-	177,282.00	0.6964427	123,466.76
19	5/1/2029	260,000.00	3.420	177,282.00	-	437,282.00	0.6821348	298,285.28
20	11/1/2029			172,836.00	-	172,836.00	0.6681209	115,475.34
21	5/1/2030	270,000.00	3.420	172,836.00	-	442,836.00	0.6543948	289,789.59
22	11/1/2030			168,219.00	-	168,219.00	0.6409508	107,820.10
23	5/1/2031	280,000.00	3.930	168,219.00	-	448,219.00	0.6277829	281,384.23
24	11/1/2031			162,717.00	-	162,717.00	0.6148856	100,052.34
25	5/1/2032	290,000.00	3.930	162,717.00	-	452,717.00	0.6022532	272,650.27
26	11/1/2032			157,018.50	-	157,018.50	0.5898804	92,622.13
27	5/1/2033	300,000.00	3.930	157,018.50	-	457,018.50	0.5777617	264,047.79
28	11/1/2033			151,123.50	-	151,123.50	0.5658920	85,519.58
29	5/1/2034	315,000.00	3.930	151,123.50	-	466,123.50	0.5542662	258,356.50
30	11/1/2034			144,933.75	-	144,933.75	0.5428792	78,681.52
31	5/1/2035	325,000.00	3.930	144,933.75	-	469,933.75	0.5317262	249,876.07
32	11/1/2035			138,547.50	-	138,547.50	0.5208022	72,155.85
33	5/1/2036	340,000.00	3.930	138,547.50	-	478,547.50	0.5101027	244,108.40
34	11/1/2036			131,866.50	-	131,866.50	0.4996231	65,883.55
35	5/1/2037	350,000.00	3.930	131,866.50	-	481,866.50	0.4893587	235,805.56
36	11/1/2037			124,989.00	-	124,989.00	0.4793052	59,907.87
37	5/1/2038	365,000.00	3.930	124,989.00	-	489,989.00	0.4694582	230,029.36
38	11/1/2038			117,816.75	-	117,816.75	0.4598135	54,173.74
39	5/1/2039	380,000.00	3.930	117,816.75	-	497,816.75	0.4503670	224,200.24
40	11/1/2039			110,349.75	-	110,349.75	0.4411146	48,676.88
41	5/1/2040	395,000.00	3.930	110,349.75	-	505,349.75	0.4320522	218,337.46

Parker Road Community Development District  
 Capital Improvement Refunding and Revenue Bonds Series 20  
 T.I.C. Verification Report (Regular)

10,655,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	11/1/2040			102,588.00	-	102,588.00	0.4231760	43,412.78
43	5/1/2041	410,000.00	4.120	102,588.00	-	512,588.00	0.4144822	212,458.58
44	11/1/2041			94,142.00	-	94,142.00	0.4059669	38,218.54
45	5/1/2042	430,000.00	4.120	94,142.00	-	524,142.00	0.3976266	208,412.82
46	11/1/2042			85,284.00	-	85,284.00	0.3894577	33,214.51
47	5/1/2043	445,000.00	4.120	85,284.00	-	530,284.00	0.3814566	202,280.32
48	11/1/2043			76,117.00	-	76,117.00	0.3736198	28,438.82
49	5/1/2044	465,000.00	4.120	76,117.00	-	541,117.00	0.3659441	198,018.57
50	11/1/2044			66,538.00	-	66,538.00	0.3584260	23,848.95
51	5/1/2045	485,000.00	4.120	66,538.00	-	551,538.00	0.3510624	193,624.28
52	11/1/2045			56,547.00	-	56,547.00	0.3438501	19,443.69
53	5/1/2046	505,000.00	4.120	56,547.00	-	561,547.00	0.3367860	189,121.16
54	11/1/2046			46,144.00	-	46,144.00	0.3298670	15,221.38
55	5/1/2047	525,000.00	4.120	46,144.00	-	571,144.00	0.3230901	184,530.97
56	11/1/2047			35,329.00	-	35,329.00	0.3164525	11,179.95
57	5/1/2048	550,000.00	4.120	35,329.00	-	585,329.00	0.3099512	181,423.41
58	11/1/2048			23,999.00	-	23,999.00	0.3035835	7,285.70
59	5/1/2049	570,000.00	4.120	23,999.00	-	593,999.00	0.2973466	176,623.56
60	11/1/2049			12,257.00	-	12,257.00	0.2912378	3,569.70
61	5/1/2050	595,000.00	4.120	12,257.00	-	607,257.00	0.2852545	173,222.81
		<b>10,655,000.00</b>		<b>7,916,230.58</b>	<b>0.00</b>	<b>18,571,230.58</b>		<b>10,392,993.08</b>

True Interest Cost (TIC) .....	<b>4.1950351</b>
Net Interest Cost (NIC) .....	<b>4.1463595</b>
Arbitrage Yield Limit (AYL) .....	<b>4.0294543</b>
Arbitrage Net Interest Cost (ANIC) .....	<b>4.0569707</b>

Face value of bond Issue .....	<b>\$10,655,000.00</b>
Accrued interest (+) .....	
Original issue premium/discount (+) .....	<b>(\$48,906.90)</b>
Underwriter discount (+) .....	<b>(\$213,100.00)</b>
Lump-sum credit enhancements (-) .....	<b>\$0.00</b>
Other TIC costs (-) .....	
Bond surety fee (-) .....	<b>N/A</b>
= TIC Target .....	<b>\$10,392,993.10</b>

**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 2020**

*Dated:* 02/14/2020  
*Delivered:* 02/14/2020

**Unspent Proceeds Report**

**\$ 10,655,000.00**

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
02/14/2020	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			10,606,093.10
02/14/2020	2021	Y		Escrow Deposit	602,775.00	100.0000000		602,775.00	10,003,318.10
02/14/2020	2021	Y		Transferred Funds	-211,148.00	100.0000000		-211,148.00	10,214,466.10
02/14/2020	2021	Y		Underwriter's Discount	213,100.00	100.0000000		213,100.00	10,001,366.10
02/24/2020	2021	Y	COI		49,000.00	100.0000000		49,000.00	9,952,366.10
02/24/2020	2021	Y	A&Q		5,688,029.00	100.0000000		5,688,029.00	4,264,337.10
02/25/2020	2021	Y	COI		47,000.00	100.0000000		47,000.00	4,217,337.10
03/02/2020	2021	Y	COI		32,275.00	100.0000000		32,275.00	4,185,062.10
03/05/2020	2021	Y	COI		11,000.00	100.0000000		11,000.00	4,174,062.10
03/09/2020	2021	Y	A&Q		1,822,501.00	100.0000000		1,822,501.00	2,351,561.10
05/01/2020	2021	Y		Capitalized Interest	76,204.00	100.0000000		76,204.00	2,275,357.10
05/29/2020	2021	Y	A&Q		1,451,204.00	100.0000000		1,451,204.00	824,153.10
11/01/2020	2021	Y		Capitalized Interest	204,728.00	100.0000000		204,728.00	619,425.10
01/31/2021	2021	Y	COI		11,014.00	100.0000000		11,014.00	608,411.10
01/31/2021	2021	Y	A&Q		25.00	100.0000000		25.00	608,386.10
01/31/2021	2021	Y		Capitalized Interest	137.00	100.0000000		137.00	608,249.10
02/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,246.10
03/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,243.10
04/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,240.10
05/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,237.10
06/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,234.10
07/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,231.10
08/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,228.10
09/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,225.10
10/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,222.10
11/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,219.10
12/01/2021	2022	Y		Reserve	3.00	100.0000000		3.00	608,216.10
01/01/2022	2022	Y		Reserve	3.00	100.0000000		3.00	608,213.10

**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 2020**

*Dated:* 02/14/2020

*Delivered:* 02/14/2020

**Unspent Proceeds Report**

**\$ 10,655,000.00**

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
02/01/2022	2023	Y		Reserve	3.00	100.0000000		3.00	608,210.10
03/01/2022	2023	Y		Reserve	3.00	100.0000000		3.00	608,207.10
04/01/2022	2023	Y		Reserve	3.00	100.0000000		3.00	608,204.10
05/01/2022	2023	Y		Reserve	3.00	100.0000000		3.00	608,201.10
06/01/2022	2023	Y		Reserve	86.00	100.0000000		86.00	608,115.10
06/15/2022	2023	Y		Reserve	305.00	100.0000000		305.00	607,810.10
07/01/2022	2023	Y		Reserve	276.00	100.0000000		276.00	607,534.10
08/01/2022	2023	Y		Reserve	535.00	100.0000000		535.00	606,999.10
09/01/2022	2023	Y		Reserve	845.00	100.0000000		845.00	606,154.10
10/01/2022	2023	Y		Reserve	979.00	100.0000000		979.00	605,175.10
11/01/2022	2023	Y		Reserve	1,303.00	100.0000000		1,303.00	603,872.10
12/01/2022	2023	Y		Reserve	1,608.00	100.0000000		1,608.00	602,264.10
01/01/2023	2023	Y		Reserve	1,824.00	100.0000000		1,824.00	600,440.10
02/01/2023	2024	Y		Reserve	1,947.00	100.0000000		1,947.00	598,493.10
03/01/2023	2024	Y		Reserve	1,870.00	100.0000000		1,870.00	596,623.10
04/01/2023	2024	Y		Reserve	2,116.00	100.0000000		2,116.00	594,507.10
05/01/2023	2024	Y		Reserve	2,140.00	100.0000000		2,140.00	592,367.10
06/01/2023	2024	Y		Reserve	2,332.00	100.0000000		2,332.00	590,035.10
07/01/2023	2024	Y		Reserve	2,283.00	100.0000000		2,283.00	587,752.10
08/01/2023	2024	Y		Reserve	2,387.00	100.0000000		2,387.00	585,365.10
09/01/2023	2024	Y		Reserve	2,481.00	100.0000000		2,481.00	582,884.10
10/01/2023	2024	Y		Reserve	2,403.00	100.0000000		2,403.00	580,481.10
11/01/2023	2024	Y		Reserve	2,488.00	100.0000000		2,488.00	577,993.10
12/01/2023	2024	Y		Reserve	2,414.00	100.0000000		2,414.00	575,579.10

**Parker Road Community Development District  
 Capital Improvement Refunding and Revenue Bonds Series 2020**

*Dated:* 02/14/2020

*Delivered:* 02/14/2020

**Unspent Proceeds Report**

**\$ 10,655,000.00**

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
12/02/2023	2024	Y		Reserve	1.00	100.0000000		1.00	575,578.10
01/01/2024	2024	Y		Reserve	2,493.00	100.0000000		2,493.00	573,085.10
					<b>10,033,008.00</b>		<b>0.00</b>	<b>10,033,008.00</b>	

<i>First Investment Date</i> .....	<b>2/14/2020</b>
<i>Calculation Date</i> .....	<b>1/31/2024</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>4.0294543</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>1.0914914</b>



**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 2020**

*Dated:* 02/14/2020  
*Delivered:* 02/14/2020

**I.R.R. Report Via Purpose Expenditures**

\$ 10,655,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>	<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>		
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	02/14/2020		Beg. Arbitrage Gross Proceeds	0.0000000	(10,606,093.10)	100.000	1.0000000	(10,606,093.10)
2021	02/14/2020		Underwriter's Discount	0.0000000	213,100.00	100.000	1.0000000	213,100.00
	02/14/2020		Transferred Funds	0.0000000	(211,148.00)	100.000	1.0000000	(211,148.00)
	02/14/2020		Escrow Deposit	0.0000000	602,775.00	100.000	1.0000000	602,775.00
	02/24/2020		COI	0.0555556	49,000.00	100.000	0.9996977	48,985.19
	02/24/2020		A&Q	0.0555556	5,688,029.00	100.000	0.9996977	5,686,309.38
	02/25/2020		COI	0.0611111	47,000.00	100.000	0.9996675	46,984.37
	03/02/2020		COI	0.1000000	32,275.00	100.000	0.9994559	32,257.44
	03/05/2020		COI	0.1166667	11,000.00	100.000	0.9993652	10,993.02
	03/09/2020		A&Q	0.1388889	1,822,501.00	100.000	0.9992444	1,821,123.86
	05/01/2020		Capitalized Interest	0.4277778	76,204.00	100.000	0.9976745	76,026.79
	05/29/2020		A&Q	0.5833333	1,451,204.00	100.000	0.9968302	1,446,603.93
	11/01/2020		Capitalized Interest	1.4277778	204,728.00	100.000	0.9922593	203,143.25
	01/31/2021		COI	1.9277778	11,014.00	100.000	0.9895627	10,899.04
	01/31/2021		Capitalized Interest	1.9277778	137.00	100.000	0.9895627	135.57
	01/31/2021		A&Q	1.9277778	25.00	100.000	0.9895627	24.74
2022	02/01/2021		Reserve	1.9277778	3.00	100.000	0.9895627	2.97
	03/01/2021		Reserve	2.0944444	3.00	100.000	0.9886655	2.97
	04/01/2021		Reserve	2.2611111	3.00	100.000	0.9877690	2.96
	05/01/2021		Reserve	2.4277778	3.00	100.000	0.9868734	2.96
	06/01/2021		Reserve	2.5944444	3.00	100.000	0.9859787	2.96
	07/01/2021		Reserve	2.7611111	3.00	100.000	0.9850847	2.96
	08/01/2021		Reserve	2.9277778	3.00	100.000	0.9841915	2.95
	09/01/2021		Reserve	3.0944444	3.00	100.000	0.9832991	2.95
	10/01/2021		Reserve	3.2611111	3.00	100.000	0.9824076	2.95
	11/01/2021		Reserve	3.4277778	3.00	100.000	0.9815169	2.94
	12/01/2021		Reserve	3.5944444	3.00	100.000	0.9806269	2.94
	01/01/2022		Reserve	3.7611111	3.00	100.000	0.9797378	2.94
2023	02/01/2022		Reserve	3.9277778	3.00	100.000	0.9788495	2.94
	03/01/2022		Reserve	4.0944444	3.00	100.000	0.9779620	2.93
	04/01/2022		Reserve	4.2611111	3.00	100.000	0.9770753	2.93
	05/01/2022		Reserve	4.4277778	3.00	100.000	0.9761893	2.93
	06/01/2022		Reserve	4.5944444	86.00	100.000	0.9753042	83.88
	06/15/2022		Reserve	4.6722222	305.00	100.000	0.9748915	297.34
	07/01/2022		Reserve	4.7611111	276.00	100.000	0.9744199	268.94
	08/01/2022		Reserve	4.9277778	535.00	100.000	0.9735364	520.84
	09/01/2022		Reserve	5.0944444	845.00	100.000	0.9726537	821.89
	10/01/2022		Reserve	5.2611111	979.00	100.000	0.9717718	951.36
	11/01/2022		Reserve	5.4277778	1,303.00	100.000	0.9708908	1,265.07
	12/01/2022		Reserve	5.5944444	1,608.00	100.000	0.9700105	1,559.78
	01/01/2023		Reserve	5.7611111	1,824.00	100.000	0.9691310	1,767.69
2024	02/01/2023		Reserve	5.9277778	1,947.00	100.000	0.9682522	1,885.19
	03/01/2023		Reserve	6.0944444	1,870.00	100.000	0.9673743	1,808.99
	04/01/2023		Reserve	6.2611111	2,116.00	100.000	0.9664972	2,045.11
	05/01/2023		Reserve	6.4277778	2,140.00	100.000	0.9656209	2,066.43
	06/01/2023		Reserve	6.5944444	2,332.00	100.000	0.9647454	2,249.79
	07/01/2023		Reserve	6.7611111	2,283.00	100.000	0.9638707	2,200.52
	08/01/2023		Reserve	6.9277778	2,387.00	100.000	0.9629967	2,298.67
	09/01/2023		Reserve	7.0944444	2,481.00	100.000	0.9621236	2,387.03
	10/01/2023		Reserve	7.2611111	2,403.00	100.000	0.9612512	2,309.89
	11/01/2023		Reserve	7.4277778	2,488.00	100.000	0.9603797	2,389.42

**Parker Road Community Development District**  
**Capital Improvement Refunding and Revenue Bonds Series 2020**

*Dated:* 02/14/2020  
*Delivered:* 02/14/2020

**I.R.R. Report Via Purpose Expenditures**

\$ 10,655,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
2024	12/01/2023		Reserve	7.5944444	2,414.00	100.000	0.9595089	2,316.25
	12/02/2023		Reserve	7.6000000	1.00	100.000	0.9594799	0.96
	01/01/2024		Reserve	7.7611111	2,493.00	100.000	0.9586389	2,389.89
99999	01/31/2024		Unspent Proceeds as of 01/31/2024	7.9277778	609,695.00	100.000	0.9577697	583,947.43
					<b>36,609.90</b>			<b>0.02</b>

<i>Arbitrage Yield Limit</i> .....	<b>4.0294543</b>
<i>Internal Rate of Return</i> .....	<b>1.0914914</b>
<i>Calculation Standard</i> .....	<b>MSRB 30/360 SEMI 4/3</b>

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Proposal for  
Replacement of Broken Glass  
on Side Gate

**SHEA'S GLASS COMPANY**  
**2321 N.E. 19<sup>th</sup> DR.**  
**GAINESVILLE, FLORIDA 32609**  
 Phone (352) 372-4353  
 Fax (352) 371-6839

cgailfoil@lelandmanagement.com

<b>Quote Valid for 30 Days</b>	Parker Road CDD 11701 SW 30 <sup>th</sup> Ave Gainesville, FL 32608	<h1>PROPOSAL</h1>	<b>Oakmont Pool</b>	<b>Pg. No.</b>	<b>Of Pgs.</b>
Date: 4/5/2024	Phone Number: 352-281-5690 Carrie		Quote by: Brandii	1	1

**We propose to furnish and install:** One lite 1/4" clear laminated glass approx.. 37" x 30. One lite 1/4" laminated glass approx.. 13" x 59"

**Exclusions: Please refer to the (\*) below, they apply to your job.**

- \*Final Cleaning
- Glazing Bead: We try to reuse the existing bead but sometimes cannot be reused due to their condition. \*Additional fees will apply if we need to replace glazing bead.
- \*Wood Stops: Shea's Glass Co. takes no responsibility of wood stops during removal or re-installation. Replacement stops may be needed and/or repainting by others.
- \*Repair or replacement or surrounding conditions (i.e., drywall, stucco, paint, tile replacement if cracks) that may be affected by the removal/installation.
- \*Furniture, Sports Equipment, etc. must be moved by the customer prior to installation.
- \*Blinds must be opened and or removed by the customer. **If Shea's Glass Co. employees open or remove blinds, Shea's Glass Co. WILL NOT BE HELD RESPONSIBLE FOR DAMAGE, WHICH MAY OCCUR.**
- \*Due to the many manufacturers of Low E glass, the color may or may not match the existing.
- \*We make every attempt to complete the job in the allotted time given by our installers. On occasion things happen and we may have to make additional trips.
- \*BY SIGNING THIS PROPOSAL, YOU ACCEPT OUR INSURANCE COVERAGE.**

FOR THE SUM OF <b>Nine Hundred Thirty One Dollars Even</b>	<b>\$931.00</b>
PAYMENT TO BE MADE AS FOLLOWS <b>Signed Proposal/Net 30</b>	
It is the intent of the parties that this transaction be a retail sale plus installation contract as per F.A.C. 12A-1.051(3) (d). Purchaser assumes title & risk of loss of materials when delivered, Shea's Glass remaining liable for negligent handling or installation.	
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.	NOTE: This proposal may be withdrawn by us if not accepted within 30 days
	<b>Brandii Ratliff</b> AUTHORIZED SIGNATURE
ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE	
COMPANY _____ AUTHORIZED SIGNATURE	Date: <b>4/5/2024</b>

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Purchase of  
Surge Protector/Battery Backup

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorization  
Nos. 236, 239 - 241 and 243 - 245

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 236**  
1/12/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>ADT Commercial</b> Security Services: 01/23/24-02/22/24	Acct: 81591018	\$ 155.87
2	<b>Cox Business (paid online)</b> 11701 SW 30TH AVE; 01/10/24-02/09/24	Acct: 022609201	\$ 405.33
3	<b>Gainesville Pest Control</b> General Pest Control	83317	\$ 125.00
<b>TOTAL</b>			<b>\$ 686.20</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 239  
2/2/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Arrow Exterminators</b> Rodent Control Service	54945282	\$ 123.00
2	<b>Bryce A Burger Landscape, LLC</b> Sinkhole Mitigation - Phase 5B Pond 7	1900	\$ 2,377.50
3	<b>Cepra Landscape</b> Irrigation Inspection Repairs: January 2024 Landscape/Irrigation Maintenance, Ph 5: January 2024 Landscape/Irrigation Maintenance: February 2024	OC3045 OC3055 OC3075	\$ 3,022.00 \$ 2,543.75 \$ 34,523.75
4	<b>Fitness on Demand (paid online)</b> Platinum Subscription: February 2024	43999	\$ 229.00
5	<b>GFL Environmental (paid online)</b> 11701 SW 30TH AVE; February 2024	A60001776397	\$ 165.58
6	<b>GRU (paid online)</b> 11669 SW 24TH AVE; 12/12/23-01/11/24 11725 SW 24TH AVE; 12/12/23-01/11/24 11701 SW 30TH AVE; 12/12/23-01/11/24	Acct. 2000-5029-1134 Acct. 2000-5029-1235 Acct. 2000-5612-2349 Acct. 2000-5614-9833 Acct. 2000-5614-9934 Acct. 2000-5615-0035 Acct. 2000-5615-0136 Acct. 2000-5615-0237 Acct. 2000-5615-0439 Acct. 2000-5615-0540 Acct. 2000-5615-0641 Acct. 2000-5615-0742 Acct. 2000-5615-0944 Acct. 2000-5615-1045 Acct. 2000-5615-1146 Acct. 2000-5615-1348 Acct. 2000-5615-1550 Acct. 2000-5615-1651 Acct. 2000-5615-1853 Acct. 2000-5615-1954 Acct. 2000-5615-2156	\$ 51.42 \$ 56.38 \$ 41.50 \$ 10.50 \$ 10.50 \$ 112.18 \$ 17.94 \$ 24.14 \$ 17.94 \$ 14.22 \$ 12.98 \$ 14.22 \$ 14.22 \$ 83.66 \$ 103.50 \$ 65.06 \$ 113.42 \$ 10.50 \$ 73.74 \$ 16.70 \$ 10.50



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 239  
2/2/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>6</b>	<b>GRU (paid online), cont.</b>		
	11701 SW 30TH AVE; 12/12/23-01/11/24	Acct. 2000-5615-2257	\$ 94.82
	11701 SW 30TH AVE; 12/12/23-01/11/24	Acct. 2000-5615-2358	\$ 10.50
	11701 SW 30TH AVE; 12/12/23-01/11/24	Acct. 2000-5615-6705	\$ 10.50
	11701 SW 30TH AVE; 12/12/23-01/11/24	Acct. 2000-5794-1606	\$ 2,500.00
	3793 SW 109 WAY;	Acct. 2000-7089-9691	CREDIT
	11724 SW 34TH RD; 12/12/23-01/11/24	Acct. 2000-7142-5111	CREDIT
	10862 SW 34TH RD; 12/12/23-01/11/24	Acct. 2000-7511-1212	\$ 124.58
	3830 SW 120TH DR; 12/12/23-01/11/24	Acct. 2000-7515-7890	\$ 454.42
	12057 SW 28TH AVE; 12/12/23-01/11/24	Acct. 2000-8208-5916	\$ 14.68
	11902 SW 31ST RD; 12/12/23-01/11/24	Acct. 2000-8208-6017	\$ 51.88
	3793 SW 109TH WAY; 10/25/23-11/22/23	Acct. 2500-0167-3741	\$ 147.61
	2761 SW 117TH ST; 12/12/23-01/11/24	Acct. 2500-0167-4044	\$ 13.13
	12076 SW 24TH LN; 12/12/23-01/11/24	Acct. 2500-0167-4448	\$ 186.73
	12117 SW 28TH AVE; 12/12/23-01/11/24	Acct. 2500-0167-4549	\$ 92.18
	2670 SW 120TH DR; 12/12/23-01/11/24	Acct. 2500-0167-4751	\$ 81.33
<b>7</b>	<b>Kutak Rock</b>		
	General Counsel Through 12/31/23	3342498	\$ 1,008.50
<b>8</b>	<b>OnSight Industries</b>		
	Sign Straightening	402398	\$ 695.00
	Signage - Fitness Rules	405361	\$ 20.35
<b>9</b>	<b>R.E. Arnold Construction</b>		
	Sinkhole Repairs - Pond #8	6694	\$ 555.00
	Sidewalk Repairs	6697	\$ 8,343.62
<b>10</b>	<b>Southern Escapes, LLC</b>		
	Pool Depth Marker Installation	H13551	\$ 3,565.00
<b>TOTAL</b>			<b>\$ 61,829.63</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 240**  
2/9/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>1</b>	<b>Clay Electric Cooperative (paid online)</b>		
	11731 SW 24TH AVE; 12/21/23-01/20/24	Acct: 8903896	\$ 68.00
	2789 SW 117TH ST; 12/21/23-01/20/24	Acct: 8910543	\$ 153.00
	2788 SW 117TH ST; 12/21/23-01/20/24	Acct: 8911145	\$ 41.00
	3319 SW 115TH TER; 12/21/23-01/20/24	Acct: 8930796	\$ 51.00
	11701 SW 30TH AVE; 12/21/23-01/20/24	Acct: 8965734	\$ 2,340.00
	3727 SW 122ND ST; 12/21/23-01/20/24	Acct: 9104888	\$ 99.00
	3727 SW 122ND ST; 12/21/23-01/20/24	Acct: 9104890	\$ 84.00
	3727 SW 122ND ST; 12/21/23-01/20/24	Acct: 9104891	\$ 84.00
	12057 SW 28TH AVE; 12/21/23-01/20/24	Acct: 9105050	\$ 41.00
	3793 SW 109TH WAY; 12/21/23-01/20/24	Acct: 9116208	\$ 41.00
	10692 SW 34TH RD; 12/21/23-01/20/24	Acct: 9116234	\$ 39.00
	3187 SW 117th TER; 12/21/23-01/20/24	Acct: 9118493	\$ 78.00
	3392 SW 115th TER; 12/21/23-01/20/24	Acct: 9118495	\$ 57.00
	3830 SW 120TH DR; 12/21/23-01/20/24	Acct: 9126296	\$ 40.00
<b>2</b>	<b>GFL Environmental (paid online)</b>		
	11701 SW 30TH AVE; Extra Pickup 01/19/24	A60001780506	\$ 104.28
<b>3</b>	<b>Solitude Lake Management</b>		
	Lake & Pond Management: February 2024	PSI044435	\$ 940.00
<b>TOTAL</b>			<b>\$ 4,260.28</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 241**  
2/16/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>ADT Commercial</b> Security Services: 02/23/24-03/22/24	Acct: 81591018	\$ 155.87
2	<b>Cox Business (paid online)</b> 11701 SW 30TH AVE; 02/10/24-03/09/24	Acct: 022609201	\$ 405.33
3	<b>Gannett Florida LocaliQ</b> Legal Advertising on 01/12/24 (Ad: 9640887)	6200254	\$ 159.90
4	<b>Habitech Systems</b> Security Monitoring: February 2024 Security Monitoring: March 2024	1391698 1393152	\$ 42.95 \$ 42.95
5	<b>PFM Group Consulting</b> District Management Fee: February 2024	DM-02-2024-41	\$ 2,291.67
<b>TOTAL</b>			<b>\$ 3,098.67</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 243**

3/1/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Arrow Exterminators</b> Rodent Control Service	55294252	\$ 123.00
2	<b>Cepra Landscape</b> Tree Limb Removal Irrigation Inspection Repairs: February 2024 Landscape/Irrigation Maintenance: March 2024	OC3130 OC3142 OC3159	\$ 495.00 \$ 2,399.65 \$ 34,523.75
3	<b>Clay Electric Cooperative (paid online)</b> 11731 SW 24TH AVE; 01/20/24-02/19/24 2789 SW 117TH ST; 01/20/24-02/19/24 2788 SW 117TH ST; 01/20/24-02/19/24 3319 SW 115TH TER; 01/20/24-02/19/24 11701 SW 30TH AVE; 01/20/24-02/19/24 3727 SW 122ND ST; 01/20/24-02/19/24 3727 SW 122ND ST; 01/20/24-02/19/24 3727 SW 122ND ST; 01/20/24-02/19/24 12057 SW 28TH AVE; 01/20/24-02/19/24 3793 SW 109TH WAY; 01/20/24-02/19/24 10692 SW 34TH RD; 01/20/24-02/19/24 3187 SW 117th TER; 01/20/24-02/19/24 3392 SW 115th TER; 01/20/24-02/19/24 3830 SW 120TH DR; 01/20/24-02/19/24	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	\$ 64.00 \$ 143.00 \$ 41.00 \$ 51.00 \$ 2,267.00 \$ 95.00 \$ 80.00 \$ 79.00 \$ 41.00 \$ 41.00 \$ 40.00 \$ 76.00 \$ 52.00 \$ 40.00
4	<b>Fitness on Demand (paid online)</b> Platinum Subscription: March 2024	45263	\$ 229.00
5	<b>GFL Environmental (paid online)</b> 11701 SW 30TH AVE; March 2024	A60001781859	\$ 165.58
6	<b>Grau &amp; Associates</b> Audit FYE 09/30/2023	25315	\$ 2,500.00
7	<b>GRU (paid online)</b> 11669 SW 24TH AVE; 01/12/24-02/08/24 11725 SW 24TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24 11701 SW 30TH AVE; 01/12/24-02/08/24	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	\$ 37.78 \$ 42.74 \$ 31.58 \$ 10.50 \$ 10.50 \$ 74.98 \$ 52.66 \$ 19.18 \$ 15.46 \$ 14.22 \$ 12.98 \$ 14.22



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 243**  
3/1/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>7</b>	<b>GRU (paid online), cont.</b>		
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-0944	\$ 14.22
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-1045	\$ 55.14
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-1146	\$ 68.78
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-1348	\$ 39.02
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-1550	\$ 65.06
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-1651	\$ 10.50
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-1853	\$ 55.14
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-1954	\$ 14.22
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-2156	\$ 10.50
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-2257	\$ 83.66
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-2358	\$ 10.50
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5615-6705	\$ 10.50
	11701 SW 30TH AVE; 01/12/24-02/08/24	Acct. 2000-5794-1606	\$ 13,235.01
	3793 SW 109 WAY;	Acct. 2000-7089-9691	CREDIT
	10862 SW 34TH RD; 01/12/24-02/08/24	Acct. 2000-7511-1212	\$ 52.66
	3830 SW 120TH DR; 01/12/24-02/08/24	Acct. 2000-7515-7890	\$ 180.38
	12057 SW 28TH AVE; 01/12/24-02/08/24	Acct. 2000-8208-5916	\$ 13.13
	11902 SW 31ST RD; 01/12/24-02/08/24	Acct. 2000-8208-6017	\$ 39.48
	3793 SW 109TH WAY; 10/25/23-11/22/23	Acct. 2500-0167-3741	\$ 190.18
	2761 SW 117TH ST; 01/12/24-02/08/24	Acct. 2500-0167-4044	\$ 13.13
	12076 SW 24TH LN; 01/12/24-02/08/24	Acct. 2500-0167-4448	\$ 140.23
	12117 SW 28TH AVE; 01/12/24-02/08/24	Acct. 2500-0167-4549	\$ 14.68
	2670 SW 120TH DR; 01/12/24-02/08/24	Acct. 2500-0167-4751	\$ 14.68
<b>8</b>	<b>Kutak Rock</b>		
	General Counsel Through 01/31/24	3355838	\$ 2,177.00
<b>9</b>	<b>PFM Group Consulting</b>		
	District Management Fee: March 2024	DM-03-2024-41	\$ 2,291.67
<b>10</b>	<b>VGlobalTech</b>		
	Monthly Website Fee: February 2024	5863	\$ 110.00
	Monthly Website Fee: March 2024	5945	\$ 110.00
<b>TOTAL</b>			<b>\$ 62,902.25</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

*[Signature]*  
Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 244**  
3/8/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Cepra Landscape</b> Heritage Oak Tree Trimming	OC3189	\$ 2,000.00
2	<b>Face Painting Tonya (DeRose) &amp; Photo Booths Stars</b> Face Painting - Spring Festival 04/20/24	185	\$ 900.00
3	<b>Farm to You Revue</b> Pony Rides / Petting Zoo 04/20/24 - 50% Balance Due	2023420_BALDUE	\$ 1,025.00
4	<b>Orlando Fun Crew, Inc.</b> Spring Festival 04/20/24	22008203	\$ 5,620.50
5	<b>Southern Escapes, LLC</b> Pool Service: March 2024	H13862	\$ 1,800.00
<b>TOTAL</b>			<b>\$ 11,345.50</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 245**  
3/15/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>ADT Commercial</b> Security Services: 03/23/24-04/22/24	Acct: 81591018	\$ 155.87
2	<b>Arrow Exterminators</b> Rodent Control Service	55294252	\$ 123.00
3	<b>Cox Business</b> 11701 SW 30TH AVE; 03/10/24-04/09/24	Acct: 022609201	\$ 329.32
4	<b>Gainesville Pest Control</b> General Pest Control	85481	\$ 125.00
5	<b>Gannett Florida LocalIQ</b> Legal Advertising on 02/09/24 (Ad: 9759040)	6269624	\$ 142.68
6	<b>GRU</b>		
	11669 SW 24TH AVE; 02/09/24-03/08/24	Acct. 2000-5029-1134	\$ 72.50
	11725 SW 24TH AVE; 02/09/24-03/08/24	Acct. 2000-5029-1235	\$ 82.42
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5612-2349	\$ 65.06
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5614-9833	\$ 10.50
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5614-9934	\$ 10.50
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0035	\$ 91.10
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0136	CREDIT
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0237	\$ 19.18
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0439	\$ 10.50
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0540	\$ 17.94
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0641	\$ 14.22
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0742	\$ 16.70
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-0944	\$ 16.70
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-1045	\$ 66.30
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-1146	\$ 81.18
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-1348	\$ 51.42
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-1550	\$ 83.66
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-1651	\$ 10.50
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-1853	\$ 103.50
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-1954	\$ 21.66
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-2156	\$ 10.50
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-2257	\$ 83.66
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-2358	\$ 10.50
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5615-6705	\$ 10.50

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 245**  
3/15/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>6</b>	<b>GRU, cont.</b>		
	11701 SW 30TH AVE; 02/09/24-03/08/24	Acct. 2000-5794-1606	\$ 4,467.52
	3793 SW 109 WAY;	Acct. 2000-7089-9691	CREDIT
	10862 SW 34TH RD; 02/09/24-03/08/24	Acct. 2000-7511-1212	\$ 105.98
	3830 SW 120TH DR; 02/09/24-03/08/24	Acct. 2000-7515-7890	\$ 371.34
	12057 SW 28TH AVE; 02/09/24-03/08/24	Acct. 2000-8208-5916	\$ 14.68
	11902 SW 31ST RD; 02/09/24-03/08/24	Acct. 2000-8208-6017	\$ 34.83
	2761 SW 117TH ST; 02/09/24-03/08/24	Acct. 2500-0167-4044	\$ 13.13
	12076 SW 24TH LN; 02/09/24-03/08/24	Acct. 2500-0167-4448	\$ 251.83
	12117 SW 28TH AVE; 02/09/24-03/08/24	Acct. 2500-0167-4549	\$ 120.08
2670 SW 120TH DR; 02/09/24-03/08/24	Acct. 2500-0167-4751	\$ 104.58	
<b>7</b>	<b>HALO Branded Solutions</b>		
	Oakmont Apparel Order	7005996	\$ 293.48
<b>8</b>	<b>R.E. Arnold Construction</b>		
	Pot Hole Repair on 03/12/24	6725	\$ 300.00
<b>TOTAL</b>			<b>\$ 7,914.02</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Parker Road CDD**  
Statement of Financial Position  
As of 3/31/2024

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$27,908.08				\$27,908.08
Debit - Renasant Bank	449.93				449.93
Assessments Receivable	298,483.98				298,483.98
Prepaid Expenses	2,083.60				2,083.60
Deposits	3,997.10				3,997.10
Ameris Checking Account	92,608.60				92,608.60
Ameris Debit Card Account	1,030.76				1,030.76
Ameris Money Market Account	999,016.82				999,016.82
Assessments Receivable		\$445,579.82			445,579.82
Due From Other Funds		9,699.31			9,699.31
Revenue 2007A&B		453,087.17			453,087.17
Revenue 2020		140,866.18			140,866.18
Deferred Cost 2007A1 Bond		277.80			277.80
Debt Service Reserve Series 2020		609,695.02			609,695.02
Interest 2007 A Bond		10,599.61			10,599.61
Prepayment 2007A1 Bond		2,898.94			2,898.94
Sinking Fund 2020		0.20			0.20
Acquisition/Construction Series 2007			\$194.92		194.92
Acquisition/Construction Series 2020			52,811.73		52,811.73
Deferred Const Series 2020			325.35		325.35
Total Current Assets	\$1,425,578.87	\$1,672,704.05	\$53,332.00	\$0.00	\$3,151,614.92
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,217,424.92	\$1,217,424.92
Amount To Be Provided				14,382,575.08	14,382,575.08
Total Investments		\$0.00	\$0.00	\$15,600,000.00	\$15,600,000.00
<b>Total Assets</b>	\$1,425,578.87	\$1,672,704.05	\$53,332.00	\$15,600,000.00	\$18,751,614.92
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$46,419.08				\$46,419.08
Due To Other Funds	9,699.31				9,699.31
Deferred Revenue	298,483.98				298,483.98
Deferred Revenue		\$445,579.82			445,579.82
Total Current Liabilities	\$354,602.37	\$445,579.82	\$0.00	\$0.00	\$800,182.19
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable LongTerm				\$15,600,000.00	\$15,600,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$15,600,000.00	\$15,600,000.00
<b>Total Liabilities</b>	\$354,602.37	\$445,579.82	\$0.00	\$15,600,000.00	\$16,400,182.19
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$176,018.53				\$176,018.53
Current Year Net Assets, Unrestricted	4,794.54				4,794.54
Net Assets - General Government	163,657.29				163,657.29
Current Year Net Assets - General Government	726,506.14				726,506.14
Net Assets, Unrestricted		\$913,481.53			913,481.53
Current Year Net Assets, Unrestricted		362,549.60			362,549.60
Net Assets - General Government		(48,906.90)			(48,906.90)
Net Assets, Unrestricted			(\$1,190,427.88)		(1,190,427.88)
Net Assets, Unrestricted			1,230,872.20		1,230,872.20
Current Year Net Assets, Unrestricted			15,494.93		15,494.93
Net Assets - General Government			(2,607.25)		(2,607.25)
<b>Total Net Assets</b>	\$1,070,976.50	\$1,227,124.23	\$53,332.00	\$0.00	\$2,351,432.73
<b>Total Liabilities and Net Assets</b>	\$1,425,578.87	\$1,672,704.05	\$53,332.00	\$15,600,000.00	\$18,751,614.92

**Parker Road CDD**  
**Statement of Activities (YTD)**  
**As of 3/31/2024**

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b>Revenues</b>					
On-Roll Assessments	\$1,036,116.04				\$1,036,116.04
Off-Roll Assessments	272,710.98				272,710.98
Other Revenue	4,794.54				4,794.54
On-Roll Assessments		\$709,697.91			709,697.91
Off-Roll Assessments		1,655.73			1,655.73
Inter-Fund Group Transfers In		(14,589.49)			(14,589.49)
Inter-Fund Transfers			\$14,589.49		14,589.49
<b>Total Revenues</b>	<b>\$1,313,621.56</b>	<b>\$696,764.15</b>	<b>\$14,589.49</b>	<b>\$0.00</b>	<b>\$2,024,975.20</b>
<b>Expenses</b>					
Supervisor Fees	\$1,200.00				\$1,200.00
Public Officials Insurance	3,036.00				3,036.00
Trustee Services	7,758.01				7,758.01
Management	13,750.02				13,750.02
Field Management	6,750.00				6,750.00
Disclosure Agent	5,000.00				5,000.00
District Counsel	8,299.00				8,299.00
Assessment Administration	12,500.00				12,500.00
Audit	2,500.00				2,500.00
Arbitrage Calculation	600.00				600.00
Legal Advertising	302.58				302.58
Miscellaneous	2,065.33				2,065.33
Contingency	31,024.11				31,024.11
Web Site Maintenance	1,860.00				1,860.00
Dues, Licenses, and Fees	280.50				280.50
Security	5,231.66				5,231.66
Lifestyle Programming	22,383.98				22,383.98
Lifestyle Coordinator	43,840.28				43,840.28
Electric	7,886.00				7,886.00
Dumpster	1,276.59				1,276.59
Water Reclaimed	10,868.56				10,868.56
Conservation Area Maintenance	9,240.00				9,240.00
Amenity - Telephone	913.42				913.42
Amenity - Cable	1,407.99				1,407.99
Amenity - Insurance	30,692.00				30,692.00
Amenity - Landscape Maintenance	23,884.98				23,884.98
Amenity - Pool Maintenance	13,206.38				13,206.38
Amenity - Access Control	2,193.92				2,193.92
Amenity - Janitorial	2,006.13				2,006.13
Amenity - Maintenance	11,120.82				11,120.82
Amenity - Electric	5,424.38				5,424.38
Amenity - Gas	10,867.57				10,867.57
Amenity - Reclaimed Water	29,912.17				29,912.17
General Insurance	4,317.00				4,317.00
General Repair & Maintenance	12,411.25				12,411.25
Maintenance Person	25,630.06				25,630.06
Irrigation	16,641.65				16,641.65
Landscaping Maintenance & Material	186,001.27				186,001.27
Landscape Improvements	6,000.00				6,000.00
Fitness Facility	1,477.09				1,477.09
Amenity Building Pest Control	1,117.00				1,117.00
Interest Payments - 2020 Series		\$351,000.00			351,000.00
<b>Total Expenses</b>	<b>\$582,877.70</b>	<b>\$351,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$933,877.70</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$556.82				\$556.82
Interest Income		\$16,784.71			16,784.71
Net Increase (Decrease) in FV of Inv.		0.74			0.74
Interest Income			\$905.40		905.40
Net Increase (Decrease) in FV of Inv			0.04		0.04
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$556.82</b>	<b>\$16,785.45</b>	<b>\$905.44</b>	<b>\$0.00</b>	<b>\$18,247.71</b>
<b>Change In Net Assets</b>	<b>\$731,300.68</b>	<b>\$362,549.60</b>	<b>\$15,494.93</b>	<b>\$0.00</b>	<b>\$1,109,345.21</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$339,675.82</b>	<b>\$864,574.63</b>	<b>\$37,837.07</b>	<b>\$0.00</b>	<b>\$1,242,087.52</b>
<b>Net Assets At End Of Year</b>	<b>\$1,070,976.50</b>	<b>\$1,227,124.23</b>	<b>\$53,332.00</b>	<b>\$0.00</b>	<b>\$2,351,432.73</b>

**Parker Road CDD**  
**Budget to Actual**  
For the Period End 3/31/24

	Actual	Year To Date Budget	Variance	FY 2024 Adopted Budget
<b><u>Revenues</u></b>				
Maintenance Assessments	\$1,308,827.02	\$803,655.50	\$505,171.52	\$1,607,311.00
Other Income & Other Financing Sources				
Keys	525.00	0.00	525.00	0.00
Rental	3,450.00	0.00	3,450.00	0.00
Event Sponsorship	739.04	0.00	739.04	0.00
False Alarm Fee	80.50	0.00	80.50	0.00
<b>Net Revenues</b>	<b>\$1,313,621.56</b>	<b>\$803,655.50</b>	<b>\$509,966.06</b>	<b>\$1,607,311.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Trustee Services	\$7,758.01	\$4,000.00	\$3,758.01	\$8,000.00
Supervisor Fees	1,200.00	1,600.00	(400.00)	3,200.00
District Management	13,750.02	13,750.00	0.02	27,500.00
Engineering	0.00	500.00	(500.00)	1,000.00
Disclosure Agent	5,000.00	5,000.00	0.00	10,000.00
District Counsel	8,299.00	2,500.00	5,799.00	5,000.00
Special Counsel	0.00	2,500.00	(2,500.00)	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	2,500.00	2,700.00	(200.00)	5,400.00
Arbitrage Calculation	600.00	500.00	100.00	1,000.00
Web Site Maintenance	1,860.00	1,760.00	100.00	3,520.00
Legal Advertising	302.58	1,250.00	(947.42)	2,500.00
Miscellaneous office (travel, phone, postage, etc)	2,065.33	750.00	1,315.33	1,500.00
Dues, Licenses, and Fees	280.50	237.50	43.00	475.00
Public Official Insurance	3,036.00	1,613.50	1,422.50	3,227.00
General Insurance	4,317.00	2,135.50	2,181.50	4,271.00
Contingency- Incl Hurricane cleanup	31,024.11	139,040.00	(108,015.89)	278,080.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$94,492.55</b>	<b>\$186,374.00</b>	<b>\$(91,881.45)</b>	<b>\$372,748.00</b>
<b><u>Field Expense</u></b>				
Field Management	\$6,750.00	\$8,100.00	\$(1,350.00)	\$16,200.00
Landscape Maintenance & Material	186,001.27	190,000.00	(3,998.73)	380,000.00
Landscape Improvements	6,000.00	12,500.00	(6,500.00)	25,000.00
Mulch	0.00	20,000.00	(20,000.00)	40,000.00
Tree Trimming	0.00	10,000.00	(10,000.00)	20,000.00
Irrigation	16,641.65	20,000.00	(3,358.35)	40,000.00
Pressure Clean Curbs and Walks	0.00	18,000.00	(18,000.00)	36,000.00
Electric - Street Lights/ private lighting	7,886.00	6,000.00	1,886.00	12,000.00
Water Reclaimed	10,868.56	13,750.00	(2,881.44)	27,500.00
Conservation Area Maintenance	9,240.00	15,500.00	(6,260.00)	31,000.00
Utility Cart Project	0.00	19,500.00	(19,500.00)	39,000.00
Maintenance Person	25,630.06	33,250.00	(7,619.94)	66,500.00
General Repair & Maintenance	12,411.25	15,000.00	(2,588.75)	30,000.00
Security	5,231.66	0.00	5,231.66	0.00
<b>Total Field Expenses</b>	<b>\$286,660.45</b>	<b>\$381,600.00</b>	<b>\$(94,939.55)</b>	<b>\$763,200.00</b>

**Parker Road CDD**  
**Budget to Actual**  
**For the Period End 3/31/24**

	Actual	Year To Date		FY 2024 Adopted Budget
		Budget	Variance	
<b><u>Amenity Expenses</u></b>				
Amenity - Insurance	\$30,692.00	\$21,264.00	\$9,428.00	\$42,528.00
Amenity - Janitorial	2,006.13	3,750.00	(1,743.87)	7,500.00
Amenity - Pool Maintenance	13,206.38	14,000.00	(793.62)	28,000.00
Amenity - Pool Furniture Replacement	0.00	15,750.00	(15,750.00)	31,500.00
Amenity - Dues & License	0.00	62.50	(62.50)	125.00
Amenity - Maintenance	11,120.82	10,000.00	1,120.82	20,000.00
Lifestyle Programming	22,383.98	15,000.00	7,383.98	30,000.00
Lifestyle Coordinator	43,840.28	32,750.00	11,090.28	65,500.00
Amenity - Manager	0.00	23,250.00	(23,250.00)	46,500.00
Amenity - Electric	5,424.38	20,000.00	(14,575.62)	40,000.00
Amenity - Telephone	913.42	1,000.00	(86.58)	2,000.00
Amenity - Gates/ Control Access	2,193.92	2,000.00	193.92	4,000.00
Amenity - Cable	1,407.99	1,500.00	(92.01)	3,000.00
Refuse Services and Trash Removal	1,276.59	1,250.00	26.59	2,500.00
Fitness Facility - Maintenance	1,477.09	5,000.00	(3,522.91)	10,000.00
Amenity - Gas (Pool Heating)	10,867.57	5,000.00	5,867.57	10,000.00
Amenity - Pest Control	1,117.00	1,600.00	(483.00)	3,200.00
Tennis Courts/Basketball Court	0.00	15,000.00	(15,000.00)	30,000.00
Amenity - Landscape Maintenance	23,884.98	24,205.00	(320.02)	48,410.00
Mulch	0.00	5,800.00	(5,800.00)	11,600.00
Amenity - Reclaimed Water	29,912.17	17,500.00	12,412.17	35,000.00
<b>Total Amenity Expenses</b>	<b>\$201,724.70</b>	<b>\$235,681.50</b>	<b>\$(33,956.80)</b>	<b>\$471,363.00</b>
<b>Total Expenses</b>	<b>\$582,877.70</b>	<b>\$803,655.50</b>	<b>\$(220,777.80)</b>	<b>\$1,607,311.00</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$556.82	\$0.00	\$556.82	\$0.00
<b>Total Other Income (Expense)</b>	<b>\$556.82</b>	<b>\$0.00</b>	<b>\$556.82</b>	<b>\$0.00</b>
<b>Net Income (Loss)</b>	<b>\$731,300.68</b>	<b>\$0.00</b>	<b>\$731,300.68</b>	<b>\$0.00</b>

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

## Field Manager Report - 4/2024

### Pool - Southern Escapes/ Travis (vendor)

- \* Pool lights - awaiting supplies. They have been ordered, there are supply delays.
- \* Lane line - **UPDATE: the lane line has been replaced.** *Lane line has been ordered by vendor - awaiting arrival and installation*
- \* Liquid cover - **UPDATE: the liquid cover application continues.**
- \* **Splash pad area - this area appears dirty, however, it is due to the paint eroding. This area is included in the painting proposals as an add-on item**
- \* Heaters - one heater is still running well. Second heater - awaiting one of the two motors to arrive to continue with the repair.

### Painting

- \* **UPDATE:** The painting proposals will be provided for review. Bids were sought from 4 companies, 2 submitted complete proposals  
**CertaPro and Color Pros**  
*Proposals were sought from 4 companies, only 2 submitted complete bids.*  
*Still in progress, will provide once received. Proposals are being received for exterior and interior painting of the amenity center, clubhouse, and fitness center*

### Pressure washing

- \* Pressure washing of the curbs and sidewalks in area 5 (noted on proposal) has been completed.  
*The Board will decide if this vendor is approved to proceed with additional pressure washing of the community*

### Landscaping

- \* **UPDATE: This tree has been pruned.** The county will only allow pruning the dead areas of this tree, not removal. Awaiting tree vendor's schedule. *A large Heritage Oak on common property is being evaluated for removal (near lot 97).*
- \* Fertilizing of the plants and turf is complete, flag notices are placed where they have applied product. The flowers will be fertilized 4/11
- \* Tree drenching - this is being scheduled
- \* There was a tree down on the tortoise reserve trail, it has been moved
- \* Annuals will be planted at the Amenity Center and both entrances on 4/10
- \* **UPDATE: this tree was deemed to be dead and has been approved by Alachua County to be removed. Awaiting vendor's schedule.** *Tree in environmental area on SW 109th Dr. is encroaching on residential home. Tree will be minimally trimmed to provide roof clearance*
- \* **UPDATE: this swale tree, and another dead swale tree along SW 117th have been replaced.** *Dead swale tree in common area on SW 117th Way will be removed & replaced*

### Security

- \* It was approved at the 2/16 Board meeting to move forward with security services from Tri County Public Safety for Spring Break (3/8 - 3/17)
  - \* Daily reports were provided by Tri County, one is included. If you would like copies of additional reports, please let me know.
- \* Recent incidents:
  - \* On the weekend of 3/24-25 damage was done to the Fitness Center door, the handle was ripped off, and 2 panes of glass were broken on the side gate. There was a brick, and rocks located in front of the side gate. A police report was filed.
  - \* The cost for these repairs is \$1,179 (\$931 - glass, \$248 - door)
  - \* The women's restroom door was propped open using the planter from the restroom. A Board member had to come close the door so the alarm would not be affected

- \* **A resident came with a small child to the fitness center and attempted to leave the child unattended while working out. Staff advised the resident that they could not remain in the fitness center with the small child. Staff stayed after hours until resident exited the area.**

### Roadways

- \* **UPDATE: All paving is complete.** *The roads scheduled for day 1 (1/23) were completed. All other roads have been postponed due to supply & equipment issues. Awaiting rescheduling from contractor*  
*Beginning January 23rd (weather permitting) several roads will be resurfaced. This will take place over a 3-day period. No cars can be parked on the roads during the times specified on attached map. Cars remaining on the road, will be towed to the Amenity Center. See attached map for details.*

### Sinkhole repairs

- \* **A depression formed in pond 1W on Thursday 4/4. RE Arnold has addressed it**
- \* **UPDATE: all have been repaired.** *Several small sinkholes developed the week of 1/29 after the rains. They were in ponds 3, 4, 8, 9, and 1W. All are being addressed by the contractor*

### Electrical

- \* **UPDATE: waiting on supplies.** *Programmable timers are being installed to control tennis court lights. Multiple complaints of individuals utilizing the courts between the hours of 11p - 3a*
- \* *Streetlights are checked monthly and sent to electrician*
- \* **UPDATE: this has been replaced.** *The cover to the exit button on the basketball court was broken off, electrician is waiting on supplies*
- \* **UPDATE: this will be evaluated by WW Gay during their maintenance inspection due possible water intrusion of the lamp. Light will not be replaced until issue has been identified.** *One of the fixtures in the Clubhouse, near the restrooms is awaiting repair. The bulb is good, but the light*
- \* **UPDATE: this has been repaired.** *There is a street light that is burning continually near the amenity center, awaiting electrician's schedule for repair*

### AED

- \* **The AED has been purchased, and staff certification is scheduled for May 3rd. The AED will be installed once certifications are complete**

### General Maintenance & Repairs

- \* **UPDATE: this has been repaired. Additional repairs were noted on the scheduled maintenance that will be scheduled.** *There is a small rip in the bench in the free weight section of the fitness center. A repair has been requested from our equipment service company*
- \* **A battery backup has been purchased and is expected to be installed the week of 4/15. This is to aid with keeping the access & camera systems working through the multitude of power surges that are experienced at the amenity center**
- \* **Residents have requested a rower be added to the fitness center equipment. A proposal will be provided at the meeting**
- \* **Studio room floor - a not to exceed amount of \$1,000 has been approved for repair of the Studio room floor.**
- \* *The pad on one of the basketball poles needs to be replaced, working with supplier for purchase and replacement*
- \* **UPDATE: The company is still working on this due to gaps/ a crack still visible.** *Several pavers around the Amenity Center were reset/ repaired/ replaced due to being loose and having cracks*



# PUBLIC SAFETY REPORTING SYSTEM Jacksonville

Report #PSRS240308-312

Report Type LOCATION D.A.R.  
Date Fri Mar 8 2024  
Contributors William Bonney, Amanda Addington  
Status Complete  
Location Oakmont  
User William Bonney



General William Bonney  
17:57

10-8 OFFICER ON DUTY / AVAILABLE FOR CALL

I arrived on property and conducted a tour of the exterior of the property, checking all parking areas, tennis courts and perimeter.

General William Bonney  
18:10

I obtained the keys from the lock box and began an interior check. I found several adult residents using the fitness center, there was a Bali class underway under the awning, a few people using the pool facilities, and a few people using the tennis facilities. There were no signs of any juvenile issues or safety concerns.

General William Bonney  
18:44

SUSPICIOUS ACTIVITY

I found the side glass gate to be propped open with a brick, the situation was immediately rectified.



General William Bonney  
18:50

A check was made of the small courtyard, tennis courts, and basketball court. The basketball courts were in use.



General William Bonney  
18:52

MAINTENANCE ISSUE PROPERTY DAMAGE

It appears that a cart or vehicle has caused ruts in the courtyard area directly across from the tennis/basketball courts.



General William Bonney  
18:55

The volleyball courts, event lawn, and playground were checked. There were no residents using these amenities at this time.



General William Bonney  
18:57

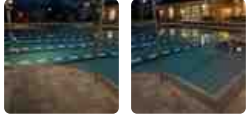
**MAINTENANCE ISSUE**

The lamp post closest to the event lawn and playground was found to be in operable. Photo attached.



General William Bonney  
19:01

The pool area was checked, the pool was not being used, however, the deck was being used by one young man who was working on homework. He was being supervised by his parents who were using other amenities.



General William Bonney  
19:09

Note: several residents approached me asking if everything was OK. I advise them that we were here for their safety over the spring break timeframe and if they had any concerns or needs while the officers are here that they are more than welcome to approach the officer with their questions concerns or needs.

General William Bonney  
19:49

Fitness center, clubhouse, and pool area are currently vacant, most of the activity is now surrounding the tennis courts



General William Bonney  
19:52

**OTHER**

Teenagers on the basketball court were warned about loud propane language, and the scooter was removed from the basketball court.



General William Bonney  
20:48

**SUSPICIOUS ACTIVITY**

While monitoring the front and tennis court area, I observed the juveniles from earlier at the basketball court, walking the streets of the complex.

I will be sure to do a patrol through the complex towards the end of my shift to see if they are still out and about.

General William Bonney  
21:32

**MAINTENANCE ISSUE**

The light by the far back corner door to the clubhouse is very dim and almost in operable.



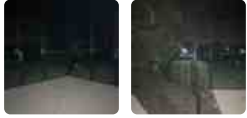
General William Bonney  
21:43

Enforcement of the shirt policy for the teenagers at the basketball court

General William Bonney

22:03

Everyone was cleared from the tennis courts and basketball courts at this time, lights were turned off.



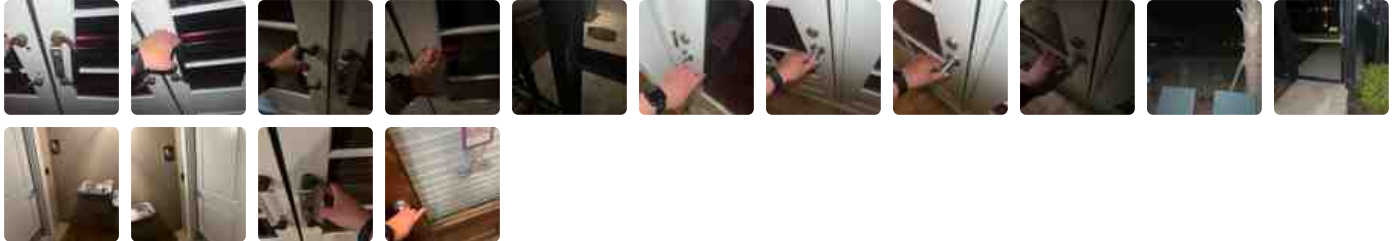
General

William Bonney

22:04

**FACILITY CHECK**

All doors and gates to the amenity center are secure, fitness center still has one person inside using the treadmill. Bathrooms are also checked and found vacant.



General

William Bonney

22:26

I completed a brief patrol through the neighborhoods and construction areas, it appears that the aforementioned juveniles have packed it in for the night.

General

William Bonney

22:38

**EJECTION FROM PREMISES**

Ejected several teenage males from the basketball court at this time without incident

General

William Bonney

22:47

**FACILITY CHECK**

Everyone has left the fitness center at this time and the lights have been turned out. Keys were returned to the lock box.



General

William Bonney

23:05

**10-7 OFFICER OFF DUTY**

All areas are vacant and facilities is locked down, officers off duty at this time. The lighting just came on around the parking areas.





# Oakmont Lifestyle Report

March- April



Submitted by Alisa McGowan

# Events & Programming



Date	Event	Notes	#
3/2/24	Green House Nursery Seminar	10 am Spring Planting & Outdoor Living Areas	25
3/7/24	Coffee Klatch	10 am Coffee & Conversation Popular	15
3/16/24	St. Patrick's Day Cookie Decorating	10 am Ages 5-10 CXL Instructor III	CXL
3/23/24	Eater Egg Hunt	Ages: 2-5 - 9:30 am Ages: 6-10 - 10:30 am	100 Total
3/26/24	Tailgate Tuesday Food Truck	5 pm Monsta Lobsta	N/A
3/28/24	Little Tikes	10 am "Were Going on a Bear Hunt" Sing & Dance Story Time Arts & Crafts Popular Class	13
3/29	Teen Movie Night	6:00pm Showing: "Aquaman"	CXL No RSVP



# Programming Highlights



**Movie Matinee**



**Teen Movie Night**



**Easter Egg Hunt**



**Little Tikes- Fun with Friends**



**Coffee Klatch**

March - April

# Events & Programming



Date	Event	Notes	#
4/11/24	Coffee Klatch	10 am Coffee & Conversation with Your Neighbor	10
4/12/24	Movie Matinee	2 pm Adults Ordinary Angels (2024)	
4/13/24	Spring Garage Sale	9 am- 12 pm Ages 5-10 CXL Instructor III	
4/20/24	Spring Festival	11 am - 1 pm Rides, Face Painting, Food Trucks	
4/25/24	Little Tikes fun with Friends Class	10 am TBD Sing & Dance Story Time Arts & Crafts	
4/26/24	Pottery Class	6 pm - 8:30 pm \$45 per person Project: Pitcher	
4/30	Tailgate Tuesday Food Truck	5 pm Arepa Burger	

# Programming Highlights



**Movie Matinee**



**Community Garage Sale**



**Pottery Class**



**Little Tikes- Fun with Friends**



**Spring Festival**



**Coffee Klatch**



# Sports & Fitness



Event	Notes
<b>Fitness Classes</b>	<b>10:00am Tuesdays -Empower</b> Residents schedule sessions directly with Fitness Instructor <b>10:30am Wednesdays-Aqua Fitness</b>
<b>Tennis Clinic</b>	<b>6:30pm Wednesdays</b> Residents schedule lessons directly with Tennis Coach <b>3/11-15/24 -Spring Break Tennis Camp- 8 Kids Attended</b>
<b>Swimming</b>	<b>3:45pm - 6:15 Tuesdays &amp; Thursdays :</b> Spring Swamp Rats Swim Team <b>Residents schedule lessons directly with Swimming Coach</b>

# Resident Hosted Activities



Event	Notes
Game Day	Every Monday & Wednesday 1 pm-4 pm Residents play Mahjong & other fun games
Game Night	Every Tuesday 6 pm - 8 pm
Bingo Night	Once a Month on Thursday Evening 7:30 pm Ages 16 and up

# Upcoming Event Programs



Date	Upcoming Programs/Events	Notes
3/2/24	Greenhouse Nursery Seminar	Spring Planting & Outdoor Living Areas Design Refreshments
3/7/24	Coffee Klatch	Coffee & Conversation with your Neighbor Refreshments
3/11-3/15 Spring Break	Tennis Camp Instructor Robert Taylor	One Week Session 8:30 am - 11:30am One Court -2 Sessions 8 Kids Each Session 8:30am-10am -Ages: 4-9 10am-11:30am -Ages : 10-14
3/15/24	Teen Movie Night	Aquaman Ages 13 -18 Refreshments
3/16/24	St. Patrick's Day Cookie Decorating	Ages: 10 & Up \$25
3/23/24	Easter Egg Hunt & Pictures w/the Easter Bunny	9am - 10am - Ages 1-5 10am - 11am - Easter Bunny 10:30 am - 11:30 am - 6-10

# Proposal Provided at 4/20 Meeting



- **Racquet Sports Reservation Platform**
- **Event Ticketing Platform**
- **Rental of Oakmont Pool to Oak Hall High School Swimming Team**