

# Parker Road Community Development District

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

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The regular meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, June 21, 2024, at 1:00 p.m. at 11701 SW 30th Ave, Gainesville, FL 32608.**

The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 2536 634 0209**

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

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

### **Organizational Matters**

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

### **General Business Matters**

1. Consideration of the Minutes of the April 17, 2024, Board of Supervisors' Meeting
2. Review of Letter from Supervisor of Elections
3. Consideration of Electronic Payment Options
4. Discussion of Security Services
  - a. Review of Draft Escalation Procedures
5. Discussion of Projects for Fiscal Year 2024/2025
6. Review Reserve Account Funding & Expense 2025 – 2030
7. Discussion of the Reserve Account – Funding Options and Challenges
8. Discussion of Reserve and Contingency Accounts Related to Sinkhole Matters
9. Ratification of Payment Authorization Nos. 246 - 255
10. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
    - Designating Public Records Custodian
      - Field Manager's Report
      - Lifestyle Coordinator's Report
- Audience Comments
- Supervisors Requests

### **Adjournment**



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the  
April 17, 2024,  
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Wednesday, April 17, 2024  
11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608  
5:30 p.m.**

Board Members present at roll call:

Barbara Staras	Vice Chairperson
Tara Ezzell	Assistant Secretary
Dan Middleton	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Jennifer Glasgow	District Accountant - PFM Group Consulting LLC
Rachel Proctor	District Accountant - PFM Group Consulting LLC
Venessa Ripoll	District Manager - PFM Group Consulting LLC (via phone)
Kwame Jackson	ADM - PFM Group Consulting LLC (via phone)
Kyle McGee	Kutak Rock LLP (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**

Ms. Carvalho called the meeting of the Parker Road Community Development District Board of Supervisors to order at 5:31 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  
February 16, 2024, Board of  
Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Ezzell, seconded by Mr. Middleton, with all in favor, the Board approved the Minutes of the February 16, 2024, Board of Supervisors' Meeting.

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

The Board reviewed the minutes.

On MOTION by Mr. Middleton, seconded by Ms. Staras, with all in favor, the Board approved the Minutes of the March 20, 2024, Board of Supervisors Workshop Meeting

**Consideration of Resolution 2024-05,  
Approving a Proposed Budget for  
Fiscal Year 2024/2025, and Setting a  
Public Hearing**

Ms. Carvalho provided an overview of the Budget Process and noted that there is a 10.15% increase in the overall budget.

Ms. Glasgow outlined the line items that were adjusted from the prior year. She stated that a Reserve line item was added at \$215,000.00 and the Contingency line item was reduced from \$278,080.00 to \$200,000.00.

There was a lengthy discussion on the changes to the line items, with emphasis on Security.

The line item for Amenity – Insurance was amended during the meeting to reflect \$34,682.00 on the property insurance line item.



There were changes made to the Proposed Budget to reduce the overall increase. Amenity- Electric Line item and Amenity – Gas line item were both reduced by \$5,000.00 each. Security line Item was reduced from \$48,360.00 to \$10,000.

On MOTION by Ms. Ezzell, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 of \$1,722,991.18 Total Net Revenue, \$1,834.80 Gross Assessment per unit and Setting a Public Hearing Date of July 10, 2024, at 5:30 p.m., at 11701 SW 30<sup>th</sup> Ave, Gainesville, FL 32608.

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

Ms. Carvalho presented the resolution and stated that Seats 2, 3, and 5 currently held by Andy Hagan, Tara Ezzell, and Barbara Staras, respectively are up for general election this year. Ms. Carvalho gave an overview of the general election process.

On MOTION by Mr. Middleton, seconded by Ms. Staras, with all in favor, the Board approved Resolution 2024-06, Designating Board Member Seats 2, 3 and 5 for the Upcoming 2024 General Election.

**Update on Replacement of Floor in the  
Exercise Room/Gym**

Ms. Gailfoil stated that the repair was approved outside of a meeting with a not-to-exceed amount of \$1,000.00. The cost provided by the vendor is \$150.00/hour.

There was a short discussion.

A Board member left the room briefly to view the area to be repaired, temporarily breaking quorum.

On MOTION by Ms. Ezzell, seconded by Ms. Staras, with all in favor, the Board ratified the Replacement of the Floor in the Exercise Room / Gym.

**Discussion of Security Services for Weekends and Holidays**

There was discussion about using the upcoming Memorial Day holiday as a measure of the need for security.

The discussion was deferred until there is a better understanding of the community's security needs.

**Discussion of Rowing Machine for Exercise Room/Gym**

Ms. Gailfoil noted that this was previously discussed during a Board meeting and is a request from residents. She confirmed that there is adequate space for the machine in the gym.

Ms. Glasgow noted that the budget can accommodate the purchase of the rowing machine.

On MOTION by Ms. Ezzell, seconded by Ms. Staras, with all in favor, the Board approved the proposal by Lloyd's company, for the rowing machine with a not-to-exceed amount of \$1,400.

**Discussion of Additional Pool Furniture**

Ms. Glasgow noted that this expense is accounted for in the FY 2024 budget.

Ms. Gailfoil noted that she has been working with Mr. McGee on this matter.

There was lengthy discussion on the options of refinishing and repair vs newly purchased pool furniture, with specific regard to the quality of the new furniture as well as the turnaround time available.

On MOTION by Ms. Ezzell, seconded by Mr. Middleton, with all in favor, the Board approved Pool Furniture Refinishing with a not-to-exceed amount of \$15,000.00, pending determination of quality, quantity, and turnaround time of replacement vs. additional new furniture.

**Discussion of Interior and Exterior  
Painting of the Clubhouse**

This item was deferred to the July 2024 meeting.

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

Ms. Gailfoil explained that this was to mitigate the cost of mulch and mulch liners. She stated that it has been approved by the County.

Mr. Middleton suggested revisiting this discussion after the rainy season considering possible sinkholes developing.

This item was deferred to the July meeting.

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

It was explained that this item was placed on the agenda by the Mr. McGee, and it was likely covered during the budget discussions.

**Review and Acceptance of Arbitrage  
Rebate Report**

Ms. Carvalho explained that this report was performed by Grau & Associates, independent of the auditing company and District Management, and is a requirement with the Bond & Trust Indenture.

On MOTION by Ms. Staras, seconded by Ms. Ezzell, with all in favor, the Board Accepted the Arbitrage Rebate Report.

**Ratification of Proposal for  
Replacement of Broken Glass on Side  
Gate**

Ms. Carvalho stated this would ratify the work to be completed.

On MOTION by Ms. Ezell, seconded by Mr. Middleton, with all in favor, the Board ratified the Proposal for Replacement of Broken Glass on Side Gate.

**Ratification of Purchase of Surge Protector/Battery Backup**

Ms. Gailfoil explained that there were issues with power surges in the area, affecting the access card and camera systems and causing malfunctions. She stated that the surges were draining the battery backups and this new equipment will run the systems for up to two hours during power loss.

On MOTION by Mr. Middleton, seconded by Ms. Staras, with all in favor, the Board ratified the Purchase of Surge Protector/Battery Backup.

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

The Board reviewed the Payment Authorizations.

On MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorizations Nos. 236, 239 – 241, 243 – 245.

**Review of District Financial Statements**

The Board reviewed the District Financial Statements. No action was required by the Board.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No report.

**District Engineer** – Not present.

**District Manager** – Ms. Carvalho stated that the next meeting will take place on July 10, 2024, at 5:30 p.m. which will coincide with the Public Hearing for the District’s budget.

**Field Manager & Lifestyle Coordinator** – Ms. Gailfoil explained that one of the documents she provided during the meeting is for future consideration regarding the battery backup system being installed. She stated that Randy Lewis Electric suggested installing a surge protector in the breaker panel for additional protection for each unit (total of three at \$1,219.00 each).

She stated there was an incident at the 'exit only' road where someone damaged the county’s signage and the district’s trees. The responsible party’s insurance company is working with the District to pay for tree repair/replacement.

Ms. Carlino-Mcgowan stated that the events are doing well and are popular. She reviewed the upcoming community events and presented a proposal for a coach who wishes to rent the pool for the training of 40 athletes.

On MOTION by Ms. Ezzell, Seconded by Mr. Middleton, with all in Favor, the Board declined the proposal to rent out the pool.

Ms. Carlino-Mcgowan explained that residents are frustrated about people overstaying their allotted time at the Racquet Sports Amenities and proposed a Racquet Sports Scheduling Management Platform as a solution. She went over a few available options.

There was discussion on entrance barriers, budgets, feasibility of app usage, and trial periods.

On MOTION by Ms. Ezzell, Seconded by Ms. Staras, with all in Favor, the Board approved the proposal to use the Scheduling Platform app at \$150.00 per month, or on a trial period at no cost, if possible, through the end of the Fiscal Year 2024 and reassess at that point.

Ms. Carlino-Mcgowan presented a proposal for an event ticketing platform, Ticket Sign Up. She noted that it would be a convenience item for the attendees of paid events.

Ms. Glasgow will investigate options with the bank to enable credit card ticket purchases for events.

**FOURTH ORDER OF BUSINESS**

**Audience Comments and Supervisors  
Requests**

There were no audience comments or Supervisor requests.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

There was no further business to discuss.

Ms. Carvalho requested a motion to adjourn.

On MOTION by Mr. Middleton, seconded by Ms. Staras, with all in favor, the April 17, 2024, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 7:24 p.m.

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

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

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Review of Letter from Supervisor of Elections



April 19, 2024

Vivian Carvalho  
District Manager  
Parker Road Community Development District  
12051 Corporate Blvd  
Orlando, FL 32817

Dear Ms. Carvalho,

We received your letter requesting information regarding the number of registered voters within the boundaries of the Parker Road Community Development District.

As of April 15, 2024 there were 940 voters registered in the Parker Road Community Development District.

If you have any questions or need additional information, please give me a call.

Respectfully,

Kim A. Barton  
Supervisor of Elections  
Alachua County



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Electronic Payment Options



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## Never miss a sale

Accept all major credit and debit cards, contactless payments, checks and cash with your mobile device – with or without an internet connection.



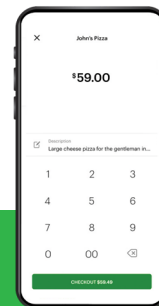
## Enjoy more flexibility

Run your business and track your sales in real-time from anywhere.



## Be safe and secure

Control access with roles and permissions, fingerprint login and two-factor authentication. All transactions are encrypted to help protect your customers' data and your business.



**Clover Go consists of a free app and an optional reader that connects to your mobile device.\***

- **Clover Go app** Allows you to more securely key in or scan card information with your mobile device and track your sales. Available for Apple iOS or Android devices
- **Clover Go reader** Add this portable reader for insert or contactless payments with NFC-chip enabled cards and mobile wallets such as Apple Pay and Google Pay. The Clover Go reader is small and lightweight measuring 3.17 in x 2.21 in x 0.46 in and weighing 2.3oz.



# Accept payments and track your sales with your mobile device



## Accept payments anywhere

Take payments anywhere with your mobile device and an optional, compact reader.



## Track sales in real-time

An interactive sales screen provides a snapshot of daily sales, top-selling items and individual employee sales performance over time.



## Do business online or offline

Clover Go works with or without an internet connection so you never miss a sale.



## Send paperless receipts

Electronic receipts can be emailed or sent by text.

### Clover Go Key Features

Accept all payment types	All major credit and debit cards, checks and cash
Quick checkout	Enter the dollar amount and checkout
Receipts	Send paperless receipts by email or text
Customer signature	Capture customer signatures on your mobile device
Refunds	Issue refunds from your mobile device
Sales reports	Access interactive sales reports to view daily sales, most popular items sold and more
Offline mode	Accept payments without an internet connection
Reader device	Pair an optional Clover Go reader for card insert or tap
User roles and permissions	Control access to different parts of the app based on employee roles
24/7/365 support	All day, everyday support to assist you with your needs

**Get started quickly.** Get Clover Go today.

For more information, contact your Clover Business Consultant.





# Clover® Account is a simple and flexible service plan to take payments without a POS device

Take payments on your computer, tablet or mobile device

For businesses that take payments over-the-phone or by mail, are primarily online, or just starting out, Clover Account is a simple and flexible solution that grows with your business. Clover Account comes with features that enable you to take payments with a web browser, a mobile device or your website, and track transactions all through a single dashboard.

## Key Features

Accepted payment types	All major credit and debit cards, checks, and cash
Virtual Terminal	Take card payments from virtually anywhere through a web or mobile web browser
Invoicing	Request customer payment by email and allow them to pay you online
Mobile payment	Use the Clover Go app to take payment with your smartphone
eCommerce integration	Integrate with BigCommerce® and Ecwid® eCommerce platforms
Integrate in-store and online	Reconcile sales, inventory and customer data across all channels
Developer tools	Build custom integrations with Clover with our APIs
Dashboard	Manage your business through the Clover Dashboard
Basic reporting	Real-time sales at your fingertips, gain insights to sales volume and trends
Clover App Market	Integrate popular third-party apps with your Clover system
24/7/365 support	All day, everyday support to assist you with your needs

For more information, contact:

**Name | Phone** [Andrea Boning | 561-400-7069](tel:561-400-7069)

**Email** [andrea.boning@fiserv.com](mailto:andrea.boning@fiserv.com)





## Solution

# Help Reduce Your Credit Card Transaction Expenses

## How Can I Reduce My Expenses?

The Merchant Surcharge Program allows merchants to add a percentage fee to their consumers' credit card transactions to cover the merchant's credit card processing costs.

Implementing this practice can help merchants reduce their expenses by applying a 3.00 percent fee to all credit card transactions itemized on customer receipts. Debit cards and prepaid cards are not eligible as only credit card transactions apply.

## Is this right for my business?

Every business is unique and your decision to implement this should be based on considerations, including how you feel your customers may respond as well as other contributing factors.

We do not offer the Merchant Surcharge Program in the following states/territory: CT, MA and PR.

## What are my responsibilities as a business, if I want to implement a surcharge fee?

As a business, you're required to clearly and prominently display the surcharge rate at the point-of-sale (POS) and point of entry, notifying all customers that this fee will be applied if they pay by credit card. You are responsible for creating your own signage that complies with surcharging requirements by the Card Brand Rules and any relevant state laws. Some states may have additional requirements. The below is suggested language for signage based on Card Brand rules\*:

We impose a surcharge of 3.00% when paying with a credit card, which is not greater than our cost of acceptance. The adjustment will appear on your receipt. We do not surcharge debit cards. Any purchases made with a debit card or cash will not include a surcharge.

## Are there other requirements?

Yes. The card brands and your state may have other requirements. You are responsible for complying with all card brand rules including those which apply to surcharging. By enrolling in the Merchant Surcharge Program, some of these requirements will be fulfilled on your behalf, including, but not limited to, notifying the Card Brands and registering your participation in the Merchant Surcharge Program with them, itemizing the surcharge on customer receipts, preventing surcharges on applicable debit and prepaid card transactions, and refunding surcharges on returns.

## Is surcharging the same as a convenience fee?

No. A surcharge is a percent fee applied uniformly to eligible credit card transactions. Conversely, a convenience fee is a fee applied to alternative payment methods that is not standard for the merchant. For example, paying online when in-person payment is the standard payment method.

## Can I surcharge and also apply a convenience fee or offer a cash discount?

No. Once you are part of the surcharge program, you can no longer charge a convenience fee, service fee or offer a cash discount.

## Can I apply a surcharge only on selected transactions?

No. If you choose to assess a surcharge, a surcharge must be applied to all eligible credit card transactions.

## Can I apply a different surcharge percentage for different transactions?

No. The same 3.00 percent must be applied to all eligible credit card transactions.

**Let's get started.** Contact a Sales Executive or your relationship Manager to learn more.



## New Merchant Info Form

**Business Information** (Please complete **all highlighted** fields):

Business Legal Name:	
DBA (if different):	
Estimated Annual Credit Card Volume:	
Annual Total Sales Volume:	
Estimated Average Transaction Amount:	
Estimated Largest Transaction Amount:	
Industry Description/MCC Code:	
Entity Type (LLC, Corporation, etc.)	
Month/Year Business Founded:	
Number of Employees:	
Business EIN:	
Corporate Billing Address:	
Corporate City, State & Zip:	
Corporate Shipping Address (if different):	
Business Phone #:	
Business Website URL, if applicable:	
Customer Service Tel #:	
Business Contact Person, Title:	
Business Contact Person Tel #:	
Business Contact Person email:	
Average # of days from payment to order shipment/fulfillment:	

**Signor Information (required per The Patriot Act's AML/KYC regulations May 2018 update for the authorized signers of all non-publicly traded companies):**

Signor Name:	
Signor Title:	
Signor Percentage Ownership:	
Signor Social Security Number:	
Signor Date of Birth:	
Signor Home Phone:	
Signor Home Address:	
Signor City, State & Zip:	
Signor E-mail address:	

**Settlement Bank / Deposit Account Information:**

Name of Bank:	
Routing #:	
Account #:	

**Billing Bank / Deposit Account Information (only complete if fees need to be debited from a separate DDA than the settlement account designated above):**

Name of Bank:	
Routing #:	
Account #:	

**Implementation Contact (if different from business contact listed above):**

Name:	
Email:	
Phone Number:	



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Security Services

a. Review of Draft Escalation Procedures

## **Violations Issues Log**

<b>1</b>	Residents having Alcohol at the Pool
<b>2</b>	Unauthorized Parties at the Pool
<b>3</b>	Abusive language, party using F word when ask to identify himself
<b>4</b>	Parents and or responsible party not monitoring children
<b>5</b>	Resident looking to help out requested a child to not sit on the lane line was scolded for his efforts by child's parent
<b>6</b>	Group of seven climbing gate on multiple occasions believed to be non residents
<b>7</b>	Three broken swim lanes from residents sitting on them. Cost to replace \$925 per lane line
<b>8</b>	Rear gate broken from individuals climbing over gate. Control arm broken off and gate out of alignment, cost TBD
<b>9</b>	Side Gate glass broken multiple times. requires custom glass cost to repair TBD
<b>10</b>	Individuals not disposing or picking up their trash.
<b>11</b>	Residents moving lounges, chairs, etc and not putting them back
<b>12</b>	Deck furniture is moved to close to the edge of the pool.
<b>13</b>	Children throwing balls, toys, etc interfering with other residents swim and swim lessons. Additionally swim instructor advises her students and herself have been hit by the balls.
<b>14</b>	Children swimming across swim lap lanes interfering with swimmers doing laps
<b>15</b>	Individuals throwing landscaping rock in deep end of pool which may damage the pool surface, equipment used by maintenance company, or cause an injury.

## Security Expense

			<u>Private Security - Coverage Model</u>							
	<u>Summer Coverage Model</u>	<u>Coverage Criteria</u>	Number of Weeks	Number of Days	Number of Coverage Hours Per Day	Total Hours	Hourly Rate	Security Personnel Cost	Additional Fee's Per Week	Total Cost
<b>Option 1</b>	<b>Summer Coverage ( 10 Weeks )</b>	<b>( 7 Days ) from ( 10 am - 8 pm )</b>	<b>7</b>	49	9	441	\$ 34	\$ 14,994	\$ 805	\$ 15,799
<b>Option ( A )</b>	Summer Coverage ( 10 Weeks )	Extend Coverage to 9 pm = 1 additional Hour	7	49	1	49	\$ 34	\$ 1,666	n/a	\$ 1,666
or <b>Option ( B )</b>	Summer Coverage ( 10 Weeks )	Extend Coverage to 10 pm = 2 additional Hours	7	49	2	98	\$ 34	\$ 3,332	n/a	\$ 3,332
Or <b>Option ( C )</b>	Summer Coverage ( 10 Weeks )	Extend Coverage to 11 pm = 3 additional Hours	7	49	3	147	\$ 34	\$ 4,998	n/a	\$ 4,998
Or <b>Option ( D )</b>	Summer Coverage ( 10 Weeks )	Extend Coverage to 12 am = 4 additional Hours	7	49	4	196	\$ 34	\$ 6,664	n/a	\$ 6,664
<u>Fall Coverage Model</u>										
<b>Option ( 2 )</b>	Coverage from ( August 11th. - October 5th. ) <i>When Children are back to school through end of swim season</i>	( 7 Days ) from ( 1 pm - 8 pm )	8	56	7	392	\$ 34	\$ 13,328	\$ 920	\$ 14,248
<u>School Holiday Coverage</u>										
<b>OPTION ( 3 )</b>	Coverage - School Holiday weeks ( 2 weeks )	( 7 Days ) From ( 5 pm - 11 pm )	2	14	6	84	\$ 34	\$ 2,856	\$ 230	\$ 3,086
<b>OPTION ( 4 )</b>	Coverage - Weekends ( 2 - Days ) <i>( excludes weekends during Summer and School Holiday Weeks )</i>	( Sat & Sun ) From ( 5 pm - 11 pm )	40	80	6	480	\$ 34	\$ 16,320	\$ 1,314	\$ 17,634
	<b>OR</b>									
<b>OPTION ( 5 )</b>	Coverage - Weekends ( 3 - Days ) <i>( excludes weekends during Summer and School Holiday Weeks )</i>	( Fri., Sat & Sun ) From ( 5 pm - 11 pm )	40	120	6	720	\$ 34	\$ 24,480	\$ 1,971	\$ 26,451
			<u>Security Agency - Additional Fee Schedule</u>							
				<u>Per Day</u>	<u>Per Week</u>					
				\$ 4.29	\$ 30.00					
				\$ 10.71	\$ 75.00					
				\$ 1.43	\$ 10.00					
				n/a	n/a					
				\$ 16.43	\$ 115.00					

# **DRAFT**

## **Escalation Guidelines on Rules Violation**

<b>Violation #</b>		
1st	1) Log Incident Date / Individuals name / address / access card # and violation cited	◆ Inform Individual of the rule violation <ul style="list-style-type: none"><li>- Log Incident Date</li><li>- Individuals name</li><li>- Home address</li><li>- Access card #</li><li>- Rule violation information</li></ul>
	2) If the Individual is under the of 16 or is a guest of a resident, obtain access card information from the party that admitted the individual.	◆ Record in the log <ul style="list-style-type: none"><li>- incident Date</li><li>- Name of responsible party</li><li>- Home address</li><li>- Access care #</li><li>- Name of the Individual cited for the violation</li><li>- Is person cited a resident or guest</li></ul>
	3) If the individual does not have an access card or the person responsible for this individual cannot be located advise the party that they are required to leave the Amenity center / Pool.	
	4) Inform the individual that they may return with their access card or with a resident to be admitted as a guest under the residents access card <ul style="list-style-type: none"><li>• In this situation the resident must be 18 or older</li><li>• Advise the resident that are required to be at the pool for as long as their guest is there.</li></ul>	
	5) If the individual refuses to provide their name, home address and access card information ( if available ) they should be asked to leave and advised that until they provide this information they are not permitted to use any of the Districts Amenities. <ul style="list-style-type: none"><li>• If the individual returns to the amenity center, gym or pool and continues to refuse to provide the required information advise the party that they are trespassing.</li></ul>	

Violation		
	<p><b># 5) Continued from Page 1</b></p> <ul style="list-style-type: none"> <li>• If the individual refuses to leave , call the Alachua police department for assistance to have them removed.               <ul style="list-style-type: none"> <li>• Request the Police to obtain the following information                   <ul style="list-style-type: none"> <li>- Individuals name</li> <li>- Home address</li> <li>- Status resident or guest</li> <li>- Access Card # ( if available )</li> </ul> </li> </ul> </li> </ul>	
2nd	<p>Log Incident</p> <ul style="list-style-type: none"> <li>- Date</li> <li>- Individuals name</li> <li>- Home address</li> <li>- Access card #</li> <li>- Violation cited</li> </ul>	<ul style="list-style-type: none"> <li>• Advise individual that as this is their <b><u>Second</u></b> violation that their privileges to District Amenities are suspended for the remainder of the day and request that they leave               <ul style="list-style-type: none"> <li>• Send Letter to residents home advising that the individual has been cited for violation of the rules governing the use of the Districts amenities on two occasion's and therefore their access privileges were suspended on ( indicate date ) for the balance of that day.</li> <li>• Also note a third violation will result in the individual loosing access privileges for Seven calendar days</li> <li>• <a href="#"><u>Apply guidance under points noted on Page #1 ( as applicable )</u></a></li> </ul> </li> </ul>
3rd.		<ul style="list-style-type: none"> <li>• Advise individual that as this is their <b><u>Third</u></b> violation their access privileges to the Districts Amenities are suspended for Seven calendar days and request the they leave.</li> </ul>

Violation #		
		<p><b><u>3rd. Continued from Page #2</u></b></p> <ul style="list-style-type: none"> <li>• Send Letter to residents home advising that the individual has been cited for violation of the rules governing the use of the Districts Amenities on Three occasion's and therefore their access privileges were suspended on ( indicate date ) for Seven calendar days.</li> <li>• note a fourth violation will result in the individual loosing Access privileges for Thirty calendar days</li> <li>• <b><u>Apply guidance under points noted on Page #1 ( as applicable )</u></b></li> </ul>
4th.	<p>Log Incident</p> <ul style="list-style-type: none"> <li>- Date</li> <li>- Individuals name</li> <li>- Home address</li> <li>- Access card #</li> <li>- Violation cited</li> </ul>	<ul style="list-style-type: none"> <li>• Advise individual that as this is their <b><i>Fourth</i></b> violation their privileges to the Districts Amenities have been suspended for 30 calendar days and request that they leave. <ul style="list-style-type: none"> <li>• Send Letter to residents home advising that the individual has been cited for violation of the rules governing the use of the Districts Amenities on Four occasion's and therefore their access privileges were suspended on ( indicate date ) for Thirty calendar days.</li> <li>• Also note a Fifth violation will result in the individual loosing access privileges through the end of the calendar year.</li> <li>• <b><u>Apply guidance under points noted on Page #1 ( as applicable )</u></b></li> </ul> </li> </ul>

5th.	<p>Log Incident</p> <ul style="list-style-type: none"> <li>- Date</li> <li>- Individuals name</li> <li>- Home address</li> <li>- Access card #</li> <li>- Violation cited</li> </ul>	<ul style="list-style-type: none"> <li>• Advise individual that as this is their <b><i>Fifth</i></b> violation their privileges to the Districts Amenities have been suspended through the end of the year December 31st. and request that they leave. <ul style="list-style-type: none"> <li>• Send Letter to residents home advising that the individual has been cited for violation of the rules governing the use of the Districts Amenities on Five occasion's and therefore their access privileges were suspended on ( indicate date ) through the end of the Year December 31st.</li> </ul> </li> <li>• <b><u><a href="#">Apply guidance under points noted on Page #1 ( as applicable )</a></u></b></li> </ul>
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**[Alcohol Violation](#)**

1st.	<p>Alcohol at District Amenities</p> <p>Log Incident</p> <ul style="list-style-type: none"> <li>- Date</li> <li>- Individuals name</li> <li>- Home address</li> <li>- Access card #</li> <li>- Violation cited</li> </ul>	<p>Any Party bringing and or possessing Alcohol at District Amenities without prior authorization ( refer to rules governing the presence of Alcohol ) will be required to Leave.</p> <ul style="list-style-type: none"> <li>• If the offending party is under age they will be reported to the authorities and access privileges will be suspended for 30 days.</li> <li>• A letter will be sent to the residents home advising them of the violation and Access suspension to District Amenities</li> </ul>
2nd	<p>Alcohol at District Amenities</p> <p>Log Incident</p> <ul style="list-style-type: none"> <li>- Date</li> <li>- Individuals name</li> <li>- Home address</li> <li>- Access card #</li> <li>- Violation cited</li> </ul>	<p>A second offense will result in;</p> <ul style="list-style-type: none"> <li>• Access Privileges to District Amenities will be determined by the Board of Directors at the next scheduled Board meeting.</li> <li>• In the interim period access privileges are suspended indefinitely pending board decision</li> </ul>

	<p><b><u><i>Vandalism / Theft</i></u></b></p>
	<p>Any party Vandalizing or removing District property without prior authorization will be reported to the authorities and prosecuted.</p> <ul style="list-style-type: none"> <li>• Access Privileges to District Amenities will be determined by the Board of Directors at the next scheduled board meeting.</li> <li>• During the interim period the individual is restricted from being on District property and all access privileges are suspended indefinitely.</li> <li>• Send Letter to residents home advising them of the incident</li> </ul>
	<p><b><u><i>Trespassing Violation</i></u></b></p>
<p><b>1st.</b></p>	<p>Any party Trespassing on District Property outside of designated operating hours without prior authorization will be reported to the authorities and will be issued a first warning.</p> <ul style="list-style-type: none"> <li>• If the party Trespassing is a resident a letter will be sent to the residents home citing the Individual was Trespassing and noting that a second occurrence will result in <ul style="list-style-type: none"> <li>• Suspension of the individuals access privileges to District Amenities for 30 calendar days.</li> <li>• Additionally the individual may be subject to arrest by Authorities.</li> </ul> </li> </ul>



**2nd**

**Trespassing - Continued from Page #5**

A second occurrence of Trespassing will be reported to Authorities and may result in the individual or individuals being arrested..

- If the party Trespassing is a resident a letter will be sent to the residence home advising the resident of the Second Trespassing violation for this individual.
  - As such the individuals access privileges to District amenities are suspended for 30 calendar days from the date that the violation was cited.
  - Any further occurrences will result in the suspension of the individuals access privileges to District amenities for a period of One Year from the date the violation was cited.



Quote #: Q-13963-1  
 Date: 4/11/2024  
 Expires On: 7/31/2024

**Envera Systems**

Next Generation Security  
 4171 W Hillsboro Blvd Ste 2  
 Coconut Creek, FL 33073  
 Phone: (855) 936-8372 | Email: info@enverasystems.com

**Prepared for**

Oakmont - Gainesville  
 11701 SW 30th Ave  
 Gainesville, Florida 32608

SECURITY CONSULTANT	PHONE	EMAIL
Eddie Coalwell	+1 9044208464	ecoalwell@enverasystems.com

Pricing assumes all takeover equipment is in good working order and is compatible with Emvera systems.

**INSTALLATION INVESTMENT**

Amenity - Active & Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
8	Outdoor Bullet Camera - 4MP	
2	Outdoor Dome Camera - 5MP	
3	Network Horn Speaker	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
1	Equipment Rack - (Floor)	
3	16' Aluminum 4 X 4 Pole	
210	Trenching & Backfilling	
225	Conduit	
1,800	Wire	
1	Bore Setup	
125	Bore	
1	Developer Discount	
<b>Amenity - Active &amp; Passive Video Surveillance TOTAL:</b>		<b>\$25,449.14</b>

Amenity - Takeover Access Control 8 Access Points

QTY	PRODUCT	INSTALL INVESTMENT
2	Sicunet Access Control Panel - 4 Door with Lock Power	
1	Sicunet Access Control Virtual License - 36 Door	

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet - Restful API	
700	Wire	
1	Developer Discount	
<b>Amenity - Takeover Access Control TOTAL:</b>		\$5,868.94

Additional 15% Discount

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
<b>Additional 15% Discount TOTAL:</b>		\$-4,697.71

**Installation Investment Total: \$26,620.37**

**THIRD PARTY FINANCING OPTIONS**

36 Months Financing at 3.99% Monthly Payment: \$785.83

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at [enverasystems.com/financing](http://enverasystems.com/financing)

**MONTHLY INVESTMENT**

Amenity - Active & Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
8	Actively Monitored Outdoor Camera	\$50.00	\$400.00
1	Service & Maintenance Plan	\$255.77	\$255.77
2	Passive Standard Camera	\$25.00	\$50.00
<b>Amenity - Active &amp; Passive Video Surveillance TOTAL:</b>			\$705.77

Amenity - Takeover Access Control 8 Access Points

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$250.00	\$250.00
1	Service & Maintenance Plan	\$57.51	\$57.51
<b>Amenity - Takeover Access Control TOTAL:</b>			\$307.51

**Monthly Investment Total: \$1,013.28**

## SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will perform system checks of all cameras on a daily basis.
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

## TERMS & CONDITIONS

- Monthly pricing is based on 150 current homes, with a maximum of 999 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - \*Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera's Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Projects for Fiscal Year 2024/2025

### Project Funding

2024 Budget Funding Assigned to other Projects	Amount Budgeted	Project #	Projects	Funding From 2024 Budget Line Items assigned to other Projects	Funding is From a 2024 Budgeted Line Item	Funding From 2024 Contingency Line Item or if required Carry over Funds	Combined Funds ===== Total Project Expense	Project Comments / Status
					★		\$ 0	
- Special Counsel	\$ 5,000	1	Eliminate mulch in Walking Paths around retention ponds 7, 8, 9, 11 & 12 replace with Bahai sod ( Annual mulch cost estimate 400 yds x \$ 70 = \$ 28,000 = 2yr payback ) <b>Safety Concern</b>	\$ 20,000	\$ 16,500	\$ 20,000	\$ 56,500	Pending Approval
- Tree Trimming	\$ 20,000	2	Refresh mulch throughout community in Common areas, Tree rings , Amenity Center & Children's playground		\$ 51,600		\$ 51,600	Pending Approval
- Pressure Cleaning	\$ 11,000	3	Repaint Clubhouse Interior and exterior of Amenity Center	\$ 39,589			\$ 39,589	Pending Approval
- Utility Cart Project	\$ 39,000	4	Purchase 12 New Lounges, 15 umbrellas, 5 umbrella stands and Refurbish existing pool deck furniture		\$ 31,500		\$ 31,500	Approved up to 15K Seek approval up to \$31,500
		5	New Cushions Patio Deck - Wicker furniture behind Clubhouse meeting room	\$ 2,500			\$ 2,500	Pending Approval
<b>Total under utilized funds</b>	<b>\$ 75,000</b>	6	Install 98" TV in Community room, integrate TV and existing speakers with Control 4 system	\$ 10,000			\$ 10,000	Pending Approval
		7	New Side Table Clubhouse to replace existing table damaged by Vandalism	TBD				Cost TBD
		8	ADA Complaint Automated Doors ( 7 doors @ 3,500 per door = \$ 24,500 plus cost to run electric and ADT cost integrate doors to work with the Access control system	TBD				Cost TBD
		9	Replace Pool Heater # 2 / Enlarge Pool Equipment enclosure / remove 2 trees and stumps plus misc expense not planned estimated cost \$70K, <b>RESERVE PLAN ADJUSTED TO INCLUDE \$50K IN 2025 &amp; 2027</b>	TBD				Cost TBD
		10	Security Coverage - Summer break / 7 remaining weeks / 7 days a week / from 10:00 am till 11:00 pm / Coverage 12 hrs daily			\$ 20,797	\$ 20,797	
		11	Repair Floor Exercise room / Gym_ approved by board for up to 1K	\$ 1,000			\$ 1,000	Approved pending completion
		12	Resurface Basketball and Tennis Courts		\$ 30,000		\$ 28,700	Approved scheduled June / July
		13 & 14	1) - Pickle Ball Courts 2) - Sun Shade over Childrens play ground Review possibility to fund one of these projects from carry over funds. Will be reviewed after year end numbers are validated and if funding level is sufficient will present to board for project approval	TBD	TBD	TBD	TBD	TBD
<b>Balance under utilize Funds</b>	<b>\$ 1,911</b>			<b>\$ 73,089</b>	<b>\$ 129,600</b>	<b>\$ 40,797</b>	<b>\$ 242,186</b>	
		★	Funding from Line Item - Landscape improvement					

## 2024 - Project List Details

	<b>Budget Items</b>	<b>Optional / Mandatory</b>	<b>Budgeted Yes / No</b>	<b>Budget Year</b>	<b>Projected Cost</b>	<b>Present for Approval</b>	<b>Other Comments</b>
1	Remove Mulch and Landscape fabric from walking paths around Ponds 7, 8, 9, 11 & 12, replace with Bahai Sod Pond # 7 - \$ 9,750.00 Pond # 8 - \$ 8,307.00 Pond # 9 - 12,840.00 Pond # 11 - \$ 16,575.00 Pond # 12- \$ 9,045 <b>Walking Paths are a tripping hazard due to sparse mulch covering and landscape fabric coming up.</b>	<b>Safety Hazard</b>	<b>No</b>	<b>2024</b>	<b>56,517</b>	<b>a) Safety Concern tripping hazard</b> <b>b) Obtain board approval to utilized funds that will not be used in 2024 budget as well as existing funds under line item " Landscape Improvement "</b> <b>c) \$ 16,500 to come from line item Landscape Improvement. / \$ 20,000 from un-utilized funds and Balance of \$ 20,000 from Contingency Line item.</b>	<b>Funding Identified within 2024 Budget</b>
2	Refresh Mulch Project - Entrances ( 24th Avenue & Parker Road ) - Frontage along ( 24th Avenue & Parker Road ) including Beds & Tree rings ( excludes walking paths around Ponds 7, 8 & 9 along Parker road ) - Amenity Center - Beds and Tree rings - Mulch - Beds & Tree Rings - Phases 1, 2, 3, 4 plus Connector Road 4, 5A East, 5A West and 5B not included except for areas along 122nd. ( Parker Road ) and 24th. Road	<b>Optional</b>	<b>Yes</b>	<b>2024</b>	<b>TBD</b>	<b>a) Completion date TBD</b> <b>b) Obtain Board approval to spends funds allocated in 2024 Budget, up to \$ 51,600</b>	
3	Re-Paint Interior and Exterior Clubhouse	<b>Optional</b>	<b>No</b>	<b>2024</b>	<b><u>Bid # 1</u></b> <b>Certa Pro Painters</b> <b>\$ 58,808</b> <b><u>Bid # 2</u></b> <b>Color Pros Painting</b> <b>\$ 39,589</b>	<b>a) Review vendor bids / Recommend Vendor</b> <b>b) Board to approve to fund in 2024 budget</b> <b>c) Confirm target date with Vendor - start September 2024, with completion by October 30th.</b> <b>d) Provide resident notice one week prior to start date</b> <b>e) Obtain board approval to utilized fund project from un-utilized funds in 2024 budget.</b> <b>Pricing Diff. between vendors = \$ 19,219</b>	

## 2024 - Project List Details

4	Purchase 12 New Lounges, New umbrellas and Refurbish existing pool deck furniture including umbrella stands.	<i>Optional</i>	<i>Yes</i>	<i>2024</i>	\$ 31,500	<p><i>a) Board previously approved spending up to 15K, <b>Obtain board approval to spend up to 30K</b></i></p> <p><i>b) Vendor selected - Florida Patio Furniture, Palmetto, Florida</i></p> <ul style="list-style-type: none"> <li>- 12 New Lounges to be ordered</li> <li>- Existing umbrella's to be replaced</li> <li>- Existing Lounges, tables, chairs and umbrella stands to be refurbished to include ( sand blasting, checking and repairing welds if needed, apply new powder coating and replace slings )</li> <li>- Powder coating and sling colors selected</li> <li>- Project will commence after schools re-open on 8/12</li> <li>- 12 New Lounges along with 20 to 28 loaner lounges will be delivered at time existing furniture is picked up refurbishing. ( Note loaner lounges will be older strap style vs current Sling style furniture )</li> <li>- Refurbishing process takes 10 weeks to complete - Vendor to assess condition of table tops and advise cost to refurbish and or replace. Price for Table tops TBD..</li> <li>- Payment terms 50% when placing order, balance due when refurbished furniture is returned.</li> <li>- Advise residents end of July on project and impact on Pool furniture availability from Aug to Oct.</li> </ul>
5	New Cushions Patio Deck - Wicker furniture behind Clubhouse meeting room	<i>Optional</i>	<i>No</i>	<i>2024</i>	\$ 2,500	<i>TBD</i>
6	Replace TV Club house meeting room with ( 83 or 98 inch set )	<i>Optional</i>	<i>No</i>	<i>2024</i>	<i>Up to 10K</i>	<p><i>a) Met representative from Electronics World</i></p> <p><i>b) Recommendation received was for a 98" TV. size was based on primary use ( i.e movie night ) and room size</i></p> <p><i>c) Project includes integration with Control 4 panel to operate TV and route sound through existing in ceiling speakers.</i></p> <p><i>d) Seeking board approval to spend up to 10K</i></p> <p><i>e) Obtain board approval to utilize funds that will not used in 2024 budget.</i></p>
7	New Side Table Clubhouse to replace existing table damaged by Vandalism	<i>Optional</i>	<i>No</i>	<i>2024</i>	<i>TBD</i>	<i>TBD</i>



## 2024 - Project List Details

8	ADA Complaint Automated Door	?	No	TBD	TBD	Hardware to automate doors - total Doors = Seven Doors Price per door \$3,500 total hardware cost \$24,500 <b>Price does not include Power if needed and integration with ADT access Control systems</b>	
9	Replace Pool Heater # 2 / Enlarge Pool Equipment enclosure / Potential need Upgrade Electric Utility	?	No	2025	70,000	Replace Pool Heater # 2 with either gas or Geothermal heater. Either way Pool enclosure will need to be enlarged - New Gas Heater - \$ 50,000 - Extend Pool Equipment Enclosure - \$ 16,000 - Remove 2 Trees and Stumps - \$ 4,000	50K has been factored into 2025 reserve plan.
10	Security Coverage - Summer break / 10 weeks / from 9:00 am till 11:00 pm 13 hours daily - 7 days per week	Optional	No	2024	\$ 22,463	a) Problems continue at clubhouse / community pool. Damage to access gates and pool lane lines. Unauthorized pool use from teens climbing over the gates after 8:00 pm. Believe the group maybe non-residents.	Security expense based on 7 weeks of coverage
11	Replacement Floor Exercise room / Gym ( <b>Current Floor is a hazard</b> )	Safety Hazard	No	2024	Approved for up to \$1,000	- <b>Safety concern tripping hazard</b> - Board previously approved spending up to 1K - Date scheduled TBD	Completion date TBD vendor on vacation for two weeks
12	Resurface Basketball & Tennis Courts	Optional	Yes	2024	Approve for up to \$28,700	a) Board previously approved project b) Vendor to complete work in June / July timeframe exact date pending from Vendor	June / July weeks 6/23 to 7/3 or 7/6 to 7/19
13	4 - Pickle Ball Courts without Lights	Optional	No	TBD	150K +	a) After end of 2024 Fiscal year review balance in carry over funds and confirm if funds are available to move forward	
14	Shade Structures for Playground equipment	Optional	No	TBD	100K +	TBD	
	Surge Protector / Battery Backup	Mandatory	No	2024	\$ 3,250.00	<b>Completed</b>	

**2024 - Project List Details**

	Rowing Machine	<i>Optional</i>	<i>No</i>	<i>2024</i>	<i>\$ 1,400.00</i>	<i>Completed</i>	





**NATURA / NATURAL**

**SANDSTONE**



YAC  
TEMPO STONE STRIPE

LUNA



## JOB SITE

### Leland Management Comm-Ext Oakmont Clubhouse

11701 SW 30th Ave  
Gainesville, FL 32608  
8448864788  
CGailfoil@LelandManagement.com

## PREPARED BY

Steven Prendes  
Residential Sales Associate  
(352) 214-5343  
sprendes@certapro.com



## CLIENT

### Leland Management

1501 SW 83rd St  
Gainesville, FL 32607

(352) 318-9720  
kcoullias@lelandmanagement.com

## CLIENT CONTACTS

Carrie Gailfoil  
Community Association Manager  
M: 3527277939  
E:  
CGailfoil@LelandManagement.com  
11701 SW 30th Ave  
Gainesville, FL 32608

## PRICING:

Base Price:	\$48,921.00
<b>Subtotal:</b>	<b>\$48,921.00</b>
<b>Total:</b>	<b>\$48,921.00</b>
<b>Balance</b>	<b>\$48,921.00</b>

## GENERAL SCOPE OF WORK

The scope of work includes the washing, prep, and painting of the clubhouse exterior using the systems detailed below. Minor stucco patches in the breezeway area are included as shown in the attached photos. This proposal includes the cost of the lift rentals required for this project. Options to add on handrails as well as the beach landing area for the pool are listed towards the end of this proposal.

## INCLUDES AND EXCLUDES

### INCLUDES:

The cost of lift rentals.

### EXCLUDES:

Any surface not detailed below, cleaning of overspray on brick from a previous painting project (detailed in photos).

## SURFACE PREPARATION

### STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
- Scrape loose and peeling paint.



- Caulking as needed.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Masonry Patching
- Wood replacement
- Fixing imperfections
- Full re-caulking
- Resculpting damaged trim
- Stripping existing paint surface

**Repairs**

If rotted wood or repairs are identified during the painting project, you will be notified. It is not always possible to identify rotting wood or repairs during the estimating process. During prep, power washing often uncovers additional wood rot and hidden damage. Also the extent of damage often cannot be estimated until the area is disassembled and completely evaluated. Repairs can often be made on a time and material basis depending on the type of work to be completed and added to the final bill.

**SET-UP**

**CUSTOMER TO:**

Remove patio furniture and any decorations from areas being worked in prior to painting.

**CLEAN UP**

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment and paint related trash will be removed from the property.

**PROPOSAL AND COLOR SPECIFICATIONS**

Surface/Item	Product	Paint / Primer Coats	Color
<b>Cupola</b>			
Siding - Hardie Plank	Latitude-Latex-Satin	2 / 1	Match Existing
- Spray and Backroll	Loxon Conditioner		
Window Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Fascia	Latitude-Latex-Satin	2 / 0	Match Existing
Corbels	Latitude-Latex-Satin	2 / 0	Match Existing
Railing	Latitude-Latex-Satin	2 / 0	Match Existing
<b>Exterior Cleaning</b>			
Soft wash the exterior of the building in preparation for painting.			
Soft Wash			
<b>Front</b>			
Soffit	Latitude-Latex-Satin	2 / 0	Match Existing
Siding - Stucco -	Latitude-Latex-Satin	2 / 1	Match Existing
Spray and Backroll	Loxon Conditioner		
Window Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Shutter(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Dormer(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Door Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Downspout	Latitude-Latex-Satin	2 / 0	Match Existing
Fascia	Latitude-Latex-Satin	2 / 0	Match Existing
Decorative Columns	Latitude-Latex-Satin	2 / 0	Match Existing
Pillars	Latitude-Latex-Satin	2 / 0	Match Existing
Second Story Railing	Latitude-Latex-Satin	2 / 0	Match Existing

**Left**

Soffit	Latitude-Latex-Satin	2 / 0	Match Existing
Siding - Stucco - Spray and Backroll	Latitude-Latex-Satin Loxon Conditioner	2 / 1	Match Existing
Window Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Shutter(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Door Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Downspout	Latitude-Latex-Satin	2 / 0	Match Existing
Fascia	Latitude-Latex-Satin	2 / 0	Match Existing
Decorative Columns	Latitude-Latex-Satin	2 / 0	Match Existing
Chimney Cap	Latitude-Latex-Satin	2 / 0	Match Existing

**Lift Rentals**

Rental Equipment

**Pool Equipment Storage**

Siding - Block - Spray and Backroll	Latitude-Latex-Satin Loxon Conditioner	2 / 1	Match Existing
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd/Oil/Urethane-Low Sheen	2 / 0	Match Existing

**Rear**

Soffit	Latitude-Latex-Satin	2 / 0	Match Existing
Siding - Stucco - Spray and Backroll	Latitude-Latex-Satin Loxon Conditioner	2 / 1	Match Existing
Window Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Dormer(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Door Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Downspout	Latitude-Latex-Satin	2 / 0	Match Existing
Fascia	Latitude-Latex-Satin	2 / 0	Match Existing
Decorative Columns	Latitude-Latex-Satin	2 / 0	Match Existing
Balcony Railing/Posts	Latitude-Latex-Satin	2 / 0	Match Existing
Pillars	Latitude-Latex-Satin	2 / 0	Match Existing
Breezeway Ceiling	Latitude-Latex-Satin	2 / 0	Match Existing
"Blue" Ceilings	Latitude-Latex-Satin	2 / 0	Match Existing
Lanai Ceilings	Latitude-Latex-Satin	2 / 0	Match Existing

**Right**

Soffit	Latitude-Latex-Satin	2 / 0	Match Existing
Siding - Stucco - Spray and Backroll	Latitude-Latex-Satin Loxon Conditioner	2 / 1	Match Existing
Window Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Shutter(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Door Frame(s)	Latitude-Latex-Satin	2 / 0	Match Existing
Fascia	Latitude-Latex-Satin	2 / 0	Match Existing
Chimney Cap	Latitude-Latex-Satin	2 / 0	Match Existing
Decorative Columns	Latitude-Latex-Satin	2 / 0	Match Existing

**ADDENDUM - ALL PICTURES**





Right



Right

**NOTES**

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to make sure we are on the same page and discuss any possible issues.
- And finally, have you do a final inspection and walk thru with us to make sure that you are completely satisfied with the completed project. The project is not complete until we get your final sign off!

**PAYMENT METHODS:**

This proposal was created based on payment with cash or check. Visa & MasterCard will be accepted. AN ADDITIONAL 4% HANDLING CHARGE WILL BE ADDED FOR A FORM OF PAYMENT OTHER THAN CASH OR CHECK. If paying with check please provide check made out to CertaPro Painters to the Job Site Supervisor assigned to your project. If paying by credit card please contact our office at 352-283-6211 DURING BUSINESS HOURS.

**PAYMENT TERMS:**

A SIGNED CONTRACT IS REQUIRED BEFORE A JOB WILL BE SCHEDULED. PAYMENT IF FULL IS DUE ONCE A JOB IS COMPLETED. A JOB IS COMPLETED WHEN ALL TOUCHUPS ARE FINISHED AND THE CUSTOMER HAS APPROVED OF THE WORK.

**ADDITIONAL NOTES**

**PICKING YOUR COLORS**

To pick your colors, please go to the nearest Sherwin Williams paint store. We will need the color name, color number, and sheen. Color choices should be given to CertaPro no later than 2 days before your projects start date to avoid delays. WE ALWAYS ENCOURAGE THE PURCHASE OF SAMPLE COLORS TO CONFIRM THE CHOICE IF YOU ARE NOT COMPLETELY CONFIDENT! THIS MAY AVOID THE COST OF REPAINTING OR RE-PURCHASING ADDITIONAL PAINT.

**SIGNATURES**

CertaPro Painters Authorized  
Signature

01/12/2024

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

## PROPERTY PHOTO AND VIDEO RELEASE

By checking this box, I consent to CertaPro Painters®, its employees, franchisees, representatives, agents, and affiliates (collectively "CertaPro"), taking photographs and video of the property identified in this Proposal (the "Content"). I irrevocably authorize CertaPro to use, copyright, and publish the Content in any media format and agree to release CertaPro from any liability associated with its use of the Content. I represent and warrant that I have the legal capacity to agree to such release, either on my own behalf or on behalf of the property's owner. I acknowledge CertaPro is not responsible for any unauthorized third-party uses of the Content and waive any rights that I, or the property's owner, may have in connection with the Content.

Customer Initials

Date

## PAYMENT DETAILS

**Payment is due:** Scheduled payments (to be determined)

## OPTIONAL WORK

The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

Item	Description	Price
Front	Handrails	\$304.34
Left	Handrails	\$93.64
Pool Beach Landing	Deck	\$619.86
Rear	Handrails	\$327.75

## COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

**RELATIONSHIP** — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

**UNFORESEEN CONDITIONS** — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

**PROPOSAL** — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

### ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

## NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **Mario Cartaya**

---

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

### LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear.
  - abnormal use or misuse.
  - peeling of layers of paint existing prior to the work performed by the Contractor.
  - structural defects.
  - settling or movement.
  - moisture content of the substrate.
  - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE

ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.



## PREPARED FOR

### Leland Management

1501 SW 83rd St  
 Gainesville, FL 32607

(352) 318-9720

kcoullias@lelandmanagement.com

## PREPARED BY



(352) 214-5343  
 sprendes@certapro.com

**Mario Cartaya**  
 (352) 372-9001  
 mcartaya@certapro.com  
<http://GainesvilleFL.certapro.com>  
 1219 NW 16th Ave  
 Gainesville, FL 32601

**Steven Prendes**  
 Residential Sales Associate

## PRICE SUMMARY

Base Price:	\$9,887.00
<b>Subtotal:</b>	<b>\$9,887.00</b>
<b>Total:</b>	<b>\$9,887.00</b>
Balance	\$9,887.00

**Monthly Payment Options** powered by Acorn Finance  
 \*To get securely pre-qualified with no impact to your credit score, scan this code with your camera:



from \$182/month [Click to Start](#)

## PROJECT SUMMARY

**Included in the price above:** Kitchen, Lounge, Main Room, Aerobics Room, Main Room, Men's Restroom, Office, Women's Restroom

This proposal includes the prep and painting of the areas detailed below.

## PROJECT DETAILS

	Paint / Primer	Sheen	Color	Paint / Primer Coats
<b>Clubhouse - Kitchen</b>				
Walls	Pro Industrial Pre-catalyzed Water Based Epoxy-Water Based Epoxy	Eg-Shel	TBD	2 / 0
Paint Brands: Sherwin-Williams				
<b>Clubhouse - Lounge</b>				
Walls	Scuff Tuff Interior Enamel-Waterbased	Matte	TBD	2 / 0
Paint Brands:				



**Clubhouse - Main Room**

Walls	Scuff Tuff Interior Enamel-Waterbased	Matte	TBD	2 / 0
Ceiling	Scuff Tuff Interior Enamel-Waterbased	Matte	Match Correspo... Walls	2 / 0



Paint Brands:

Sherwin Williams

Main Room

Blue walls, beige walls, and beige ceilings only. Includes hallway to restrooms.

**Gym - Aerobics Room**

Walls	Pro Industrial Pre-catalyzed Water Based Epoxy-Water Based Epoxy	Eg-Shel	TBD	2 / 0
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Paint Brands:

Sherwin-Williams

**Gym - Main Room**

Walls	Pro Industrial Pre-catalyzed Water Based Epoxy-Water Based Epoxy	Eg-Shel	TBD	2 / 0
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Paint Brands:

Sherwin-Williams

**Gym - Men's Restroom**

Ceiling	Pro Industrial Pre-catalyzed Water Based Epoxy-Water Based Epoxy	Eg-Shel	Match Correspo... Walls	2 / 0
Walls	Pro Industrial Pre-catalyzed Water Based Epoxy-Water Based Epoxy	Eg-Shel	TBD	2 / 0

Paint Brands:

Sherwin-Williams

**Gym - Office**

Walls	Scuff Tuff Interior Enamel-Waterbased	Matte	TBD	2 / 0
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Paint Brands:

Sherwin Williams

**Gym - Women's Restroom**

Ceiling	Pro Industrial Pre-catalyzed Water Based Epoxy-Water Based Epoxy	Eg-Shel	Match Correspo... Walls	2 / 0
Walls	Pro Industrial Pre-catalyzed Water Based Epoxy-Water Based Epoxy	Eg-Shel	TBD	2 / 0

## SET-UP

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### CUSTOMER TO:

Allow clear access to work areas , Remove all wall decorations , Remove small and fragile objects , Remove wall mounted electronics (TV) , Remove blinds and window coverings ,Move gym equipment away from walls.

### CERTAPRO WILL

Maintain clean work area , Move furniture as required , Remove and return switch plates and outlet covers

### CERTAPRO WILL COVER & PROTECT

Cabinets , Fixtures , Floors , Furniture , Surfaces not to be painted , Bathroom fixtures and vanity

### EXCLUSIONS

Any room not specifically listed in the proposal , Any surface not expressly included in the proposal

WE WILL USE DROP CLOTHS AT ALL TIMES!

## PREPARATION

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- Fill cracks and holes in ceiling
- Fill cracks and holes in walls

Prime drywall where necessary.

## CLEAN-UP

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Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment and painting debris will be removed from the property.

## NOTES

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Thank you for allowing CertaPro the opportunity to provide you with a Proposal for your Project. We will communicate with you on a daily basis to update you on the progress of the project. Our goal from start to finish is to provide you with an "Excellent Painting Experience."

**PLEASE CAREFULLY REVIEW ALL OF THE ITEMS, AREAS AND COMPONENTS THAT ARE INCLUDED AS WELL AS THOSE THAT ARE EXCLUDED TO ENSURE THAT THERE IS NO MISUNDERSTANDINGS AS TO THE SCOPE OF THE PROJECT. ANY ITEMS, AREAS, AND COMPONENTS NOT SPECIFICALLY INCLUDED ARE EXCLUDED.**

This Proposal is for an Interior Painting Project. During your project you will be assigned a Job Site Supervisor (JSS). The JSS is on site to paint, run the painting crew and to be available to address any of your concerns throughout the project.

At the end of the project we will fully clean up and then do a final walk through with you to inspect the work performed if you are available when the crew has finished their work and if necessary finish the final touch ups. CertaPro Painters at the end of your project is hoping to receive an excellent review from you when you evaluate our work.

**CUSTOMER SERVICE COMMITMENT:** The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property and your home.

**WARRANTY ON ALL WORK:** We warranty all our work for 2 years. \*\*\*Please note that water damage and nail pops are structural issues, and are not painting related warranty issues\*\*\* Separate paint warranties are provided by the individual paint suppliers.

This offer is valid for 90 days. Calls for service after 90 days will be subject to a review of the previous estimate and possible revisit to the property.



**ADDITIONAL NOTES**

MATERIALS INCLUDED: Unless otherwise stated paint and materials are included in the quote. CertaPro will bring all materials to the worksite.

**PAYMENT METHODS:**

This proposal was created based on payment with cash or check. Visa & MasterCard will be accepted. AN ADDITIONAL 4% HANDLING CHARGE WILL BE ADDED FOR PAYMENT OTHER THAN CASH OR CHECK. If paying with check please made out to CertaPro Painters. If paying by credit card please contact our office at 352-283-6211 DURING BUSINESS HOURS.

**PAYMENT TERMS:**

A SIGNED CONTRACT IS REQUIRED BEFORE A JOB WILL BE SCHEDULED. PAYMENT IF FULL IS DUE ONCE A JOB IS COMPLETED. A JOB IS COMPLETED WHEN ALL TOUCHUPS ARE FINISHED AND THE CUSTOMER HAS APPROVED OF THE WORK.

**SIGNATURES**



01/12/2024

Authorized Franchise Representative Signature

Date

**PAYMENT DETAILS**

Payment is due: In full upon job completion

**DECLARATION OF CONTRACT**

(I/We) Have read the terms stated herein, they have been explained to (me/us) and (I/we) find them to be satisfactory, and hereby accept them.

Customer Signature

Date

**PROPERTY PHOTO AND VIDEO RELEASE**

By checking this box, I consent to CertaPro Painters®, its employees, franchisees, representatives, agents, and affiliates (collectively "CertaPro"), taking photographs and video of the property identified in this Proposal (the "Content"). I irrevocably authorize CertaPro to use, copyright, and publish the Content in any media format and agree to release CertaPro from any liability associated with its use of the Content. I represent and warrant that I have the legal capacity to agree to such release, either on my own behalf or on behalf of the property's owner. I acknowledge CertaPro is not responsible for any unauthorized third-party uses of the Content and waive any rights that I, or the property's owner, may have in connection with the Content.

Customer Initials

Date

**ADDENDUM - ALL PICTURES**





Gym - Main Room



Gym - Main Room

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**RESIDENTIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT**

**RELATIONSHIP** — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

**UNFORESEEN CONDITIONS** — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

**PROPOSAL** — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

**ATTENTION CLIENT:**

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

**NOTICE OF CANCELLATION**

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Name of Seller **Mario Cartaya**

---

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

### LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear.
  - abnormal use or misuse.
  - peeling of layers of paint existing prior to the work performed by the Contractor.
  - structural defects.
  - settling or movement.
  - moisture content of the substrate.
  - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

# Color Pros Painting LLC

colorpros352@gmail.com

## Estimate

### ADDRESS

Parker Road CDD  
3501 Quadrangle  
Boulevard Suite 270  
Orlando, FL 32817

ESTIMATE # 1091

DATE 03/21/2024

ACTIVITY	QTY	RATE	AMOUNT
<b>Interior Painting</b> Patch holes and imperfections on wall space in event room, kitchen, event room bathrooms, gym, yoga room, office and connecting bathrooms to pool and gym  Tape tops of baseboards, window sills and tops of door frames to prevent paint spatter  Apply 2 coats of Sherwin Williams Pro-Industrial Pre-Catalyzed Water-Based Epoxy (durable interior finish coating) in matching color and preferred sheen to all wall space in areas mentioned above  Apply 2 coats of Sherwin Williams Pro-Mar200 in matching color and preferred sheen to ceiling outer bands in event room and gym	1	7,434.00	7,434.00
<b>Exterior Painting</b> Pressure wash clubhouse, pavilion, pump house walls and dumpster enclosure  Caulk all exposed joints that were previously sealed on headers, columns, quarter round, soffits, fascia, wood trim, crown molding and dentals (MaxFlex Acrylic Urethane Elastomeric Sealant)  Caulk around window casings with Sherwin Williams White Lightning Storm Blaster Weatherproofing Sealant	1	29,425.00	29,425.00

ACTIVITY	QTY	RATE	AMOUNT
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Lightly sand metal lentils above windows cased in brick

Treat rusty nail/screw heads on trim, columns, soffits, wood handrails, spindles and metal lentils with Sherwin Williams ProCryl Universal Metal Primer to seal and prevent bleed through

Repair small divots on stucco trim in central corridor

Protect brick siding, windows, cameras, lights, sidewalks, pavers and all other exposed areas with tape, plastic and drop clothes to prevent overspray and paint drips

Apply 1 coat of Sherwin Williams Loxon Conditioner to all stucco on structures mentioned above

Apply 2 coats of Sherwin Williams Exterior Duration in matching color and sheen to ceilings, soffits, fascia, headers, columns, trim, crown molding, trim, wood handrail, spindles, lentils and shutters to structures mentioned above (no pre-finished metal doors, frames or window frames)

Apply 2 coats of Sherwin Williams Loxon XP Masonry Coating to all stucco body and ceilings on structures mentioned above

<b>Add on's PAVILION</b>	1	965.00	965.00
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Treat underside of soffits on pavilion with Sherwin Williams Pro-Cryl Universal Metal Primer to seal rusty nails and prevent bleed through

Caulk all columns and headers with Sherwin Williams MaxFlex Acrylic Urethane Elastomeric Sealant

Apply 2 coats of Helmsman Spar Urethane in Semi-Gloss sheen to protect from discoloration and weathering

<b>Add on's POOL DECK BEACH ENTRY CONCRETE BAND</b>	1	840.00	840.00
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ACTIVITY	QTY	RATE	AMOUNT
Pressure wash beach entry concrete band			
Apply 1 coat of Sherwin Williams DuraBond Concrete Sealer to area mentioned above			
Apply 2 coats of Sherwin Williams Tuff Top Concrete Stain in matching color to areas mentioned above			
<b>Add on's</b> METAL HANDRAILS	1	925.00	925.00
Lightly sand black metal handrails in walkways and pool area of clubhouse			
Apply 2 coats of Sherwin Williams Emerald Trim Urethane in matching color and sheen to handrails in walkways and pool area			
<b>2 Year Extended Labor Warranty</b> Covers peeling, cracking or fading paint within 2 year period. Warranty period begins day of project completion/approval. Warranty will not cover damages from customer negligence or accidental damages. Should an issue arise, they will be properly assessed and the appropriate repairs will be conducted.	1		0.00
<b>Company Disclaimer</b> Any additional items required to complete project outside the scope of work presented above will be subject to a change order and billed accordingly. Protection of exposed surfaces and personal items comes standard with the preparations taken to complete our task. All work will be conducted in a professional manner. Materials and labor including scissor lift and boom lift will be provided by Color Pros Painting LLC. We require a 1/3 deposit prior to job commencement. Remaining balance will be paid upon completion and final approval. If you have any questions, please contact me at your earliest convenience. Thanks for giving us the opportunity!	1	0.00	0.00
<b>TOTAL</b>			<b>\$39,589.00</b>

Color Pros Painting LLC  
3104 SW 94th Way  
Gainesville, FL 32608

Accepted By

Accepted Date

Color Pros Painting LLC  
3104 SW 94th Way  
Gainesville, FL 32608



**Proposal**

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

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
40547 (v. 0)	06/06/2024

DESCRIPTION	
Install mulch in all common area bedspaces and tree rings throughout the community to enhance aesthetics.  *635 cu.yds of Brown/Cocoa colored mulch	\$44,450.00



**Proposal**

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

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
40511 (v. 0)	06/06/2024

DESCRIPTION	
Install EWF Certified Playground Mulch in playground area behind Amenity Center. Add enough mulch to meet the required depth for playground areas.  - 40 yards EWF Certified Playground Mulch	\$4,560.00





**Proposal**

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

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
38603 (v. 0)	03/15/2024

DESCRIPTION	
Pond 7 - Remove mulch and landscape fabric from walking path and install bahia sod. Price includes:  - All Labor - Disposal Fee for excess mulch and landscape fabric - Bahia sod (installed)  *Does not include irrigation retrofit. Bahia can establish and survive without irrigation. Irrigation can be retrofitted to provide coverage to bahia sod if desired, at an additional cost.	\$9,750.00

				\$9,750.00
Description	Type	Qty	Unit \$	Total \$
Labor to remove mulch & landscape fabric	HR	30.00	\$60.00	\$1,800.00
Labor to regrade area for sod	HR	15.00	\$60.00	\$900.00
Dump Fees - General Debris	EA	1.00	\$550.00	\$550.00
Bahia Sod (Material Only)	SF	13,000.00	\$0.50	\$6,500.00

**Total**                      **\$9,750.00**



**Proposal**

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

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
38604 (v. 0)	03/15/2024

DESCRIPTION	
Pond 8 - Remove mulch and landscape fabric from walking path and install bahia sod. Price includes:  - All Labor - Disposal Fee for excess mulch and landscape fabric - Bahia sod (installed)  *Does not include irrigation retrofit. Bahia can establish and survive without irrigation. Irrigation can be retrofitted to provide coverage to bahia sod if desired, at an additional cost.	\$8,307.00

				\$8,307.00
Description	Type	Qty	Unit \$	Total \$
Labor to remove mulch & landscape fabric	HR	26.00	\$60.00	\$1,560.00
Labor to regrade area for sod	HR	13.00	\$60.00	\$780.00
Dump Fees - General Debris	EA	1.00	\$467.00	\$467.00
Bahia Sod (Material Only)	SF	11,000.00	\$0.50	\$5,500.00

**Total**                      **\$8,307.00**



**Proposal**

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

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
38605 (v. 0)	03/15/2024

DESCRIPTION	
Pond 9 - Remove mulch and landscape fabric from walking path and install bahia sod. Price includes:  - All Labor - Disposal Fee for excess mulch and landscape fabric - Bahia sod (installed)  *Does not include irrigation retrofit. Bahia can establish and survive without irrigation. Irrigation can be retrofitted to provide coverage to bahia sod if desired, at an additional cost.	\$12,840.00

				\$12,840.00
Description	Type	Qty	Unit \$	Total \$
Labor to remove mulch & landscape fabric	HR	40.00	\$60.00	\$2,400.00
Labor to regrade area for sod	HR	20.00	\$60.00	\$1,200.00
Dump Fees - General Debris	EA	1.00	\$740.00	\$740.00
Bahia Sod (Material Only)	SF	17,000.00	\$0.50	\$8,500.00

**Total**                      **\$12,840.00**



**Proposal**

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

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
40367 (v. 0)	05/30/2024

DESCRIPTION	
Pond 11 - Remove mulch and landscape fabric from walking path and install bahia sod. Price includes:  - All Labor - Disposal Fee for excess mulch and landscape fabric - Bahia sod (installed)  *Does not include irrigation retrofit. Bahia can establish and survive without irrigation. Irrigation can be retrofitted to provide coverage to bahia sod if desired, at an additional cost.	\$16,575.00

				\$16,575.00
Description	Type	Qty	Unit \$	Total \$
Labor to remove mulch & landscape fabric	HR	45.00	\$60.00	\$2,700.00
Labor to regrade area for sod	HR	20.00	\$60.00	\$1,200.00
Dump Fees - General Debris	EA	1.00	\$675.00	\$675.00
Bahia Sod (Installed)	SF	24,000.00	\$0.50	\$12,000.00

**Total                    \$16,575.00**



**Proposal**

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

ADDRESS
Parker Road CDD 12051 Corporate Blvd Orlando, FL 32817

PROPOSAL #	DATE
40366 (v. 0)	05/30/2024

DESCRIPTION	
Pond 12 - Remove mulch and landscape fabric from walking path and install bahia sod. Price includes:  - All Labor - Disposal Fee for excess mulch and landscape fabric - Bahia sod (installed)  *Does not include irrigation retrofit. Bahia can establish and survive without irrigation. Irrigation can be retrofitted to provide coverage to bahia sod if desired, at an additional cost.	\$9,045.00

				\$9,045.00
Description	Type	Qty	Unit \$	Total \$
Labor to remove mulch & landscape fabric	HR	26.00	\$60.00	\$1,560.00
Labor to regrade area for sod	HR	12.00	\$60.00	\$720.00
Dump Fees - General Debris	EA	1.00	\$515.00	\$515.00
Bahia Sod (Installed)	SF	12,500.00	\$0.50	\$6,250.00

**Total**                      **\$9,045.00**

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Review Reserve Account  
Funding & Expense  
2025 - 2030



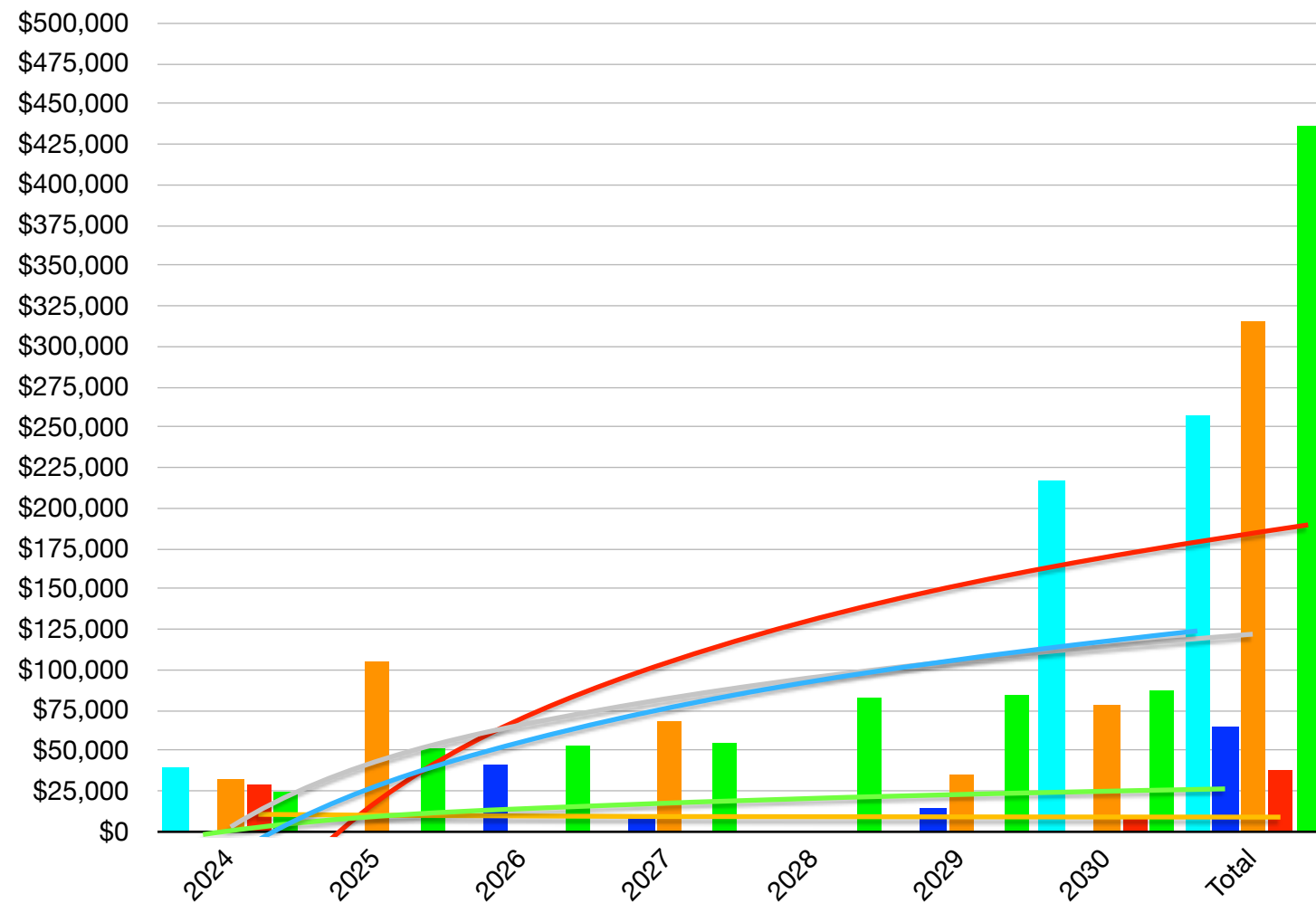
## 2025 - 2030 - Reserve Account Funding & Expenses

	Clubhouse	Paving	Pool	Recreation	Site-Elements	Annual Reserve Expenses	Reserve Funding
2024	\$ 40,000	\$ 0	\$ 31,500	\$ 28,700	\$ 25,000	\$ 125,200	n/a
2025	\$ 0	\$ 0	\$ 104,430	\$ 0	\$ 51,205	\$ 155,635	\$ 215,000
2026	\$ 0	\$ 40,784	\$ 0	\$ 0	\$ 52,439	\$ 93,223	\$ 239,500
2027	\$ 0	\$ 9,652	\$ 67,129	\$ 0	\$ 53,703	\$ 130,483	\$ 264,000
2028	\$ 0	\$ 0	\$ 0	\$ 0	\$ 82,496	\$ 82,496	\$ 273,500
2029	\$ 0	\$ 14,483	\$ 34,638	\$ 0	\$ 84,484	\$ 133,605	\$ 283,000
2030	\$ 216,943	\$ 0	\$ 77,868	\$ 9,845	\$ 86,520	\$ 391,176	\$ 291,500
<b>Total</b>	\$ 256,943	\$ 64,919	\$ 315,565	\$ 38,545	\$ 435,846	\$ 1,111,819	\$ 1,566,500

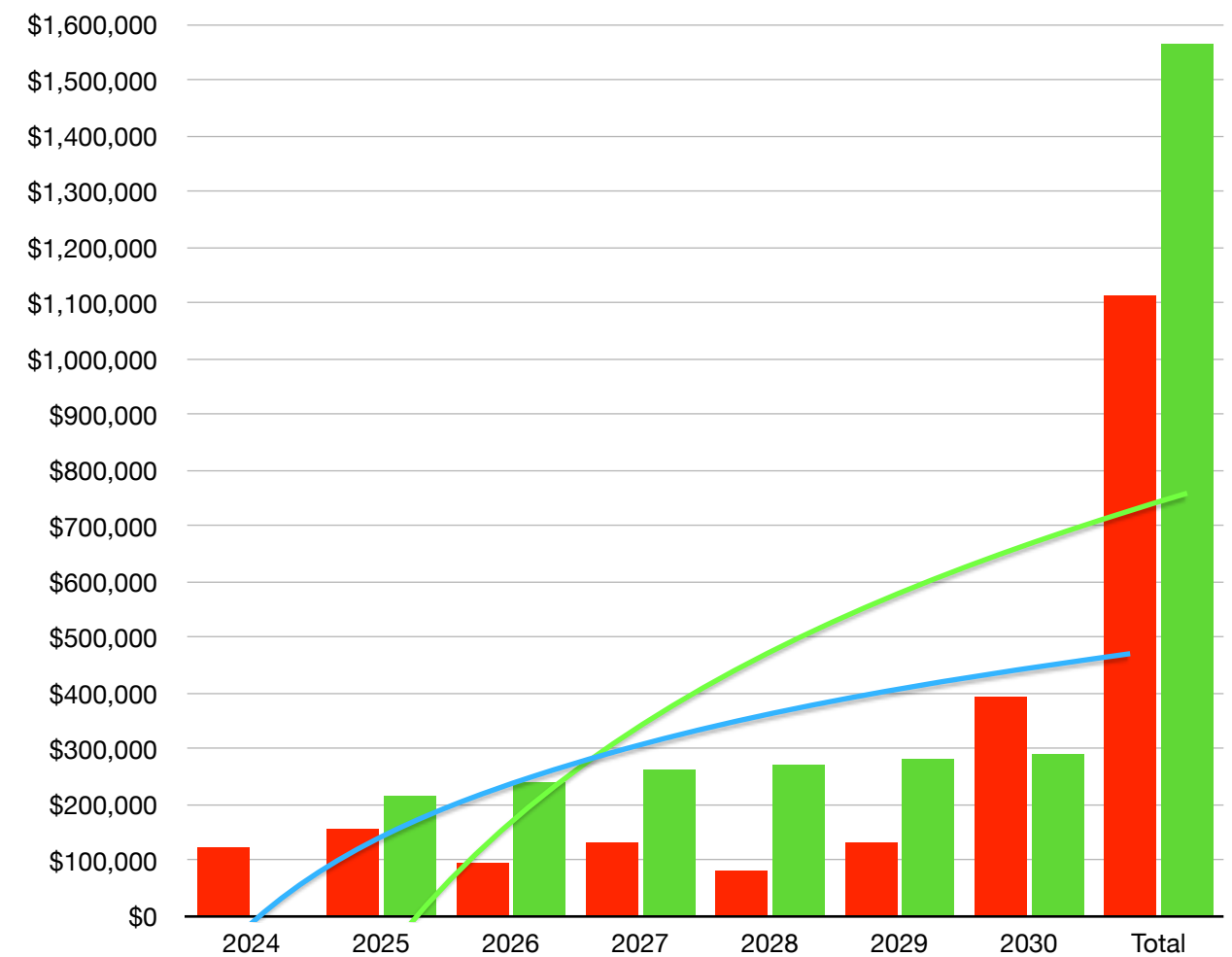
■ Clubhouse   
 ■ Paving   
 ■ Pool   
 ■ Recreation   
 ■ Site-Elements

■ Annual Reserve Expenses   
 ■ Reserve Funding

### 2024 - 2030 Reserve Account Expense by Category



### 2024 - 2030 Reserve - Expense & Funding



## 2024 - 2030 - Reserve Account - Capital Improvement Projects

YEAR	Description	Categories					Grand Total
		Clubhouse	Paving	Pool Area	Recreation	Site Elements	
2024	Exterior Painting	\$ 30,000					\$ 30,000
	Clubhouse Paint interior common areas	\$ 10,000					\$ 10,000
	Detention pond maintenance and Sinkhole repair fund					\$ 25,000	\$ 25,000
	Purchase Additional Pool furniture			\$ 31,500			\$ 31,500
	Re-Surface Basketball and Tennis Courts ( includes Resurfacer, Two coats of paint, net post paint, line paint, crack filler, choice of two colors )				\$ 28,700		\$ 28,700
2024 Total		\$ 40,000		\$ 31,500	\$ 28,700	\$ 25,000	\$ 125,200
2025	Detention pond maintenance and Sinkhole repair fund					\$ 51,205	\$ 51,205
	Mushroom Umbrella water feature replacement / refurbishment			\$ 6,171			\$ 6,171
	Pool furniture replacement / refurbishment			\$ 32,259			\$ 32,259
	Pool Heater #2 replacement			\$ 51,000			\$ 51,000
	Replace Filter Sand & Gravel			\$ 15,000			\$ 15,000
2025 Total				\$ 104,430		\$ 51,205	\$ 155,635
2026	Asphalt - Patch and Seal - 24th. Ln. & SW 26th Ln. / Lots ( 693-700 )		\$ 1,661				\$ 1,661
	Asphalt - Patch and Seal - 24th. Ln. & SW 26th. Pl.. / Lots ( 671 - 681 )		\$ 2,284				\$ 2,284
	Asphalt - Patch and Seal - 26th. Pl. & SW 28th. Ave / Lots ( 214-222 )		\$ 1,869				\$ 1,869
	Asphalt - Patch and Seal - 30th. Ave. & SW 32 Ln. / Lots ( 248 - 253 )		\$ 1,620				\$ 1,620
	Asphalt - Patch and Seal - Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 193 - 196 plus lot 322 ) , ( 197 - 203 )		\$ 3,655				\$ 3,655
	Asphalt - Patch and Seal - Along 117th. Ter. / Lots ( 153 - 157 ) , ( 158 - 162 ) , ( 20 - 23 ) , ( 24 - 27 )		\$ 7,476				\$ 7,476
	Asphalt - Patch and Seal - Along SW 115th Ter. from 33rd Ln to SW 34th Rd / Lots ( 112 - 117 )		\$ 1,994				\$ 1,994
	Asphalt - Patch and Seal - 121st. Dr. & SW 118Dr. / Lots ( 342-357 )		\$ 3,530				\$ 3,530
	Asphalt - Patch and Seal - 121st. Way & SW 28th. Ave / Lots (204-208)		\$ 1,038				\$ 1,038
	Asphalt - Patch and Seal - 24th. Ln. & SW 27th. Ave. / Lots ( 143-152 )		\$ 2,284				\$ 2,284
	Asphalt - Patch and Seal - 27th. Ave & SW 28th. Ave / Lots ( 48-55 )		\$ 1,869				\$ 1,869
	Asphalt - Patch and Seal - 27th. Ln. & SW 28th. Ave / Lots ( 232-237 )		\$ 1,246				\$ 1,246
	Asphalt - Patch and Seal - 28th. Ave & SW 30th. Ave / Lots ( 77-88 )		\$ 2,700				\$ 2,700
	Asphalt - Patch and Seal - Along SW 117 Ter. from - SW 32nd Ln. to SW 34th Rd. / Lots ( 305 - 312 )		\$ 2,160				\$ 2,160
	Asphalt - Patch and Seal - Along SW 36th. Rd. from SW 34th. Rd to SW 111th. Dr. - On both sides of SW 34th. Rd / Lots ( 313 - 317 ) , ( 318 - 321 )		\$ 3,738				\$ 3,738
	Asphalt - Patch and Seal - SW 24th. Ln. & SW 26th. Pl.. / Lots ( 661-668 )		\$ 1,661				\$ 1,661
	Detention pond maintenance and Sinkhole repair fund					\$ 52,439	\$ 52,439



**Categories**

<b>YEAR</b>	<b>Description</b>	<b>Clubho use</b>	<b>Paving</b>	<b>Pool Area</b>	<b>Recreat ion</b>	<b>Site Elements</b>	<b>Grand Total</b>
<b>2026 Total</b>			\$ 40,784			\$ 52,439	\$ <b>93,223</b>
2027	Detention pond maintenance and Sinkhole repair fund					\$ 53,703	\$ 53,703
	Miscellaneous Pool ( 3 ) Year Activities			\$ 13,426			\$ 13,426
	Paving - Asphalt paved parking areas patch seal & stripe		\$ 9,652				\$ 9,652
	Pool Heater #1 replacement			\$ 53,703			\$ 53,703
<b>2027 Total</b>			\$ 9,652	\$ 67,129		\$ 53,703	\$ <b>130,483</b>
2028	Detention pond maintenance and Sinkhole repair fund					\$ 82,496	\$ 82,496
<b>2028 Total</b>						\$ 82,496	\$ <b>82,496</b>
2029	Detention pond maintenance and Sinkhole repair fund					\$ 84,484	\$ 84,484
	Paving - Concrete walkways repair allowance ( 5% every 5 years ) for pool and recreational areas		\$ 14,483				\$ 14,483
	Swimming start blocks replacement			\$ 34,638			\$ 34,638
<b>2029 Total</b>			\$ 14,483	\$ 34,638		\$ 84,484	\$ <b>133,605</b>
2030	Clubhouse - HVAC system replacement ( 5 ton )	\$ 13,910					\$ 13,910
	Clubhouse - Technology Fund Equipment Replacement	\$ 34,608					\$ 34,608
	Detention pond maintenance and Sinkhole repair fund					\$ 86,520	\$ 86,520
	Fitness Equipment replacement Cardio ( includes 4 Treadmills, 3 elipticles & 2 bikes )	\$ 99,209					\$ 99,209
	Fitness Equipment replacement Strength	\$ 69,216					\$ 69,216
	Miscellaneous Pool ( 3 ) Year Activities			\$ 14,420			\$ 14,420
	Pool equipment pumps / filters / Electronics replacement			\$ 63,448			\$ 63,448
	Tennis Court wind screen replacement				\$ 9,845		\$ 9,845
<b>2030 Total</b>		\$ 216,943		\$ 77,868	\$ 9,845	\$ 86,520	\$ <b>391,176</b>
<b>Grand Total</b>		<b>\$ 256,943</b>	<b>\$ 64,919</b>	<b>\$ 315,565</b>	<b>\$ 38,545</b>	<b>\$ 435,846</b>	<b>\$ 1,111,819</b>

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of the Reserve Account –  
Funding Options and Challenges



**Funding - " Pay Up Front "**

	<u>Year</u>	<u>Number of Homes</u>	<u>Contingency Funds Reassigned to Reserve Account</u>	<u>Other Budgeted Funds Reassigned to Reserve Account</u>	<u>Special Assessment Specific to Funding Reserve Account</u>	<u>Combined Funds Appropriated to Fund Reserve Account</u>		<u>Carry Forward Reserve Balance From Prior Year</u>	<u>Annual Expenses</u>	<u>Reserve Account Balance After Expenses</u>		<u>Represents minimum 30% Surplus held in Reserve Account</u>	<u>Annual Reserve Assessment Adjustment Per Resident</u>
1	2025	999	\$ 75,000	\$ 140,000	\$ 0	\$ 215,000		\$ 0	\$ 155,635	\$ 59,365		\$ 46,691	
2	2026	999	\$ 15,000	\$ 0	\$ 105,000	\$ 335,000		\$ 59,365	\$ 93,223	\$ 301,141		\$ 27,967	\$ 105.11
3	2027	999	\$ 15,000	\$ 0	\$ 0	\$ 350,000		\$ 301,141	\$ 130,483	\$ 520,658		\$ 39,145	
4	2028	999	\$ 0	\$ 0	\$ 0	\$ 350,000		\$ 520,658	\$ 82,496	\$ 788,162		\$ 24,749	
5	2029	999	\$ 0	\$ 0	\$ 0	\$ 350,000		\$ 788,162	\$ 133,605	\$1,004,557		\$ 40,082	
6	2030	999	\$ 0	\$ 0	\$ 0	\$ 350,000		\$ 1,004,557	\$ 391,176	\$ 963,381		\$ 117,353	
7	2031	999	\$ 0	\$ 0	\$ 0	\$ 350,000		\$ 963,381	\$ 288,394	\$1,024,987		\$ 86,518	
8	2032	999	\$ 0	\$ 0	\$ 0	\$ 350,000		\$ 1,024,987	\$ 155,713	\$1,219,274		\$ 46,714	
9	2033	999	\$ 20,000	\$ 0	\$ 0	\$ 370,000		\$ 1,219,274	\$ 208,681	\$1,380,593		\$ 62,604	
10	2034	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 1,380,593	\$ 297,477	\$1,453,116		\$ 89,243	
11	2035	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 1,453,116	\$ 316,941	\$1,506,175		\$ 95,082	
12	2036	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 1,506,175	\$ 753,327	\$1,122,848		\$ 225,998	
13	2037	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 1,122,848	\$ 819,585	\$ 673,263		\$ 245,876	
14	2038	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 673,263	\$ 161,790	\$ 881,473		\$ 48,537	
15	2039	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 881,473	\$ 223,130	\$1,028,343		\$ 66,939	
16	2040	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 1,028,343	\$ 223,550	\$1,174,793		\$ 67,065	
17	2041	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 1,174,793	\$ 728,299	\$ 816,494		\$ 218,490	
18	2042	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 816,494	\$ 317,405	\$ 869,089		\$ 95,222	
19	2043	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 869,089	\$ 157,219	\$1,081,870		\$ 47,166	
20	2044	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 1,081,870	\$ 728,660	\$ 723,210		\$ 218,598	
21	2045	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 723,210	\$ 427,638	\$ 665,572		\$ 128,291	
22	2046	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 665,572	\$ 596,497	\$ 439,075		\$ 178,949	
23	2047	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 439,075	\$ 382,847	\$ 426,228		\$ 114,854	
24	2048	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 426,228	\$ 657,261	\$ 138,967		\$ 197,178	
25	2049	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 138,967	\$ 392,987	\$ 115,979		\$ 117,896	
26	2050	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 115,979	\$ 210,070	\$ 275,909		\$ 63,021	
27	2051	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 275,909	\$ 358,786	\$ 287,123		\$ 107,636	
28	2052	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 287,123	\$ 623,749	\$ 33,375		\$ 187,125	
29	2053	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 33,375	\$ 199,493	\$ 203,881		\$ 59,848	
30	2054	999	\$ 0	\$ 0	\$ 0	\$ 370,000		\$ 203,881	\$ 228,526	\$ 345,355		\$ 68,558	
						\$ 10,790,000			\$ 10,444,645				\$ 3,048.05
													\$ (345.70)
													\$ 2,702

**Funding " Pay By-Year "**

	<u>Year</u>	<u>Number of Homes</u>	<u>Contingency Funds Reassigned to Reserve Account</u>	<u>Other Budgeted Funds Reassigned to Reserve Account</u>	<u>Special Assessment Specific to Funding Reserve Account</u>	<u>Combined Funds Appropriated to Fund Reserve Account</u>		<u>Carry Forward Reserve Balance</u>	<u>Annual Expenses</u>	<u>Reserve Account Balance After Expenses</u>		<u>Base Contribution Below 30% Target Threshold</u>	<u>Annual Reserve Assessment Adjustment Per Resident</u>
1	2025	999	\$ 75,000	\$ 140,000	\$ 0	\$ 215,000		\$ 0	\$ 155,635	\$ 59,365		\$ 46,691	
2	2026	999	\$ 15,000	\$ 0	\$ 0	\$ 230,000		\$ 59,365	\$ 93,223	\$ 196,141		\$ 27,967	
3	2027	999	\$ 15,000	\$ 0	\$ 0	\$ 245,000		\$ 196,141	\$ 130,483	\$ 310,658		\$ 39,145	
4	2028	999	\$ 0	\$ 0	\$ 0	\$ 245,000		\$ 310,658	\$ 82,496	\$ 473,162		\$ 24,749	
5	2029	999	\$ 0	\$ 0	\$ 0	\$ 245,000		\$ 473,162	\$ 133,605	\$ 584,557		\$ 40,082	
6	2030	999	\$ 0	\$ 0	\$ 0	\$ 245,000		\$ 584,557	\$ 391,176	\$ 438,381		\$ 117,353	
7	2031	999	\$ 0	\$ 0	\$ 0	\$ 245,000		\$ 438,381	\$ 288,394	\$ 394,987		\$ 86,518	
8	2032	999	\$ 0	\$ 0	\$ 0	\$ 245,000		\$ 394,987	\$ 155,713	\$ 484,274		\$ 46,714	
9	2033	999	\$ 20,000	\$ 0	\$ 0	\$ 265,000		\$ 484,274	\$ 208,681	\$ 540,593		\$ 62,604	
10	2034	999	\$ 0	\$ 0	\$ 0	\$ 265,000		\$ 540,593	\$ 297,477	\$ 508,116		\$ 89,243	
11	2035	999	\$ 0	\$ 0	\$ 0	\$ 265,000		\$ 508,116	\$ 316,941	\$ 456,175		\$ 95,082	
12	2036	999	\$ 0	\$ 0	\$ 255,282	\$ 265,000		\$ 456,175	\$ 753,327	\$ 223,130		\$ 225,998	\$ 255.54
13	2037	999	\$ 0	\$ 0	\$ 574,463	\$ 265,000		\$ 223,130	\$ 819,585	\$ 243,008		\$ 245,876	\$ 575.04
14	2038	999	\$ 0	\$ 0	\$ 0	\$ 265,000		\$ 243,008	\$ 161,790	\$ 346,218		\$ 48,537	
15	2039	999	\$ 0	\$ 0	\$ 0	\$ 265,000		\$ 346,218	\$ 223,130	\$ 388,088		\$ 66,939	
16	2040	999	\$ 0	\$ 0	\$ 0	\$ 265,000		\$ 388,088	\$ 223,550	\$ 429,538		\$ 67,065	
17	2041	999	\$ 0	\$ 0	\$ 225,997	\$ 265,000		\$ 429,538	\$ 728,299	\$ 192,236		\$ 218,490	\$ 226.22
18	2042	999	\$ 0	\$ 0	\$ 0	\$ 265,000		\$ 192,236	\$ 317,405	\$ 139,831		\$ 95,222	
19	2043	999	\$ 0	\$ 0	\$ 0	\$ 265,000		\$ 139,831	\$ 157,219	\$ 247,612		\$ 47,166	
20	2044	999	\$ 0	\$ 0	\$ 413,905	\$ 265,000		\$ 247,612	\$ 728,660	\$ 197,857		\$ 218,598	\$ 414.32
21	2045	999	\$ 0	\$ 0	\$ 72,331	\$ 265,000		\$ 197,857	\$ 427,638	\$ 107,550		\$ 128,291	\$ 72.40
22	2046	999	\$ 0	\$ 0	\$ 382,154	\$ 265,000		\$ 107,550	\$ 596,497	\$ 158,207		\$ 178,949	\$ 382.54
23	2047	999	\$ 0	\$ 0	\$ 53,753	\$ 265,000		\$ 158,207	\$ 382,847	\$ 94,113		\$ 114,854	\$ 53.81
24	2048	999	\$ 0	\$ 0	\$ 493,004	\$ 265,000		\$ 94,113	\$ 657,261	\$ 194,856		\$ 197,178	\$ 493.50
25	2049	999	\$ 0	\$ 0		\$ 265,000		\$ 194,856	\$ 392,987	\$ 66,868		\$ 117,896	
26	2050	999	\$ 0	\$ 0		\$ 265,000		\$ 66,868	\$ 210,070	\$ 121,798		\$ 63,021	
27	2051	999	\$ 0	\$ 0	\$ 36,440	\$ 265,000		\$ 121,798	\$ 358,786	\$ 64,452		\$ 107,636	\$ 36.48
28	2052	999	\$ 0	\$ 0	\$ 438,638	\$ 265,000		\$ 64,452	\$ 623,749	\$ 144,342		\$ 187,125	\$ 439.08
29	2053	999	\$ 0	\$ 0		\$ 265,000		\$ 144,342	\$ 199,493	\$ 209,848		\$ 59,848	
30	2054	999	\$ 0	\$ 0		\$ 265,000		\$ 209,848	\$ 228,526	\$ 246,322		\$ 68,558	
					\$ 2,945,967	\$ 7,745,000		\$ 10,690,967	\$ 10,444,645	\$ 246,322			\$ 2,948.92
													\$ (246.57)
													\$ 2,702



Table 1

**Funding "Pay as you Go"**

	Year	Number of Homes	Contingency Funds Reassigned to Reserve Account	Other Budgeted Funds Reassigned to Reserve Account	Special Assessment's Specific to Funding Reserve Account	Combined Funds Appropriated to Reserve Account	Carry Forward Reserve Balance from Prior Year	Annual Expenses	Reserve Account Balance After Expenses	Represents minimum 30% Surplus Held in-Reserve Account	Annual Reserve Assessment Adjustment Per Resident	Annual Reserve Assessment Adjustment Per Resident
1	2025	999	\$ 75,000	\$ 140,000	\$ 0	\$ 215,000	\$ 0	\$ 155,635	\$ 59,365	\$ 46,691	\$ 0	
2	2026	999	\$ 15,000	\$ 0	\$ 9,500	\$ 239,500	\$ 59,365	\$ 93,223	\$ 205,641	\$ 27,967	\$ 0.00	\$ 9.51
3	2027	999	\$ 15,000	\$ 0	\$ 9,500	\$ 264,000	\$ 205,641	\$ 130,483	\$ 339,158	\$ 39,145	\$ 19.02	\$ 9.51
4	2028	999	\$ 0	\$ 0	\$ 9,500	\$ 273,500	\$ 339,158	\$ 82,496	\$ 530,162	\$ 24,749	\$ 28.53	\$ 9.51
5	2029	999	\$ 0	\$ 0	\$ 9,500	\$ 283,000	\$ 530,162	\$ 133,605	\$ 679,557	\$ 40,082	\$ 38.04	\$ 9.51
6	2030	999	\$ 0	\$ 0	\$ 8,500	\$ 291,500	\$ 679,557	\$ 391,176	\$ 579,881	\$ 117,353	\$ 46.55	\$ 8.51
7	2031	999	\$ 0	\$ 0	\$ 8,500	\$ 300,000	\$ 579,881	\$ 288,394	\$ 591,487	\$ 86,518	\$ 55.06	\$ 8.51
8	2032	999	\$ 0	\$ 0	\$ 8,500	\$ 308,500	\$ 591,487	\$ 155,713	\$ 744,274	\$ 46,714	\$ 63.56	\$ 8.51
9	2033	999	\$ 20,000	\$ 0	\$ 8,500	\$ 337,000	\$ 744,274	\$ 208,681	\$ 872,593	\$ 62,604	\$ 72.07	\$ 8.51
10	2034	999	\$ 0	\$ 0	\$ 8,500	\$ 345,500	\$ 872,593	\$ 297,477	\$ 920,616	\$ 89,243	\$ 80.58	\$ 8.51
11	2035	999	\$ 0	\$ 0	\$ 7,500	\$ 353,000	\$ 920,616	\$ 316,941	\$ 956,675	\$ 95,082	\$ 88.09	\$ 7.51
12	2036	999	\$ 0	\$ 0	\$ 7,500	\$ 360,500	\$ 956,675	\$ 753,327	\$ 563,848	\$ 225,998	\$ 96.10	\$ 7.51
13	2037	999	\$ 0	\$ 0	\$ 7,500	\$ 368,000	\$ 563,848	\$ 819,585	\$ 112,263	\$ 245,876	\$ 103.61	\$ 7.51
14	2038	999	\$ 0	\$ 0	\$ 7,500	\$ 375,500	\$ 112,263	\$ 161,790	\$ 325,973	\$ 48,537	\$ 111.11	\$ 7.51
15	2039	999	\$ 0	\$ 0	\$ 7,500	\$ 383,000	\$ 325,973	\$ 223,130	\$ 485,843	\$ 66,939	\$ 118.62	\$ 7.51
16	2040	999	\$ 0	\$ 0	\$ 7,500	\$ 390,500	\$ 485,843	\$ 223,550	\$ 652,793	\$ 67,065	\$ 126.13	\$ 7.51
17	2041	999	\$ 0	\$ 0	\$ 6,500	\$ 397,000	\$ 652,793	\$ 728,299	\$ 321,494	\$ 218,490	\$ 132.63	\$ 6.51
18	2042	999	\$ 0	\$ 0	\$ 6,500	\$ 403,500	\$ 321,494	\$ 317,405	\$ 407,589	\$ 95,222	\$ 139.14	\$ 6.51
19	2043	999	\$ 0	\$ 0	\$ 6,500	\$ 410,000	\$ 407,589	\$ 157,219	\$ 660,370	\$ 47,166	\$ 145.65	\$ 6.51
20	2044	999	\$ 0	\$ 0	\$ 6,500	\$ 416,500	\$ 660,370	\$ 728,660	\$ 348,210	\$ 218,598	\$ 152.15	\$ 6.51
21	2045	999	\$ 0	\$ 0	\$ 5,500	\$ 422,000	\$ 348,210	\$ 427,638	\$ 342,572	\$ 128,291	\$ 157.66	\$ 5.51
22	2046	999	\$ 0	\$ 0	\$ 5,500	\$ 427,500	\$ 342,572	\$ 596,497	\$ 173,575	\$ 178,949	\$ 163.17	\$ 5.51
23	2047	999	\$ 0	\$ 0	\$ 5,500	\$ 433,000	\$ 173,575	\$ 382,847	\$ 223,728	\$ 114,854	\$ 168.67	\$ 5.51
24	2048	999	\$ 0	\$ 0	\$ 5,500	\$ 438,500	\$ 223,728	\$ 657,261	\$ 4,967	\$ 197,178	\$ 174.18	\$ 5.51
25	2049	999	\$ 0	\$ 0	\$ 0	\$ 438,500	\$ 4,967	\$ 392,987	\$ 50,479	\$ 117,896	\$ 174.18	\$ 0.00
26	2050	999	\$ 0	\$ 0	\$ 0	\$ 438,500	\$ 50,479	\$ 210,070	\$ 278,909	\$ 63,021	\$ 174.18	\$ 0.00
27	2051	999	\$ 0	\$ 0	\$ 0	\$ 438,500	\$ 278,909	\$ 358,786	\$ 358,623	\$ 107,636	\$ 174.18	\$ 0.00
28	2052	999	\$ 0	\$ 0	\$ 0	\$ 438,500	\$ 358,623	\$ 623,749	\$ 173,375	\$ 187,125	\$ 174.18	\$ 0.00
29	2053	999	\$ 0	\$ 0	\$ 0	\$ 438,500	\$ 173,375	\$ 199,493	\$ 412,381	\$ 59,848	\$ 174.18	\$ 0.00
30	2054	999	\$ 0	\$ 0	\$ 0	\$ 438,500	\$ 412,381	\$ 228,526	\$ 622,355	\$ 68,558	\$ 174.18	\$ 0.00
						\$ 11,067,000		\$ 10,444,645	\$ 622,355		\$ 3,325	
											\$ (623)	
											\$ 2,702	

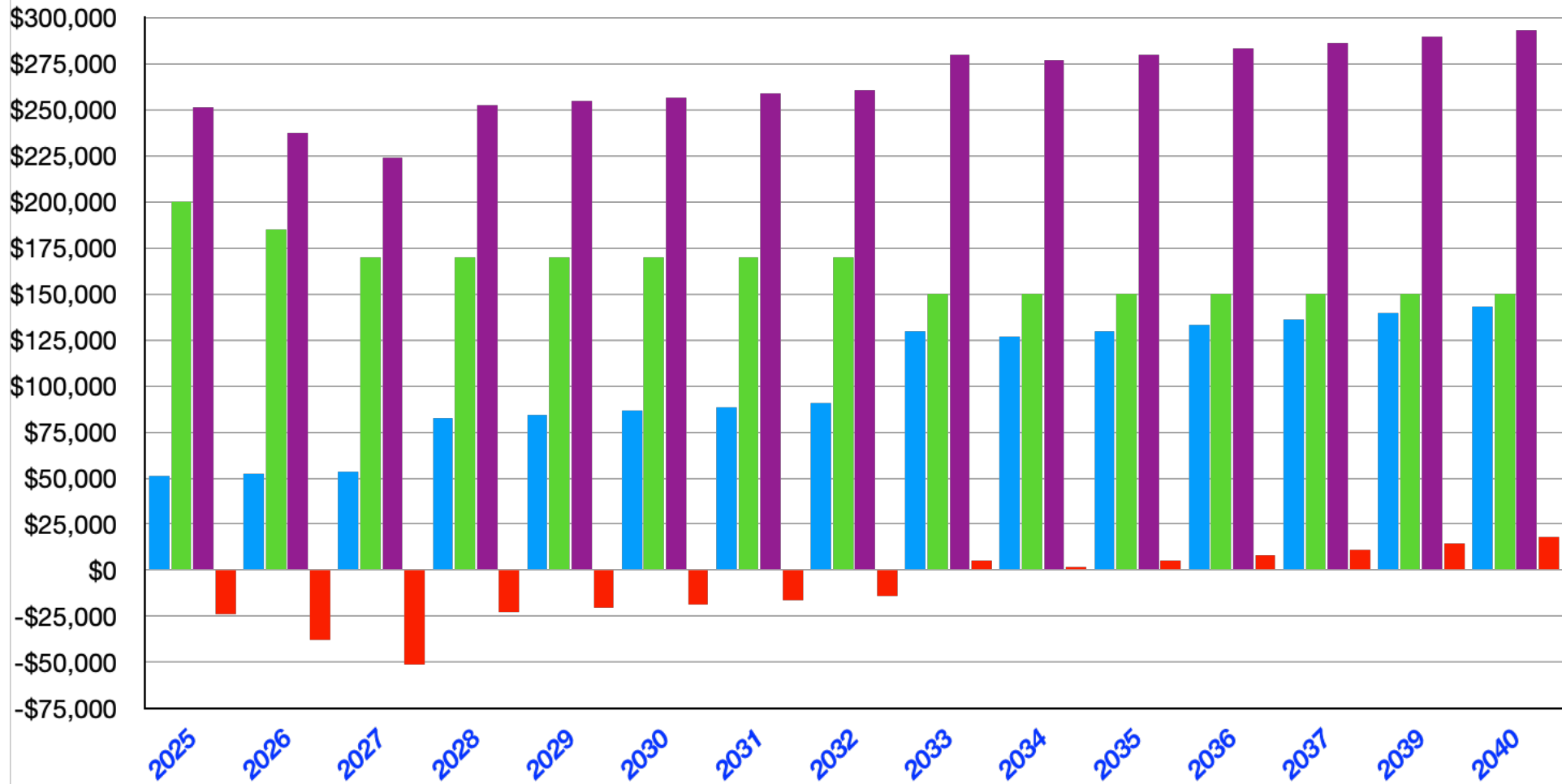
**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Reserve and Contingency  
Accounts Related to Sinkhole Matters

# Relationship between Reserve and Contingency Accounts

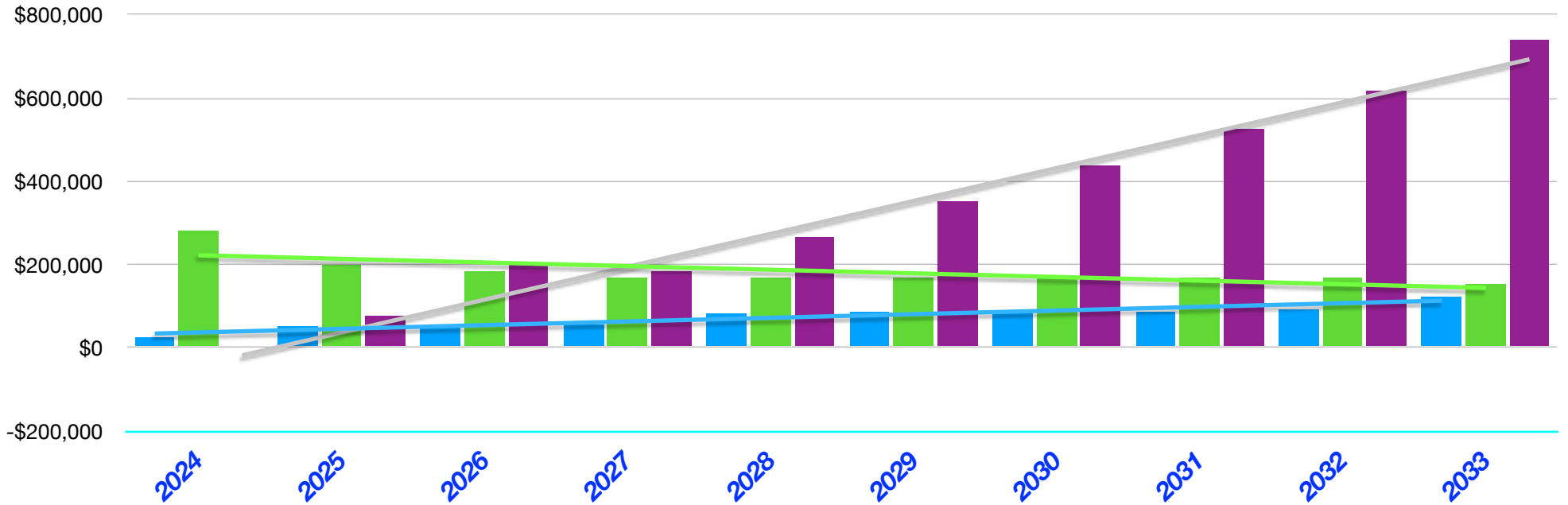
- Reserve Account Funds / designated for Pond Maintenance & Sinkhole Repair
- Contingency Account Funding
- Combined Funds Budgeted
- Funding Differences By Year

## **Highlights Relationship between Reserve Account, Contingency Account & Funding for Sinkhole / Pond Maintenance**



- Reserve Account Funding Detention Pond / Sinkhole maintenance
- Contingency Account Annual Funding
- Cumulative Total Detention Pond / Sinkhole Repair Fund

### **2024 - 2033 - Illustrates Flexibility in Planning / Contingency & Sinkhole Funding**



Year	Reserve Account Funding Detention Pond / Sinkhole maintenance	Contingency Account Annual Funding	Cumulative Total Detention Pond / Sinkhole Repair Fund
2024	\$ 25,000	\$ 278,000	
2025	\$ 51,205	\$ 200,000	\$ 76,205
2026	\$ 52,439	\$ 185,000	\$ 204,849
2027	\$ 53,703	\$ 170,000	\$ 182,347
2028	\$ 82,496	\$ 170,000	\$ 264,842
2029	\$ 84,484	\$ 170,000	\$ 349,326
2030	\$ 86,520	\$ 170,000	\$ 435,846
2031	\$ 88,605	\$ 170,000	\$ 524,451
2032	\$ 90,740	\$ 170,000	\$ 615,191
2033	\$ 123,903	\$ 150,000	\$ 739,094

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorization Nos.  
246 - 255



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

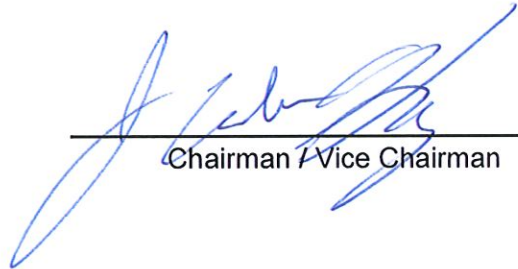
**Payment Authorization 246**

3/22/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Southern Escapes, LLC</b> Pool Heater Repair	H14108	\$ 1,815.00
2	<b>T &amp; A Maintenance</b> Janitorial Services: 02/16/24-02/23/24	1328	\$ 480.00
3	<b>W.W. Gay Mechanical Contractors</b> AAON Units Service Call	983011919	\$ 640.00
<b>TOTAL</b>			<b>\$ 2,935.00</b>

*Venessa Ripoll*

Secretary / Assistant Secretary



Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 247  
3/29/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Cepra Landscape</b> Irrigation Inspection Repairs: March 2024	OC3219	\$ 2,925.49
2	<b>Clay Electric Cooperative</b> 11731 SW 24TH AVE; 02/19/24-03/20/24 2789 SW 117TH ST; 02/19/24-03/20/24 2788 SW 117TH ST; 02/19/24-03/20/24 3319 SW 115TH TER; 02/19/24-03/20/24 11701 SW 30TH AVE; 02/19/24-03/20/24 3727 SW 122ND ST; 02/19/24-03/20/24 3727 SW 122ND ST; 02/19/24-03/20/24 3727 SW 122ND ST; 02/19/24-03/20/24 12057 SW 28TH AVE; 02/19/24-03/20/24 3793 SW 109TH WAY; 02/19/24-03/20/24 10692 SW 34TH RD; 02/19/24-03/20/24 3187 SW 117th TER; 02/19/24-03/20/24 3392 SW 115th TER; 02/19/24-03/20/24 3830 SW 120TH DR; 02/19/24-03/20/24	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	\$ 65.00 \$ 128.00 \$ 41.00 CREDIT \$ 2,111.00 \$ 84.00 \$ 80.00 \$ 74.00 \$ 41.00 \$ 41.00 \$ 40.00 \$ 74.00 \$ 54.00 \$ 40.00
3	<b>GFL Environmental</b> 11701 SW 30TH AVE; April 2024	A60001787870	\$ 178.83
4	<b>GRU</b> 11724 SW 34TH RD; 01/12/24-03/08/24 3666 SW 108TH DR; 02/09/24-03/08/24 10884 SW 38TH PL; 02/09/24-03/08/24	Acct. 2000-7142-5111 Acct. 2000-9023-0781 Acct. 2000-9023-0983	CREDIT \$ 105.00 \$ 123.38
5	<b>Leland Management</b> Management Fee: February 2024 Payroll W/E 02/04/2024 Payroll W/E 02/18/2024 Reimbursement: January 2024	45663 -- -- 59819	\$ 1,350.00 \$ 6,873.86 \$ 6,531.54 \$ 50.00
6	<b>Tri-County Public Safety and Training</b> Security Services: Spring Break 2024	B-0707	\$ 2,019.00
7	<b>US Bank</b> Trustee Fees S2020: 03/01/24-02/28/25	7266007	\$ 4,040.63
<b>TOTAL</b>			<b>\$ 27,070.73</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 248  
4/5/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Alpha Pressure Washing</b> Pressure Washing Oakmont Section 5	04012024	\$ 3,600.00
2	<b>Arrow Exterminators</b> Rodent Control Service	55706841	\$ 127.00
3	<b>Cepra Landscape</b> Landscape/Irrigation Maintenance: April 2024	OC3243	\$ 34,523.75
4	<b>Grau &amp; Associates</b> Audit FYE 09/30/2023	25519	\$ 2,700.00
5	<b>GRU</b> 3793 SW 109TH WAY; 02/23/24-03/22/24	Acct. 2500-0167-3741	\$ 238.07
6	<b>Habitech Systems</b> Power Supply Service Call	20245248	\$ 90.00
7	<b>Kutak Rock</b> General Counsel Through 02/29/24	3368900	\$ 1,061.00
8	<b>PFM Group Consulting</b> Disclosure Fee S2007A/B, 2020A: 01/01/24-03/31/24 District Management Fee: April 2024 Postage: January 2024 Postage/FedEx: February 2024 Postage: March 2024	130030 DM-04-2024-41 OE-EXP-01-2024-38 OE-EXP-02-2024-30 OE-EXP-03-2024-15	\$ 2,500.00 \$ 2,291.67 \$ 14.24 \$ 15.53 \$ 5.04
9	<b>Solitude Lake Management</b> Lake & Pond Management: April 2024	PSI064760	\$ 940.00
10	<b>Southern Escapes, LLC</b> Pool Service: April 2024	H14171	\$ 1,800.00
11	<b>VGlobalTech</b> Quarter 1 ADA Audit Monthly Website Fee: April 2024	6019 6073	\$ 300.00 \$ 110.00

<b>TOTAL</b>	<b>\$ 50,316.30</b>
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*Vivian Carvalho*

Secretary / Assistant Secretary



Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 249  
4/19/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>ADT Commercial</b> Security Services: 04/23/24-05/22/24	Acct: 81591018	\$ 155.87
2	<b>Arrow Exterminators</b> Rodent Control Service Sentricon Termite Coverage	56165234 56272284	\$ 127.00 \$ 429.00
3	<b>Cepra Landscape</b> Zoysia Sod Replacement Elm Tree Replacement Elm Tree Replacement Oak Tree Removal	OC3285 OC3287 OC3296 OC3299	\$ 2,550.00 \$ 468.85 \$ 468.85 \$ 5,065.00
4	<b>Cox Business</b> 11701 SW 30TH AVE; 04/10/24-05/09/24	Acct: 022609201	\$ 372.30
5	<b>Gannett Florida LocalIQ</b> Legal Advertising on 03/08/24 (Ad: 9895014)	6331763	\$ 147.60
6	<b>GFL Environmental</b> 11701 SW 30TH AVE; May 2024	A60001793348	\$ 178.83
7	<b>GRU</b> 11669 SW 24TH AVE; 03/09/24-04/08/24 11725 SW 24TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24 11701 SW 30TH AVE; 03/09/24-04/08/24	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 Acct. 2000-5615-0944 Acct. 2000-5615-1045 Acct. 2000-5615-1146 Acct. 2000-5615-1348 Acct. 2000-5615-1550 Acct. 2000-5615-1651	\$ 60.10 \$ 68.78 \$ 56.38 \$ 10.50 \$ 10.50 \$ 109.70 \$ 6.12 \$ 30.34 \$ 24.14 \$ 15.46 \$ 12.98 \$ 16.70 \$ 16.70 \$ 73.74 \$ 91.10 \$ 72.50 \$ 122.10 \$ 10.50



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 249**  
4/19/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>7</b>	<b>GRU, cont.</b>		
	11701 SW 30TH AVE; 03/09/24-04/08/24	Acct. 2000-5615-1853	\$ 97.30
	11701 SW 30TH AVE; 03/09/24-04/08/24	Acct. 2000-5615-1954	\$ 17.94
	11701 SW 30TH AVE; 03/09/24-04/08/24	Acct. 2000-5615-2156	\$ 10.50
	11701 SW 30TH AVE; 03/09/24-04/08/24	Acct. 2000-5615-2257	\$ 94.82
	11701 SW 30TH AVE; 03/09/24-04/08/24	Acct. 2000-5615-2358	\$ 10.50
	11701 SW 30TH AVE; 03/09/24-04/08/24	Acct. 2000-5615-6705	\$ 10.50
	11701 SW 30TH AVE; 03/09/24-04/08/24	Acct. 2000-5794-1606	\$ 2,496.05
	3793 SW 109 WAY;	Acct. 2000-7089-9691	CREDIT
	10862 SW 34TH RD; 03/09/24-04/08/24	Acct. 2000-7511-1212	\$ 888.42
	3830 SW 120TH DR; 03/09/24-04/08/24	Acct. 2000-7515-7890	\$ 322.98
	12057 SW 28TH AVE; 03/09/24-04/08/24	Acct. 2000-8208-5916	\$ 16.23
	11902 SW 31ST RD; 03/09/24-04/08/24	Acct. 2000-8208-6017	\$ 33.28
	10884 SW 38TH PL; 03/15/24-03/26/24 - FINAL	Acct. 2000-9023-0983	\$ 47.23
	2761 SW 117TH ST; 03/09/24-04/08/24	Acct. 2500-0167-4044	\$ 13.13
	12076 SW 24TH LN; 03/09/24-04/08/24	Acct. 2500-0167-4448	\$ 79.78
	12117 SW 28TH AVE; 03/09/24-04/08/24	Acct. 2500-0167-4549	\$ 293.68
	2670 SW 120TH DR; 03/09/24-04/08/24	Acct. 2500-0167-4751	\$ 253.38
	10884 SW 38TH PL; 03/27/24-04/08/24	Acct. 2500-0281-4806	\$ 27.08
	3666 SW 108TH DR; 03/28/24-04/08/24	Acct. 2500-0282-2987	\$ 14.68
<b>8</b>	<b>Leland Management</b>		
	Management Fee: March 2024	46862	\$ 1,350.00
	Payroll W/E 03/03/2024	--	\$ 6,663.14
	Payroll W/E 03/17/2024	--	\$ 6,836.38
	Payroll W/E 03/31/2024	--	\$ 6,398.74
	Reimbursement: February 2024	60430	\$ 60.00
<b>9</b>	<b>R.E. Arnold Construction</b>		
	Sinkhole Repair on 04/04/24 - Pond #3	6748	\$ 545.00
<b>TOTAL</b>			<b>\$ 37,352.38</b>

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

  
\_\_\_\_\_  
Chairman / Vice Chairman



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 250**

4/26/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Cepra Landscape</b> Fire Ant Control	OC3304	\$ 4,800.00
2	<b>Clay Electric Cooperative</b>		
	11731 SW 24TH AVE; 03/20/24-04/19/24	Acct: 8903896	\$ 68.00
	2789 SW 117TH ST; 03/20/24-04/19/24	Acct: 8910543	\$ 124.00
	2788 SW 117TH ST; 03/20/24-04/19/24	Acct: 8911145	\$ 41.00
	3319 SW 115TH TER; 03/20/24-04/19/24	Acct: 8930796	CREDIT
	11701 SW 30TH AVE; 03/20/24-04/19/24	Acct: 8965734	\$ 1,972.00
	3727 SW 122ND ST; 03/20/24-04/19/24	Acct: 9104888	\$ 82.00
	3727 SW 122ND ST; 03/20/24-04/19/24	Acct: 9104890	\$ 75.00
	3727 SW 122ND ST; 03/20/24-04/19/24	Acct: 9104891	\$ 72.00
	12057 SW 28TH AVE; 03/20/24-04/19/24	Acct: 9105050	\$ 41.00
	3793 SW 109TH WAY; 03/20/24-04/19/24	Acct: 9116208	\$ 41.00
	10692 SW 34TH RD; 03/20/24-04/19/24	Acct: 9116234	\$ 41.00
	3187 SW 117th TER; 03/20/24-04/19/24	Acct: 9118493	\$ 72.00
	3392 SW 115th TER; 03/20/24-04/19/24	Acct: 9118495	\$ 55.00
	3830 SW 120TH DR; 03/20/24-04/19/24	Acct: 9126296	\$ 40.00
3	<b>GRU</b>		
	11724 SW 34TH RD; 02/09/24-04/08/24	Acct. 2000-7142-5111	CREDIT
4	<b>R.E. Arnold Construction</b>		
	Sinkhole Repair on 04/22/24 - Pond #3	6761	\$ 1,870.00
<b>TOTAL</b>			<b>\$ 9,394.00</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 251**  
5/3/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Cepra Landscape</b>		
	Irrigation Inspection Repairs: April 2024	OC3327	\$ 2,602.68
	Landscape/Irrigation Maintenance: May 2024	OC3346	\$ 34,523.75
2	<b>Gainesville Door Company</b>		
	Clubhouse Door Slide Lock Repair	112769	\$ 248.00
3	<b>Habitech Systems</b>		
	Security Monitoring: May 2024	1395992	\$ 42.95
4	<b>Kutak Rock</b>		
	General Counsel Through 03/31/24	3383090	\$ 593.50
5	<b>Lloyd's Exercise Equipment, LLC</b>		
	Fitness Equipment Repairs	T604-30	\$ 250.00
6	<b>Shea's Glass Company</b>		
	Oakmont Side Gate Glass Replacement	96264	\$ 931.00
7	<b>Solitude Lake Management</b>		
	Lake & Pond Management: March 2024	PSI057452	\$ 940.00
	Lake & Pond Management: May 2024	PSI072703	\$ 940.00
8	<b>Southern Escapes, LLC</b>		
	Pool Service: May 2024	H14520	\$ 1,800.00

<b>TOTAL</b>	<b>\$ 42,871.88</b>
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*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 252**

5/10/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Gainesville Door Company</b>		
	Studio Room Door Track/Roller Repairs	112484	\$ 545.00
	Fitness Center Door Repairs	112728	\$ 248.00
2	<b>GRU</b>		
	3793 SW 109TH WAY; 03/23/24-04/22/24	Acct. 2500-0167-3741	\$ 232.75
<b>TOTAL</b>			<b>\$ 1,025.75</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 253**  
5/17/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>Cox Business</b> 11701 SW 30TH AVE; 05/10/24-06/09/24	Acct: 022609201	\$ 372.30
2	<b>Florida Department of Health</b> Amenity Center Pool Permit	01-BID-7209913	\$ 125.00
3	<b>Gainesville Door Company</b> Front Door Repairs	112790	\$ 477.00
4	<b>Gannett Florida LocaliQ</b> Legal Advertising on 04/05/24 (Ad: 9982469)	6397082	\$ 145.14
5	<b>GFL Environmental</b> 11701 SW 30TH AVE; June 2024	A60001798798	CREDIT
6	<b>GRU</b>		
	11669 SW 24TH AVE; 04/09/24-05/07/24	Acct. 2000-5029-1134	\$ 146.90
	11725 SW 24TH AVE; 04/09/24-05/07/24	Acct. 2000-5029-1235	\$ 184.10
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5612-2349	\$ 288.26
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5614-9833	\$ 10.50
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5614-9934	\$ 10.50
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0035	\$ 114.66
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0136	\$ 39.02
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0237	\$ 67.54
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0439	\$ 27.86
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0540	\$ 26.62
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0641	\$ 17.94
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0742	\$ 21.66
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-0944	\$ 26.62
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-1045	\$ 88.62
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-1146	\$ 110.94
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-1348	\$ 48.94
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-1550	\$ 101.02
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-1651	\$ 10.50
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-1853	\$ 212.62
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-1954	\$ 30.34
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-2156	\$ 10.50
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-2257	\$ 86.14
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-2358	\$ 10.50
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5615-6705	\$ 10.50

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 253**  
5/17/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>6</b>	<b>GRU, cont.</b>		
	11701 SW 30TH AVE; 04/09/24-05/07/24	Acct. 2000-5794-1606	\$ 1,081.34
	11724 SW 34TH RD; 04/09/24-05/07/24	Acct. 2000-7142-5111	CREDIT
	10862 SW 34TH RD; 04/09/24-05/07/24	Acct. 2000-7511-1212	\$ 238.66
	3830 SW 120TH DR; 04/09/24-05/07/24	Acct. 2000-7515-7890	\$ 289.50
	12057 SW 28TH AVE; 04/09/24-05/07/24	Acct. 2000-8208-5916	\$ 19.33
	11902 SW 31ST RD; 04/09/24-05/07/24	Acct. 2000-8208-6017	\$ 33.28
	2761 SW 117TH ST; 04/09/24-05/07/24	Acct. 2500-0167-4044	\$ 13.13
	12076 SW 24TH LN; 04/09/24-05/07/24	Acct. 2500-0167-4448	\$ 258.03
	12117 SW 28TH AVE; 04/09/24-05/07/24	Acct. 2500-0167-4549	\$ 419.23
	2670 SW 120TH DR; 04/09/24-05/07/24	Acct. 2500-0167-4751	\$ 351.03
	10884 SW 38TH PL; 04/09/24-05/07/24	Acct. 2500-0281-4806	\$ 78.23
	3666 SW 108TH DR; 04/09/24-05/07/24	Acct. 2500-0282-2987	\$ 16.23
<b>7</b>	<b>Habitech Systems</b>		
	Security Monitoring: June 2024	1397501	\$ 42.95
<b>8</b>	<b>Prepared 2 Assist</b>		
	Staff Training - First Aid/CPR/AED	--	\$ 180.00
<b>9</b>	<b>Zoom Products</b>		
	Fitness Center Wipes	20190	\$ 340.00
<b>TOTAL</b>			<b>\$ 6,183.18</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman



**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 254**  
5/24/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>1</b>	<b>ADT Commercial</b> Security Services: 05/23/24-06/22/24	Acct: 81591018	\$ 155.87
<b>2</b>	<b>Cepra Landscape</b> Oak Tree Replacement	OC3395	\$ 904.00
	Tree Treatment Program	OC3396	\$ 6,250.00
<b>3</b>	<b>Clay Electric Cooperative</b> 11731 SW 24TH AVE; 04/19/24-05/19/24	Acct: 8903896	\$ 68.00
	2789 SW 117TH ST; 04/19/24-05/19/24	Acct: 8910543	\$ 117.00
	2788 SW 117TH ST; 04/19/24-05/19/24	Acct: 8911145	\$ 41.00
	3319 SW 115TH TER; 04/19/24-05/19/24	Acct: 8930796	\$ 12.00
	11701 SW 30TH AVE; 04/19/24-05/19/24	Acct: 8965734	\$ 2,195.00
	3727 SW 122ND ST; 04/19/24-05/19/24	Acct: 9104888	\$ 78.00
	3727 SW 122ND ST; 04/19/24-05/19/24	Acct: 9104890	\$ 71.00
	3727 SW 122ND ST; 04/19/24-05/19/24	Acct: 9104891	\$ 65.00
	12057 SW 28TH AVE; 04/19/24-05/19/24	Acct: 9105050	\$ 41.00
	3793 SW 109TH WAY; 04/19/24-05/19/24	Acct: 9116208	\$ 41.00
	10692 SW 34TH RD; 04/19/24-05/19/24	Acct: 9116234	\$ 41.00
	3187 SW 117th TER; 04/19/24-05/19/24	Acct: 9118493	\$ 69.00
	3392 SW 115th TER; 04/19/24-05/19/24	Acct: 9118495	\$ 53.00
	3830 SW 120TH DR; 04/19/24-05/19/24	Acct: 9126296	\$ 40.00
<b>4</b>	<b>Gainesville Pest Control</b> General Pest Control	87643	\$ 125.00
<b>5</b>	<b>GRU</b> 3793 SW 109 WAY;	Acct. 2000-7089-9691	CREDIT
<b>6</b>	<b>Hoyer's Express</b> Tree Removal - Reserve Area	5293	\$ 1,200.00
<b>7</b>	<b>Leland Management</b> Management Fee: April 2024	48192	\$ 1,350.00
	Payroll W/E 04/14/2024	--	\$ 7,161.06
	Payroll W/E 04/28/2024	--	\$ 6,944.52
	Reimbursement: March 2024	49219	\$ 115.85

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 254**

5/24/2024

Item No.	Payee	Invoice #	General Fund FY 2024
8	<b>PFM Group Consulting</b> District Management Fee: May 2024	DM-05-2024-41	\$ 2,291.67
9	<b>Randy Lewis Electric</b> Oakmont Lighting and Electrical Repairs	5048	\$ 5,938.00
10	<b>Tennis Unlimited Maintenance and Supplies</b> Tennis Court Resurfacing - Deposit	2252	\$ 12,000.00
<b>TOTAL</b>			<b>\$ 47,367.97</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

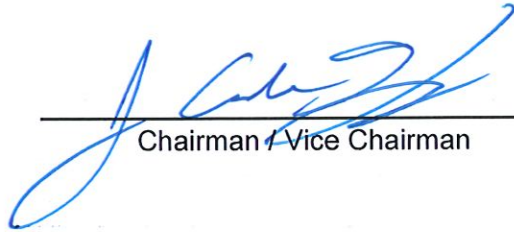
**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 255**  
5/31/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>VGlobalTech</b> Monthly Website Fee: May 2024	6157	\$ 110.00
<b>TOTAL</b>			<b>\$ 110.00</b>

*Vivian Carvalho*

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 5/31/2024

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
Assessments Receivable	\$137,781.18				\$137,781.18
Prepaid Expenses	2,083.60				2,083.60
Deposits	3,997.10				3,997.10
Ameris Checking Account	63,043.90				63,043.90
Ameris Debit Card Account	1,851.00				1,851.00
Ameris Money Market Account	988,121.67				988,121.67
Assessments Receivable		\$136,587.32			136,587.32
Due From Other Funds		6,028.40			6,028.40
Revenue 2007A&B		81,777.83			81,777.83
Revenue 2020		24,551.45			24,551.45
Prepayment Series 2020		0.02			0.02
Deferred Cost 2007A1 Bond		303.09			303.09
Debt Service Reserve Series 2020		609,695.00			609,695.00
Interest 2007 A Bond		41.53			41.53
Prepayment 2007A1 Bond		2,898.94			2,898.94
Sinking Fund 2020		0.20			0.20
Acquisition/Construction Series 2007			\$196.47		196.47
Acquisition/Construction Series 2020			58,084.79		58,084.79
Deferred Const Series 2020			327.93		327.93
<b>Total Current Assets</b>	<b>\$1,196,878.45</b>	<b>\$861,883.78</b>	<b>\$58,609.19</b>	<b>\$0.00</b>	<b>\$2,117,371.42</b>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$719,268.06	\$719,268.06
Amount To Be Provided				14,415,731.94	14,415,731.94
<b>Total Investments</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,135,000.00</b>	<b>\$15,135,000.00</b>
<b>Total Assets</b>	<b>\$1,196,878.45</b>	<b>\$861,883.78</b>	<b>\$58,609.19</b>	<b>\$15,135,000.00</b>	<b>\$17,252,371.42</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$110.00				\$110.00
Due To Other Funds	6,028.40				6,028.40
Deferred Revenue	137,781.18				137,781.18
Deferred Revenue		\$136,587.32			136,587.32
<b>Total Current Liabilities</b>	<b>\$143,919.58</b>	<b>\$136,587.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$280,506.90</b>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable LongTerm				\$15,135,000.00	\$15,135,000.00
<b>Total Long Term Liabilities</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,135,000.00</b>	<b>\$15,135,000.00</b>
<b>Total Liabilities</b>	<b>\$143,919.58</b>	<b>\$136,587.32</b>	<b>\$0.00</b>	<b>\$15,135,000.00</b>	<b>\$15,415,506.90</b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$176,018.53				\$176,018.53
Current Year Net Assets, Unrestricted	7,482.83				7,482.83
Net Assets - General Government	163,657.29				163,657.29
Current Year Net Assets - General Government	705,800.22				705,800.22
Net Assets, Unrestricted		\$913,481.53			913,481.53
Current Year Net Assets, Unrestricted		(139,278.17)			(139,278.17)
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			20,772.12		20,772.12
Net Assets - General Government			(2,607.25)		(2,607.25)
<b>Total Net Assets</b>	<b>\$1,052,958.87</b>	<b>\$725,296.46</b>	<b>\$58,609.19</b>	<b>\$0.00</b>	<b>\$1,836,864.52</b>
<b>Total Liabilities and Net Assets</b>	<b>\$1,196,878.45</b>	<b>\$861,883.78</b>	<b>\$58,609.19</b>	<b>\$15,135,000.00</b>	<b>\$17,252,371.42</b>

**Parker Road CDD**  
**Statement of Activities (YTD)**  
As of 5/31/2024

	General Fund	Debt Service Fund	Construction Fund	Total
<b><u>Revenues</u></b>				
On-Roll Assessments	\$1,060,463.35			\$1,060,463.35
Off-Roll Assessments	409,066.47			409,066.47
Other Revenue	7,482.84			7,482.84
Other Income & Other Financing Sources	3,000.00			3,000.00
Inter-Fund Transfers	(0.01)			(0.01)
On-Roll Assessments		\$726,374.84		726,374.84
Off-Roll Assessments		293,971.30		293,971.30
Inter-Fund Group Transfers In		(19,433.81)		(19,433.81)
Inter-Fund Transfers			\$19,433.82	19,433.82
Total Revenues	\$1,480,012.65	\$1,000,912.33	\$19,433.82	\$2,500,358.80
<b><u>Expenses</u></b>				
Supervisor Fees	\$1,600.00			\$1,600.00
Public Officials Insurance	3,036.00			3,036.00
Trustee Services	7,758.01			7,758.01
Management	18,333.36			18,333.36
Field Management	9,450.00			9,450.00
Disclosure Agent	5,000.00			5,000.00
District Counsel	8,892.50			8,892.50
Assessment Administration	12,500.00			12,500.00
Audit	5,200.00			5,200.00
Arbitrage Calculation	600.00			600.00
Legal Advertising	595.32			595.32
Miscellaneous	2,572.18			2,572.18
Contingency	33,439.11			33,439.11
Web Site Maintenance	2,180.00			2,180.00
Dues, Licenses, and Fees	280.50			280.50
Security	5,231.66			5,231.66
Lifestyle Programming	21,306.67			21,306.67
Lifestyle Coordinator	65,558.93			65,558.93
Electric	13,542.00			13,542.00
Dumpster	1,634.25			1,634.25
Water Reclaimed	15,505.78			15,505.78
Conservation Area Maintenance	11,120.00			11,120.00
Amenity - Telephone	1,204.56			1,204.56
Amenity - Cable	1,861.45			1,861.45
Amenity - Insurance	30,692.00			30,692.00
Amenity - Landscape Maintenance	31,846.64			31,846.64
Amenity - Pool Maintenance	16,806.38			16,806.38
Amenity - Access Control	2,681.56			2,681.56
Amenity - Janitorial	2,326.98			2,326.98
Amenity - Maintenance	19,507.82			19,507.82
Amenity - Electric	12,530.00			12,530.00
Amenity - Gas	25,113.67			25,113.67
Amenity - Reclaimed Water	14,430.66			14,430.66
General Insurance	4,317.00			4,317.00
General Repair & Maintenance	15,550.62			15,550.62
Maintenance Person	37,615.25			37,615.25
Pressure Washing	3,600.00			3,600.00
Irrigation	19,244.33			19,244.33
Landscaping Maintenance & Material	268,793.81			268,793.81
Landscape Improvements	6,000.00			6,000.00
Swimming Pools	125.00			125.00
Fitness Facility	2,775.90			2,775.90
Tennis Courts/Basketball Court	12,298.00			12,298.00
Amenity Building Pest Control	1,798.00			1,798.00
Principal Payment		\$465,000.00		465,000.00
Interest Payments - 2007A Bond		155,960.00		155,960.00
Interest Payments - 2020 Series		546,040.00		546,040.00
Total Expenses	\$776,455.90	\$1,167,000.00	\$0.00	\$1,943,455.90
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$9,726.30			\$9,726.30
Interest Income		\$26,808.76		26,808.76
Net Increase (Decrease) in FV of Inv.		0.74		0.74
Interest Income			\$1,338.26	1,338.26
Net Increase (Decrease) in FV of Inv			0.04	0.04
Total Other Revenues (Expenses) & Gains (Losses)	\$9,726.30	\$26,809.50	\$1,338.30	\$37,874.10
<b>Change In Net Assets</b>	\$713,283.05	(\$139,278.17)	\$20,772.12	\$594,777.00
<b>Net Assets At Beginning Of Year</b>	\$339,675.82	\$864,574.63	\$37,837.07	\$1,242,087.52
<b>Net Assets At End Of Year</b>	\$1,052,958.87	\$725,296.46	\$58,609.19	\$1,836,864.52



**Parker Road CDD**  
**Budget to Actual**  
**For the Period End 5/31/24**

		Year To Date		
	Actual	Budget	Variance	FY 2024 Adopted Budget
<b><u>Revenues</u></b>				
Maintenance Assesments	\$1,469,529.82	\$1,071,540.67	\$397,989.15	\$1,607,311.00
Other Income & Other Financing Sources				
Keys	675.00	0.00	675.00	0.00
Rental	4,950.00	0.00	4,950.00	0.00
Membership	3,000.00	0.00	3,000.00	0.00
Event Sponsorship	739.04	0.00	739.04	0.00
False Alarm Fee	80.50	0.00	80.50	0.00
Insurance	1,038.30	0.00	1,038.30	0.00
Inter-Fund Transfers	(0.01)	0.00	(0.01)	0.00
<b>Net Revenues</b>	<b>\$1,480,012.65</b>	<b>\$1,071,540.67</b>	<b>\$408,471.98</b>	<b>\$1,607,311.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Trustee Services	\$7,758.01	\$5,333.33	\$2,424.68	\$8,000.00
Supervisor Fees	1,600.00	2,133.33	(533.33)	3,200.00
District Management	18,333.36	18,333.33	0.03	27,500.00
Engineering	0.00	666.67	(666.67)	1,000.00
Disclosure Agent	5,000.00	6,666.67	(1,666.67)	10,000.00
District Counsel	8,892.50	3,333.33	5,559.17	5,000.00
Special Counsel	0.00	3,333.33	(3,333.33)	5,000.00
Assessment Administration	12,500.00	8,333.33	4,166.67	12,500.00
Reamortization	0.00	333.33	(333.33)	500.00
Property Appraiser	0.00	50.00	(50.00)	75.00
Audit	5,200.00	3,600.00	1,600.00	5,400.00
Arbitrage Calculation	600.00	666.67	(66.67)	1,000.00
Web Site Maintenance	2,180.00	2,346.67	(166.67)	3,520.00
Legal Advertising	595.32	1,666.67	(1,071.35)	2,500.00
Miscellaneous office (travel, phone, postage, etc)	2,572.18	1,000.00	1,572.18	1,500.00
Dues, Licenses, and Fees	280.50	316.67	(36.17)	475.00
Public Official Insurance	3,036.00	2,151.33	884.67	3,227.00
General Insurance	4,317.00	2,847.33	1,469.67	4,271.00
Contingency- Incl Hurricane cleanup	33,439.11	185,386.67	(151,947.56)	278,080.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$106,303.98</b>	<b>\$248,498.67</b>	<b>\$(142,194.69)</b>	<b>\$372,748.00</b>
<b><u>Field Expense</u></b>				
Field Management	\$9,450.00	\$10,800.00	\$(1,350.00)	\$16,200.00
Landscape Maintenance & Material	268,793.81	253,333.33	15,460.48	380,000.00
Landscape Improvements	6,000.00	16,666.67	(10,666.67)	25,000.00
Mulch	0.00	26,666.67	(26,666.67)	40,000.00
Tree Trimming	0.00	13,333.33	(13,333.33)	20,000.00
Irrigation	19,244.33	26,666.67	(7,422.34)	40,000.00
Pressure Clean Curbs and Walks	3,600.00	24,000.00	(20,400.00)	36,000.00
Electric - Street Lights/ private lighting	13,542.00	8,000.00	5,542.00	12,000.00
Water Reclaimed	15,505.78	18,333.33	(2,827.55)	27,500.00
Conservation Area Maintenance	11,120.00	20,666.67	(9,546.67)	31,000.00
Utility Cart Project	0.00	26,000.00	(26,000.00)	39,000.00
Maintenance Person	37,615.25	44,333.33	(6,718.08)	66,500.00
General Repair & Maintenance	15,550.62	20,000.00	(4,449.38)	30,000.00
Security	5,231.66	0.00	5,231.66	0.00
<b>Total Field Expenses</b>	<b>\$405,653.45</b>	<b>\$508,800.00</b>	<b>\$(103,146.55)</b>	<b>\$763,200.00</b>

**Parker Road CDD**  
**Budget to Actual**  
**For the Period End 5/31/24**

	Actual	Year To Date Budget	Variance	FY 2024 Adopted Budget
<b><u>Amenity Expenses</u></b>				
Amenity - Insurance	\$30,692.00	\$28,352.00	\$2,340.00	\$42,528.00
Amenity - Janitorial	2,326.98	5,000.00	(2,673.02)	7,500.00
Amenity - Pool Maintenance	16,806.38	18,666.67	(1,860.29)	28,000.00
Amenity - Pool Furniture Replacement	0.00	21,000.00	(21,000.00)	31,500.00
Amenity - Dues & License	125.00	83.33	41.67	125.00
Amenity - Maintenance	19,507.82	13,333.33	6,174.49	20,000.00
Lifestyle Programming	21,306.67	20,000.00	1,306.67	30,000.00
Lifestyle Coordinator	65,558.93	43,666.67	21,892.26	65,500.00
Amenity - Manager	0.00	31,000.00	(31,000.00)	46,500.00
Amenity - Electric	12,530.00	26,666.67	(14,136.67)	40,000.00
Amenity - Telephone	1,204.56	1,333.33	(128.77)	2,000.00
Amenity - Gates/ Control Access	2,681.56	2,666.67	14.89	4,000.00
Amenity - Cable	1,861.45	2,000.00	(138.55)	3,000.00
Refuse Services and Trash Removal	1,634.25	1,666.67	(32.42)	2,500.00
Fitness Facility - Maintenance	2,775.90	6,666.67	(3,890.77)	10,000.00
Amenity - Gas (Pool Heating)	25,113.67	6,666.67	18,447.00	10,000.00
Amenity - Pest Control	1,798.00	2,133.33	(335.33)	3,200.00
Tennis Courts/Basketball Court	12,298.00	20,000.00	(7,702.00)	30,000.00
Amenity - Landscape Maintenance	31,846.64	32,273.33	(426.69)	48,410.00
Mulch	0.00	7,733.33	(7,733.33)	11,600.00
Amenity - Reclaimed Water	14,430.66	23,333.33	(8,902.67)	35,000.00
<b>Total Amenity Expenses</b>	<u>\$264,498.47</u>	<u>\$314,242.00</u>	<u>\$(49,743.53)</u>	<u>\$471,363.00</u>
<b>Total Expenses</b>	<u><b>\$776,455.90</b></u>	<u><b>\$1,071,540.67</b></u>	<u><b>\$(295,084.77)</b></u>	<u><b>\$1,607,311.00</b></u>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$9,726.30	\$0.00	\$9,726.30	\$0.00
<b>Total Other Income (Expense)</b>	<u><b>\$9,726.30</b></u>	<u><b>\$0.00</b></u>	<u><b>\$9,726.30</b></u>	<u><b>\$0.00</b></u>
<b>Net Income (Loss)</b>	<u><u><b>\$713,283.05</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$713,283.05</b></u></u>	<u><u><b>\$0.00</b></u></u>

**PARKER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

**DESIGNATIONS BY SECRETARY RELATED TO PUBLIC RECORDS**

I, Vivian Carvalho, as Secretary of the Parker Road Community Development District (“District”) Board of Supervisors, hereby make the following designation and/or appointment:

Vivian Carvalho is designated as a custodian of public records for the District under section 119.011(5), Florida Statutes. Any prior designation of a designee by a Secretary is hereby rescinded.

AND/OR

Vivian Carvalho is appointed as the District’s Records Management Liaison Officer under section 257.36(5)(a), Florida Statutes. Any prior appointment of a Records Management Liaison Officer by a Secretary is hereby rescinded.



Printed Name: VIVIAN CARVALHO  
Secretary, District Board of Supervisors

Date: 5/7/2024

# Oakmont Lifestyle Report



May & June  
June 21, 2024-Parker Road CDD  
Board of Supervisors Meeting



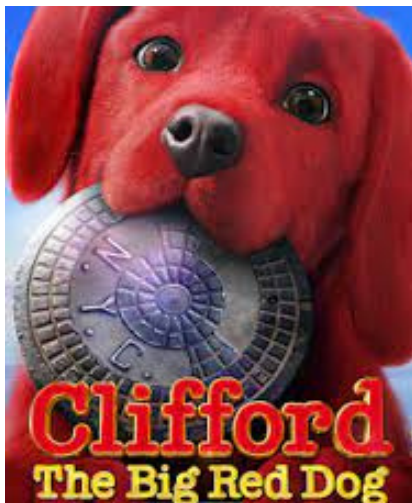
# Events & Programming



Date	Event	Notes	#
5/4/24	Solitude Lake Management	10 am Discover the Beauty of Ponds and Nature	15
5/8/24	Coffee Klatch	10 am Coffee & Conversation Popular	10
5/10/24	Food Truck Friday/Arepa Burger	5pm	
5/10/24	Mom's Night Out Painting Party	6pm-8pm	40
5/18/24	Oakmont's 5th Annual Slacker Run	10am-12:30pm Raised over \$28,000 Benefits The Child Advocacy Center	213
5/22/24	Little Tikes	10 am "The Hare and the Tortoise" Sing & Dance Story Time Arts & Crafts Popular Class	13
5/31/24	Family Movie Night	6:00pm Showing: "Clifford the Big Red Dog"	20



# Programming Highlights



**Family Movie Night**



**Food Truck Friday**



**Mom's Night Out**



**Little Tikes- Fun with Friends**



**Coffee Klatch**

May & June

# Events & Programming



Date	Event	Notes	#
6/6/24	Tailgate Tuesday Food Truck Arepa Burger	5pm	
6/8/24	Greenhouse Nursery Seminar	10am Outdoor Living Clubhouse	15
6/13/24	Coffee Klatch	10 am Coffee & Conversation Popular	RSVP: 10
6/15/24	Little Tikes fun with Friends	10 am Sing & Dance Story Time Arts & Crafts	RSVP: 13
6/21/24	Parker Road CDD Board of Supervisors Meeting	1pm Clubhouse	
6/25/24	Tailgate Tuesday Food Truck Monsta Lobsta	5pm Amenity Center Driveway	
6/22/24	AED/AED/First Aid Class	9am Clubhouse	RSVP: 13
6/23&30/24	Lifeguard Certification Class	Venue: Haile Plantation Pool	RSVP: 3

# 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>4:00pm -7pm Wednesdays</b> Residents schedule lessons directly with Tennis Coach
<b>Swimming</b>	<b>Summer Swamp Rats Swim Team</b> Tuesdays & Thursdays : 10:00am-11:00am & 4:45pm - 5:45pm <b>SWAG Master's Swim Practice</b> Wednesdays 5:30pm- 6:30pm Residents schedule lessons directly with Swimming Coach

## SKEDDA

The Resident Tennis Reservations Platform has been successfully operational since May 13th. The mandatory court reservation and booking system's establishment has garnered positive reactions, with zero grievances recorded to date.

# 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
TBD	Children's Pottery Class Adult Pottery Class	TBD
7/9/24	Tailgate Tuesday Food Truck Arepa Burger	5pm Amenity Driveway
7/11/24	Little Tikes Fun with Friends Class	10am Sing & Dance Story Time Arts & Crafts
7/12/24	Women's Self-Defense Class	6pm-8pm 2-Hour Introduction to Self-Defense Min 5 ppl Max 20
7/18/24	Coffee Klatch	Coffee & Conversation 10 am Clubhouse
7/20/24	Summer Pool Party	11 am - 1 pm Catered Lunch Included
7/23/24	Tailgate Tuesday Food Truck Monsta Lobsta	5pm Amenity Driveway
7/24/24	Movie Night -TBD	TBD -6pm 18+ Clubhouse



DATE	EVENT	TIME	NOTES	ATTENDANCE	COST
Saturday, October 7, 2023	Landscaping Seminar	10am-11am	The Green House Nursery- Jacob - Refreshments -50 RSVP -	26	\$ 67.45
Friday, October 20, 2023	Family Movie Night	7pm-9:30pm	Showed "The Little Mermaid" -26 children	40	\$ 92.10
Tuesday, October 24, 2023	Tailgate Tuesday: Food Truck Night	5pm-7pm	Monsta Lobsta - No Cost to Oakmont		0
Thursday, October 26, 2023	ICI Meeting	11am-1pm	Lunch Meeting (ICI Paid Parker RD \$284.88-Oakmont Payment for Aviant Party Rental)	30	0
Saturday, October 28, 2023	Halloween Party	5pm-7pm	Rides, bounce house, goodie bags, 3 contests, DJ, 1 Food Truck	450	\$ 5,054.98
Tuesday, November 14, 2023	Tailgate Tuesday: Food Truck Night	5pm-7pm	Monsta Lobsta: No Cost to Oakmont		\$ -
Friday, November 17, 2023	Teen Movie Night	6pm-9:30pm	Showed "Barbie"	2	\$ 100.00
Saturday, November 25, 2023	Light The Clubhouse	5pm-7pm	3 carriages & Pictures with Santa, 1 food truck(not well attended) - it was cold & rainy	150	\$ 2,684.68
Thursday, November 30, 2023	*Jam Making Demonstration	11am-12pm	Strawberry Jam - Great Class ! -Mason Jars	10	\$ 18.05
Sunday, December 3, 2023	*Holiday Cookie Decorating Class	10am-12pm	12+ -\$25/person -Oakmont supplemented \$10/person	8	\$ 80.00
Wednesday, December 6, 2023	*Lifestyle Design 101 Class	6pm-7pm	23+-Free Class-	3	\$ -
Thursday, December 7, 2023	*Holiday Wreath-Making Class	10am-12pm	16+ -\$35/person-Oakmont Supplemented \$10/person	14	\$ 140.00
Saturday, December 16, 2023	Story Time w/Santa	2:30pm-4:30pm	Reading: The Night Before Christmas & Who will Guide my Sleigh Tonight	25	\$ 289.96
Tuesday, December 19, 2023	Tailgate Tuesday: Food Truck Night	5pm-7pm	Monsta Lobsta: No Cost to Oakmont		\$ -
Saturday, January 6, 2024	*Mexican Cooking Demo	11am-1pm	15+-Supplies & Groceries \$110.84 +\$16.84		\$ 127.68
Friday, January 19, 2024	Parker Road CDD Meeting	1pm	Refreshments		\$ -
Friday, January 26, 2024	Movie Matinee -	2pm-4pm	50 + - Refreshments		\$ -
Tuesday, January 30, 2024	Tailgate Tuesday Food Truck Night	5pm	Monsta Lobsta		\$ -
Saturday, February 3, 2024	*Children's Poetry Reading	10am-11am	Ages: 5-10		\$ -
Saturday, February 10, 2024	*Valentine Arts & Crafts Project	10am-12pm	Valentine Craft		\$ 46.90
Thursday, February 15, 2024	*Coffee Klatch	10am-11am	Coffee & Conversation-Meet your Neighbor		\$ 66.31
Friday, February 23, 2024	Family Movie Night	6pm-8pm	Refreshments		\$ 26.95
Thursday, February 29, 2024	*Little Tikes	10am-11am	Singing, Story Time, Arts & Crafts "Rainbow Fish"		\$ -
Tuesday, January 30, 2024	Tailgate Tuesday -Food Truck Night	5pm	Monsta Lobsta: No Cost to Oakmont		\$ -
Saturday, March 2, 2024	Green House Nursery Seminar	10am-11am	Spring Planting-Free Class -Refreshments		\$ 51.46
Thursday, March 7, 2024	*Coffee Klatch	10am-11am	Coffee & Danish		\$ 42.84
Saturday, March 23, 2024	Easter Egg Hunt	9:30am-12pm	9:30am-10:30am- Ages: 0-5 / 11:00am-12pm: Ages 6-10		\$ 978.01
Tuesday, March 26, 2024	Tailgate Tuesday-Food Truck Night	5pm	Monsta Lobster-No Cost to Oakmont		\$ -
Thursday, March 28, 2024	*Little Tikes Fun with Friends	10am-11am	Sing, Story Time, Arts & Crafts -"Where Going on a Bear Hunt"		\$ 37.16
Friday, March 29, 2024	Teen Movie Night	6pm-8pm	13+- Refreshments-Aquaman \$19.99/Bags\$17.19/Popcorn Boxes \$44.06/Popcorn \$		\$ 81.24
Thursday, April 11, 2024	*Coffee Klatch	10am-12pm	Meet your Neighbor over coffee and Danish		\$ 34.73
Tuesday, March 12, 2024	Movie Matinee	2pm-4pm	Ordinary Angels \$23.49 + \$19.38 Snacks		\$ 42.87
Saturday, April 13, 2024	Garage Sale	9am - 12pm	Community Garage Sale -Front Lawn- Benefits		\$ 57.65
Saturday, April 20, 2024	Spring Festival	11am-1pm	Rides, Food Truck, Face Painting, Petting Zoo		\$ 10,140.21
Thursday, April 25, 2024	*Little Tikes	10am-11am	Singing, Story Time & Arts & Crafts -"Chicka Chicka Boom Boom"		\$ -
Friday, April 26, 2024	*Pottery Class	6pm-8pm	Pottery w/Barbara Muncie \$45 per person paid directly to instructor		\$ -
Tuesday, April 30, 2024	Tailgate Tuesday -Food Truck Night	5pm - 8pm	Arepa Burger		\$ -
Saturday, May 4, 2024	Ponds & Nautre Seminar	10am	Adam Grayson from Solitude Lake Management		\$ 30.78
Friday, May 10, 2024	Food Truck Friday	5pm-8pm	Arepa Burger		\$ -
Friday, May 10, 2024	*Mom's Night Out	6pm-8pm	Painting Party		\$ 573.86
Saturday, May 18, 2024	Slacker Run	10am-12:30pm	Benefits CAC of GNV - Publix Ice \$17.16		\$ 17.16
Wednesday, May 22, 2024	*Little Tikes	10am-11am	"The Hare and the Tortoise"		\$ -
Friday, May 31, 2024	Family Movie Night	6pm-8pm	Clifford The Big Red Dog \$11.97 popcorn + Movie \$16.99		\$ 28.96
Thursday, June 6, 2024	Food Truck Thursday	5pm-7pm	Arepa Burger		\$ -
Saturday, June 8, 2024	Green House Nursery Seminar	10am-12pm	Outdoor Living		\$ 35.00
Thursday, June 13, 2024	*Coffee Klatch	10am-12pm	Coffee & Conversation		\$ 50.00
Saturday, June 15, 2024	*Little Tikes	10am-11am	"The Little Mouse, The Red Ripe Strawberry, and The Big Hungry Bear"		\$ 60.60
Friday, June 21, 2024	CDD Meeting	6pm-8pm	Parker Road CDD Board of Supervisors Meeting		\$ -
Saturday, June 22, 2024	*First Aid/CPR/AED Certification Class	9am-4pm	Prepared2Assist \$60 per person-Paid directly to prepared2Assist		\$ -





PIANO DONATION			
Value \$25,000-New \$15,000 Used			
VENDOR	COST	NOTES	CONTACT INFORMATION
Egis Insurance & Rick Advisors	\$ 131.00	Per Year Cost Pro-Rated \$47.00 (waived)	Charisse Bitner: 321-320-7665 - cbitner@egisadvisors.com
Tune Works l -Local	\$ 135.00	Once or Twice Per Year Depending on Use	Zachary Joiner: 352-642-2223-zjoinerpt@gmail.com
Tune Works l -Local	\$ 250.00	Initial Tuning-Depending on Condition	
Two Men and a Truck	\$ 500.00	Moving Estimate	Samantha Warrner: 352-372-0300-samantha.warriner@twomen.com
Amazon: Plaque	\$ 40.00	Donation Plaque	Amazon
Temperture Recommendations		Room temperatures of low to mid 70's in the summer and mid to upper 60's in the winter are ideal	
Piano Estimatiwed Dimensions		Length:5'3, Width: 59", Height: 40", Weight: 627 lbs-	
Location		Left Cubby Area of the Entrance -10.5'	
<b>ESTIMATED INITIAL COST TOTAL</b>	<b>\$ 1,056.00</b>		
<b>ESTIMATED YEARLY COST TOTAL</b>	<b>\$ 401.00</b>		