

Parker Road Community Development District

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www.parkerroadcdd.com

The regular meeting of the Board of Supervisors of the **Parker Road Community Development District** will be held **Wednesday, July 10, 2024, at 5:30 p.m. at 11701 SW 30th Ave, Gainesville, FL 32608.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2536 634 0209

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

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

General Business Matters

1. Consideration of the Minutes of the June 21, 2024, Board of Supervisors' Meeting
2. Public Hearing on the Adoption of the District's Annual Budget
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of Resolution 2024-07, Adopting the Fiscal Year 2024/2025 Budget and Appropriating Funds
3. Public Hearing on the Imposition of Special Assessment
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of Resolution 2024-08, Imposing Special Assessments and Certifying an Assessment Roll
4. Consideration of Resolution 2024-09, Declaring Vacancies on the Board for Seat 2 and Seat 3
5. Consideration of Resolution 2024-10, Adopting the Annual Meeting Schedule for Fiscal Year 2024/2025
6. Review & Acceptance of FY 2023 Audit
7. Consideration of Holiday Lights Proposal
8. Discussion of Security Services
9. Discussion of Bahai Sod for Walking Paths Around Ponds 7, 8, 9, 11 and 12
10. Ratification of Payment Authorizations 256 - 258
11. Review of District Financial Statements



Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Amenity Manager
- Supervisors Requests

Adjournment



**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the
June 21, 2024,
Board of Supervisors' Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, June 21, 2024
11701 SW 30th Avenue, Gainesville, FL 32608
1:00 p.m.**

Board Members present at roll call:

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

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Jennifer Glasgow	District Accountant - PFM Group Consulting LLC (via phone)
Rachel Proctor	District Accountant - PFM Group Consulting LLC (via phone)
Venessa Ripoll	District Manager - PFM Group Consulting LLC (via phone)
Kwame Jackson	ADM - PFM Group Consulting LLC (via phone)
Katie Buchanan	District Counsel - Kutak Rock (via phone)
Benjamin Romanik	Amenities Manager - Leland Management, Inc.
Carla DeYorgi	Leland Management, Inc.
Various Audience Members	

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 1:02 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are listed above.

Public Comment Period

Homeowner inquired on fees paid by homeowners and the developers. There was discussion regarding the budget of the District and explanation of some line items.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes.

On MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor, the Board approved the Minutes of the April 17, 2024, Board of Supervisors' Meeting.

**Review of Letter from Supervisor of
Elections**

Ms. Carvalho stated that as of April 15, 2024, there were 940 registered voters in the District. She stated that there are three Board seats up for general election in November 2024.

On MOTION by Mr. Hagan, seconded by Mr. McGee, with all in favor, the Board accepted the Letter from Supervisor of Elections.

**Consideration of Electronic Payment
Options**

Ms. Carvalho presented the Clover product as an option to allow credit and debit card payment for events. Ms. Glasgow explained the one-time \$100.00 fee, a monthly fee of \$27.95, and the 3% credit card surcharge passed on to the purchaser.

There was discussion regarding the specifics of the product, associated fees, budget line-item converging compatibility, qualifiers, and a timeline of necessity.

Ms. Glasgow and Ms. Proctor will confirm if there are any provisionary conflicts with the District and how information is translated into budget line items from Clover.

This item was deferred to the next meeting, with hopes to implement the system by October 1, 2024.

Discussion of Security Services
a) Review of Draft Escalation
Procedures

Ms. Carvalho stated that the Board had previously decided not to proceed with additional security measures, but with the summer season and pool being fully opened, there are increased problems.

Ms. DeYorgi expressed general concern of increased traffic, damage, and resident comfort.

Mr. McGee noted between \$6,000 and \$8,000 worth of damages and other incidents.

There was discussion regarding implementing a warning procedure for rule violations and making changes to the existing escalation policy, and the processes involved therein.

There was discussion regarding monitoring and patrolling leading to enforcement of the policies.

There was discussion on options to increase security protocol, including staffing schedule changes, the Envera technology system, and swim lane reduction.

Mr. McGee and Ms. Carvalho will work with on-site staff and Ms. Buchanan as needed to assemble a presentation of solutions to bring to the August 16, 2024, meeting for consideration.

Discussion of Projects for Fiscal Year
2024/2025

There was discussion regarding options of processes for the Board approving funding, leading to the decision to proceed with a resolution to set parameters for discretionary District spending.

Mr. McGee presented the safety concerns of the exposed mulch underlayment around the walking paths and recommended proceeding to replace the current mulch with Bahia Sod around retention ponds 7, 8, 9, 11, and 12. This item was tabled to the July 10, 2024, meeting.

Mr. McGee recommended the installation of mulch around tree rings around the amenity center and to the children's playground to meet the required depth.

On MOTION by Mr. Middleton, seconded by Ms. Staras, with all in favor, the Board approved the Mulch Installation Project, with a Not-to-exceed amount of \$51,600.00.

Mr. McGee presented the two bids for the repainting of the clubhouse. This item was tabled to the August 16, 2024, meeting.

Mr. McGee presented the refurbishment of the pool furniture and the purchase of 12 new lounges, 15 umbrellas, and 5 umbrella stands. He stated that the process takes 10 weeks, so there was discussion regarding a pickup date after October 1, 2024.

On MOTION by Mr. McGee, seconded by Mr. Middleton, with all in favor, the Board approved an additional \$16,500.00 for the pool furniture refurbishing and purchasing, giving a total not-to-exceed amount of \$31,500.00, including the previously approved amount.

Mr. McGee presented the installation of a 93-inch television in the club house to be integrated with existing speaker and control systems for up to \$10,000.00.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board approved the purchase, installation, and connection of a 93-inch television for the club house with a not-to-exceed amount of \$10,000.00.

Mr. McGee presented the replacement of seven doors to be in compliance with ADA regulations of automated doors at \$3,500.00 per door. Ms. Buchanan confirmed that the switch to automated doors was a preference and not a requirement for ADA compliance. This item was tabled to the August 16, 2024, meeting, pending a solid quote including electrical power and ADT access.

Mr. McGee presented the replacement of the backup pool heater, which would require extending the pool enclosure to accommodate the difference in orientation. He provided an estimate of \$50,000.00 for the replacement heater, \$19,000.00 for the pool enclosure expansion, and an undetermined amount for the removal of two trees. There was discussion regarding the necessity of the replacement. This item was tabled to the August 16, 2024, meeting, pending a more precise quote.

Mr. McGee requested a scheduling date for the repair of the floor in the workout room.

Mr. Romanik stated that the tennis and basketball courts are scheduled to be resurfaced on July 7th or 9th.

Review Reserve Account Funding & Expense 2025 - 2030

Mr. McGee explained that the reserve account will decrease incrementally in the years leading up to 2030 and presented information regarding the reserve account.

Discussion of the Reserve Account – Funding Options and Challenges

Mr. McGee presented three options of how to fund the reserve account for the Boards consideration.

Discussion of Reserve and Contingency Accounts Related to Sinkhole Matters

Mr. McGee explained future changes to the reserve and contingency accounts, preemptively planning for sinkhole repairs, if needed.

Ratification of Payment Authorization Nos. 246 - 255

The Board reviewed the Payment Authorizations.

On MOTION by Ms. Staras, seconded by Mr. McGee, with all in favor, the Board ratified Payment Authorizations Nos. 246 – 255.

Review of District Financial Statements

Ms. Carvalho stated that the financials are through May 31, 2024. The Board reviewed the District Financial Statements. No action was required by the Board.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

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.

Ms. Carvalho explained that the document included in the agenda designates the District Secretary (herself) as the Custodian of Public Records and Records Management Liaison.

Field Manager & Lifestyle Coordinator – Mr. Romanik provided an overview of the current projects listed in the Field Manager Report. He stated that they are waiting on bids for the chair lift and the third bid for the painting of the clubhouse. He stated that a dead tree was removed and that there are three more dying oaks, which are waiting on bids or possibly other options or remedies. He stated that the A/C unit is leaking water and that he will follow up on that issue. He reviewed the resurfacing of the pickle ball and tennis courts, as well as the refinishing of the gym floor. There was discussion regarding a “Do Not Enter” sign at the rear exit-only gate.

Mr. Romanik stated that the protective safety pads for the basketball courts are gone. There was discussion on the necessity of the pads, and it was approved to replace the pads with a not-to-exceed amount of \$1,000.00. Mr. Romanik reiterated that pressure washing would commence on June 24, 2024. He stated that two first aid kits were installed in the fitness center and one first aid kit was installed in the kitchen. He stated that some bricks on the heater had fallen off and needed to be re-adhered and he would investigate the cause of the malfunction.

Ms. DeYogi presented an overview of the activities from the previous months, praising Ms. Carlino-McGowan for implementing new ideas for events. She stated that a resident has offered a piano as a donation, which would incur a cost of \$1,056.00 for moving and installation fees and a yearly cost of \$401.00 for tuning and maintenance.

ON MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor, the Board approved the fees associated with the piano donation.

On MOTION by Ms. Staras, seconded by Mr. Hagan, with all in favor, the Board recessed the meeting at 3:18 p.m.

On MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board reconvened the meeting at 3:23 p.m.

District Counsel – Ms. Buchanan provided an update with the Leland Management Contract. Ms. Carvalho presented the services of TRIAD, a company that is well established with PFM.

There was lengthy discussion regarding the contract with Leland Management, regarding insurance, staffing and particular language in the contract. There was discussion regarding other options for this service.

There was discussion regarding updating the contracts to reflect current positions, fees, and other details, and Ms. Buchanan will draft an updated contract for consideration by Leland Management, Inc.

Ms. Carvalho and Ms. Staras will proceed with fact-finding on alternative services, including TRIAD and internal hiring, for future consideration.

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. Hagan, seconded by Mr. Middleton, with all in favor, the June 21, 2024, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 4:15 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Adoption of
the District's Annual Budget

- a)Public Comments and Testimony
- b)Board Comments
- c)Consideration of Resolution 2024-07,
Adopting the Fiscal Year 2024/2025 Budget
and Appropriating Funds

RESOLUTION 2024-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Parker Road Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Parker Road Community Development District for the Fiscal Year Ending September 30, 2025.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JULY 2024.

ATTEST:

**PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

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

	Adopted FY 2024 Budget	Approved FY 2025 Budget
<u>Revenues</u>		
Maintenance Assessments	\$1,607,311.00	\$1,722,991.18
Other Income & Other Financing Sources		
Keys	0.00	0.00
Rental	0.00	0.00
Membership	0.00	0.00
Event Sponsorship	0.00	0.00
False Alarm Fee	0.00	0.00
Insurance - Tree	0.00	0.00
Inter-Fund Transfers	0.00	0.00
Net Revenues	\$1,607,311.00	\$1,722,991.18
 <u>General & Administrative Expenses</u>		
Trustee Services	\$8,000.00	\$8,000.00
Supervisor Fees	3,200.00	4,000.00
District Management	27,500.00	30,000.00
Engineering	1,000.00	1,000.00
Disclosure Agent	10,000.00	10,000.00
District Counsel	5,000.00	7,500.00
Special Counsel	5,000.00	0.00
Assessment Administration	12,500.00	12,500.00
Reamortization Schedules	500.00	500.00
Property Appraiser	75.00	75.00
Audit	5,400.00	5,400.00
Arbitrage Calculation	1,000.00	1,200.00
Web Site Maintenance	3,520.00	3,520.00
Legal Advertising	2,500.00	2,500.00
Miscellaneous office (travel, phone, postage, etc)	1,500.00	3,000.00
Dues, Licenses, and Fees	475.00	475.00
Public Official Insurance	3,227.00	3,339.60
General Insurance	4,271.00	4,420.00
Contingency- Incl Hurricane cleanup	278,080.00	200,000.00
Reserve	0.00	215,000.00
Total General & Administrative Expenses	\$372,748.00	\$512,429.60
 <u>Field Expense</u>		
Field Management	\$16,200.00	\$25,650.00
Landscape Maintenance & Material	0.00	0.00
Landscape Maintenance Phase 1	138,020.00	138,020.00
Landscape Maintenance Phase 2	31,930.00	31,930.00
Landscape Maintenance Phase 3	54,790.00	54,790.00
Landscape Maintenance Phase 4	73,330.00	73,330.00
Landscape Maintenance Collector Rd Large Pond	31,930.00	31,930.00
Landscape Maintenance Phase 5A East and West and 5B	50,000.00	80,099.04
Landscape Improvements	25,000.00	30,000.00
Mulch	40,000.00	40,000.00
Tree Trimming	20,000.00	0.00
Special Landscape Maintenance/Treatment	0.00	20,000.00
Irrigation Repairs	40,000.00	33,328.70
Pressure Clean Curbs and Walks	36,000.00	25,000.00
Electric - Street Lights/ private lighting	12,000.00	19,000.00
Water Reclaimed	27,500.00	27,500.00
Conservation Area Maintenance	31,000.00	31,000.00
Utility Cart Project	39,000.00	0.00
Maintenance Person	66,500.00	67,047.49

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

	Adopted FY 2024 Budget	Approved FY 2025 Budget
General Repair & Maintenance	30,000.00	30,000.00
Security	0.00	10,000.00
Total Field Expenses	\$763,200.00	\$768,625.23
 <u>Amenity Expenses</u>		
Amenity - Insurance	\$42,528.00	\$34,682.00
Amenity - Janitorial	7,500.00	5,000.00
Amenity - Pool Maintenance	28,000.00	28,000.00
Amenity - Pool Furniture Replacement	31,500.00	0.00
Amenity - Dues & License	125.00	125.00
Amenity - Maintenance	20,000.00	23,000.00
Lifestyle Programming	30,000.00	31,000.00
Lifestyle Coordinator	65,500.00	69,430.00
Amenity - Manager	46,500.00	68,865.39
Amenity - Electric	40,000.00	35,000.00
Amenity - Telephone	2,000.00	2,000.00
Amenity - Gates/ Control Access	4,000.00	4,000.00
Amenity - Cable	3,000.00	3,000.00
Refuse Services and Trash Removal	2,500.00	2,500.00
Fitness Facility - Maintenance	10,000.00	10,000.00
Amenity - Gas (Pool Heating)	10,000.00	30,000.00
Amenity - Pest Control	3,200.00	3,024.00
Tennis Courts/Basketball Court	30,000.00	5,000.00
Amenity - Landscape Maintenance	48,410.00	47,769.96
Amenity - Mulch	11,600.00	11,600.00
Amenity - Reclaimed Water	35,000.00	35,000.00
Leland - Office (Overtime, Laptop Leases, Office Equipment)	0.00	2,940.00
Total Amenity Expenses	\$471,363.00	\$451,936.35
Total Expenses	\$1,607,311.00	\$1,732,991.18
 <u>Other Income (Expense)</u>		
Interest Income	\$0.00	\$10,000.00
Total Other Income (Expense)	\$0.00	\$10,000.00
Net Income (Loss)	\$0.00	\$0.00

Increase/(Decrease) \$115,680.18
 7.20%

Current Year Proposed	Total Lots	999	Net	\$1,724.72
			Gross	\$1,834.80
Prior Year Adopted	Total Lots	999	Net	\$1,608.92
			Gross	\$1,711.62

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

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

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Public Hearing on the Imposition of
Special Assessment

- a)Public Comments and Testimony
- b)Board Comments
- c)Consideration of Resolution 2024-08,
Imposing Special Assessments and
Certifying an Assessment Roll

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parker Road Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Alachua County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 10th day of July 2024.

ATTEST:

**PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

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

	Adopted FY 2024 Budget	Approved FY 2025 Budget
<u>Revenues</u>		
Maintenance Assessments	\$1,607,311.00	\$1,722,991.18
Other Income & Other Financing Sources		
Keys	0.00	0.00
Rental	0.00	0.00
Membership	0.00	0.00
Event Sponsorship	0.00	0.00
False Alarm Fee	0.00	0.00
Insurance - Tree	0.00	0.00
Inter-Fund Transfers	0.00	0.00
Net Revenues	\$1,607,311.00	\$1,722,991.18
 <u>General & Administrative Expenses</u>		
Trustee Services	\$8,000.00	\$8,000.00
Supervisor Fees	3,200.00	4,000.00
District Management	27,500.00	30,000.00
Engineering	1,000.00	1,000.00
Disclosure Agent	10,000.00	10,000.00
District Counsel	5,000.00	7,500.00
Special Counsel	5,000.00	0.00
Assessment Administration	12,500.00	12,500.00
Reamortization Schedules	500.00	500.00
Property Appraiser	75.00	75.00
Audit	5,400.00	5,400.00
Arbitrage Calculation	1,000.00	1,200.00
Web Site Maintenance	3,520.00	3,520.00
Legal Advertising	2,500.00	2,500.00
Miscellaneous office (travel, phone, postage, etc)	1,500.00	3,000.00
Dues, Licenses, and Fees	475.00	475.00
Public Official Insurance	3,227.00	3,339.60
General Insurance	4,271.00	4,420.00
Contingency- Incl Hurricane cleanup	278,080.00	200,000.00
Reserve	0.00	215,000.00
Total General & Administrative Expenses	\$372,748.00	\$512,429.60
 <u>Field Expense</u>		
Field Management	\$16,200.00	\$25,650.00
Landscape Maintenance & Material	0.00	0.00
Landscape Maintenance Phase 1	138,020.00	138,020.00
Landscape Maintenance Phase 2	31,930.00	31,930.00
Landscape Maintenance Phase 3	54,790.00	54,790.00
Landscape Maintenance Phase 4	73,330.00	73,330.00
Landscape Maintenance Collector Rd Large Pond	31,930.00	31,930.00
Landscape Maintenance Phase 5A East and West and 5B	50,000.00	80,099.04
Landscape Improvements	25,000.00	30,000.00
Mulch	40,000.00	40,000.00
Tree Trimming	20,000.00	0.00
Special Landscape Maintenance/Treatment	0.00	20,000.00
Irrigation Repairs	40,000.00	33,328.70
Pressure Clean Curbs and Walks	36,000.00	25,000.00
Electric - Street Lights/ private lighting	12,000.00	19,000.00
Water Reclaimed	27,500.00	27,500.00
Conservation Area Maintenance	31,000.00	31,000.00
Utility Cart Project	39,000.00	0.00
Maintenance Person	66,500.00	67,047.49

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

	Adopted FY 2024 Budget	Approved FY 2025 Budget
General Repair & Maintenance	30,000.00	30,000.00
Security	0.00	10,000.00
Total Field Expenses	\$763,200.00	\$768,625.23
 <u>Amenity Expenses</u>		
Amenity - Insurance	\$42,528.00	\$34,682.00
Amenity - Janitorial	7,500.00	5,000.00
Amenity - Pool Maintenance	28,000.00	28,000.00
Amenity - Pool Furniture Replacement	31,500.00	0.00
Amenity - Dues & License	125.00	125.00
Amenity - Maintenance	20,000.00	23,000.00
Lifestyle Programming	30,000.00	31,000.00
Lifestyle Coordinator	65,500.00	69,430.00
Amenity - Manager	46,500.00	68,865.39
Amenity - Electric	40,000.00	35,000.00
Amenity - Telephone	2,000.00	2,000.00
Amenity - Gates/ Control Access	4,000.00	4,000.00
Amenity - Cable	3,000.00	3,000.00
Refuse Services and Trash Removal	2,500.00	2,500.00
Fitness Facility - Maintenance	10,000.00	10,000.00
Amenity - Gas (Pool Heating)	10,000.00	30,000.00
Amenity - Pest Control	3,200.00	3,024.00
Tennis Courts/Basketball Court	30,000.00	5,000.00
Amenity - Landscape Maintenance	48,410.00	47,769.96
Amenity - Mulch	11,600.00	11,600.00
Amenity - Reclaimed Water	35,000.00	35,000.00
Leland - Office (Overtime, Laptop Leases, Office Equipment)	0.00	2,940.00
 Total Amenity Expenses	\$471,363.00	\$451,936.35
 Total Expenses	\$1,607,311.00	\$1,732,991.18
 <u>Other Income (Expense)</u>		
Interest Income	\$0.00	\$10,000.00
Total Other Income (Expense)	\$0.00	\$10,000.00
 Net Income (Loss)	\$0.00	\$0.00

Increase/(Decrease) \$115,680.18
 7.20%

Current Year Proposed	Total Lots	999	Net	\$1,724.72
			Gross	\$1,834.80
<hr/>				
Prior Year Adopted	Total Lots	999	Net	\$1,608.92
			Gross	\$1,711.62

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

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

geo_id	2007 DS	2020 DS	O&M
04427-000-000	0	0	0
04427-001-000	0	0	0
04427-002-000	0	0	0
04427-003-000	0	0	0
04427-004-000	0	0	0
04427-111-000	0	0	0
04427-111-001	687.23	0	1834.8
04427-111-002	687.23	0	1834.8
04427-111-003	687.23	0	1834.8
04427-111-004	687.23	0	1834.8
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04427-111-012	882.98	0	1834.8
04427-111-013	882.98	0	1834.8
04427-111-014	882.98	0	1834.8
04427-111-015	882.98	0	1834.8
04427-111-016	882.98	0	1834.8
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04427-111-020	1362.77	0	1834.8
04427-111-021	1362.77	0	1834.8
04427-111-022	1362.77	0	1834.8
04427-111-023	1362.77	0	1834.8
04427-111-024	1628.72	0	1834.8
04427-111-025	1628.72	0	1834.8
04427-111-026	1362.77	0	1834.8
04427-111-027	1362.77	0	1834.8
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04427-111-029	1090.43	0	1834.8
04427-111-030	1090.43	0	1834.8
04427-111-031	1090.43	0	1834.8
04427-111-032	1090.43	0	1834.8
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04427-111-037	1090.43	0	1834.8
04427-111-038	1090.43	0	1834.8
04427-111-039	1090.43	0	1834.8
04427-111-040	1090.43	0	1834.8

04427-111-041	1090.43	0	1834.8
04427-111-042	687.23	0	1834.8
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04427-111-067	882.98	0	1834.8
04427-111-068	882.98	0	1834.8
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04427-111-311	1055.32	0	1834.8
04427-111-312	1055.32	0	1834.8
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04427-111-314	1628.72	0	1834.8
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04427-111-318	1303.19	0	1834.8
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04427-111-321	1303.19	0	1834.8
04427-111-322	1303.19	0	1834.8

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	394413	515692.46
	433,133.00	584,681.26

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-09,
Declaring Vacancies on the Board
for Seat 2 and Seat 3

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 2 AND 3 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parker Road Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seats 2 and 3; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 5, 2024:

- Seat #2 (currently held by Andy Hagan)
- Seat #3 (currently held by Tara Ezzell)

SECTION 2. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of July 2024.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-10,
Adopting the Annual Meeting Schedule
for Fiscal Year 2024/2025

RESOLUTION 2024-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2024-2025**

WHEREAS, the Parker Road Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2024-2025 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2024-2025 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF JULY 2024.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024-2025**

Friday, October 18, 2024
Friday, December 20, 2024
Friday, February 21, 2025
Wednesday, April 16, 2025
Friday, June 20, 2025
Wednesday, July 16, 2025
Friday, August 15, 2025

All Friday meetings will convene at 1:00 PM and Wednesday meetings at 5:30 PM
at 11701 SW 30th Ave, Gainesville, FL 32608.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review & Acceptance of FY 2023 Audit

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Parker Road Community Development District, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2023, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 3, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 3, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Parker Road Community Development District, Alachua County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$232,553.
- The change in the District's total net position in comparison with the prior fiscal year was (\$350,014), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,242,087, a decrease of (\$31,449) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2023	2022
Assets, excluding capital assets	\$ 1,443,138	\$ 1,379,663
Capital assets, net of depreciation	14,840,579	15,620,892
Total assets	<u>16,283,717</u>	<u>17,000,555</u>
Liabilities, excluding long-term liabilities	493,551	407,005
Long-term liabilities	15,557,613	16,010,983
Total liabilities	<u>16,051,164</u>	<u>16,417,988</u>
Net position		
Net investment in capital assets	(717,034)	(390,091)
Restricted	609,912	717,135
Unrestricted	339,675	255,523
Total net position	<u>\$ 232,553</u>	<u>\$ 582,567</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 2,386,769	\$ 2,377,636
Operating grants and contributions	37,368	3,702
Capital grants and contributions	1,055	57
General revenues		
Miscellaneous and interest	16,365	13,472
Total revenues	<u>2,441,557</u>	<u>2,394,867</u>
Expenses:		
General government	364,949	440,674
Maintenance and operations	1,201,663	1,101,149
Recreation	509,882	518,089
Interest	715,077	734,720
Total expenses	<u>2,791,571</u>	<u>2,794,632</u>
Change in net position	<u>(350,014)</u>	<u>(399,765)</u>
Net position - beginning	582,567	982,332
Net position - ending	<u>\$ 232,553</u>	<u>\$ 582,567</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$2,791,571. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of assessments. In total, expenses, including depreciation, remained constant from the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2023, was amended to increase revenues and appropriations by \$18,231. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$19,836,173 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$4,995,594 has been taken, which resulted in a net book value of \$14,840,579. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$15,600,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parker Road Community Development District's Finance Department at 3501 Quadrangle Blvd, Suite 270, Orlando, Florida 32817.

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 400,688
Assessments receivable	138,068
Interest receivable	3,540
Prepaid items and deposits	1,970
Restricted assets:	
Investments	898,872
Capital assets:	
Nondepreciable	1,101,000
Depreciable, net	13,739,579
Total assets	16,283,717
 LIABILITIES	
Accounts payable	64,883
Accrued interest payable	292,500
Unearned revenue	136,168
Non-current liabilities:	
Due within one year	465,000
Due in more than one year	15,092,613
Total liabilities	16,051,164
 NET POSITION	
Net investment in capital assets	(717,034)
Restricted for debt service	572,074
Restricted for capital projects	37,838
Unrestricted	339,675
Total net position	\$ 232,553

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 364,949	\$ 364,949	\$ -	\$ -	\$ -
Maintenance and operations	1,201,663	999,019	-	1,055	(201,589)
Recreation	509,882	-	-	-	(509,882)
Interest on long-term debt	715,077	1,022,801	37,368	-	345,092
Total governmental activities	2,791,571	2,386,769	37,368	1,055	(366,379)
General revenues:					
					496
					15,869
					16,365
					(350,014)
					582,567
					\$ 232,553

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 400,688	\$ -	\$ -	\$ 400,688
Investments	-	861,181	37,691	898,872
Assessments receivable	1,900	136,168	-	138,068
Interest receivable	-	3,393	147	3,540
Prepaid items and deposits	1,970	-	-	1,970
Total assets	<u>\$ 404,558</u>	<u>\$ 1,000,742</u>	<u>\$ 37,838</u>	<u>\$ 1,443,138</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 64,883	\$ -	\$ -	\$ 64,883
Unearned revenue	-	136,168	-	136,168
Total liabilities	<u>64,883</u>	<u>136,168</u>	<u>-</u>	<u>201,051</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	1,970	-	-	1,970
Restricted for:				
Debt service	-	864,574	-	864,574
Capital projects	-	-	37,838	37,838
Unassigned	337,705	-	-	337,705
Total fund balances	<u>339,675</u>	<u>864,574</u>	<u>37,838</u>	<u>1,242,087</u>
Total liabilities and fund balances	<u>\$ 404,558</u>	<u>\$ 1,000,742</u>	<u>\$ 37,838</u>	<u>\$ 1,443,138</u>

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Total fund balances - governmental funds		\$ 1,242,087
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.</p>		
Cost of capital assets	19,836,173	
Accumulated depreciation	<u>(4,995,594)</u>	14,840,579
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(292,500)	
Bonds payable	(15,600,000)	
Unamortized original issue discount	<u>42,387</u>	<u>(15,850,113)</u>
Net position of governmental activities		<u>\$ 232,553</u>

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,363,968	\$ 1,022,801	\$ -	\$ 2,386,769
Interest income	496	37,368	1,055	38,919
Miscellaneous revenues	15,869	-	-	15,869
Total revenues	<u>1,380,333</u>	<u>1,060,169</u>	<u>1,055</u>	<u>2,441,557</u>
EXPENDITURES				
Current:				
General government	364,949	-	-	364,949
Maintenance and operations	610,951	-	-	610,951
Recreation	320,281	-	-	320,281
Debt service:				
Principal	-	455,000	-	455,000
Interest	-	721,825	-	721,825
Total expenditures	<u>1,296,181</u>	<u>1,176,825</u>	<u>-</u>	<u>2,473,006</u>
Excess (deficiency) of revenues over (under) expenditures	84,152	(116,656)	1,055	(31,449)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	(23,271)	23,271	-
Total other financing sources (uses)	<u>-</u>	<u>(23,271)</u>	<u>23,271</u>	<u>-</u>
Net change in fund balances	84,152	(139,927)	24,326	(31,449)
Fund balances - beginning	<u>255,523</u>	<u>1,004,501</u>	<u>13,512</u>	<u>1,273,536</u>
Fund balances - ending	<u>\$ 339,675</u>	<u>\$ 864,574</u>	<u>\$ 37,838</u>	<u>\$ 1,242,087</u>

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$	(31,449)
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(780,313)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		455,000
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(1,630)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>8,378</u>
Change in net position of governmental activities	\$	<u><u>(350,014)</u></u>

See notes to the financial statements

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Parker Road Community Development District ("District") was established by Ordinance 06-10 of the Board of County Commissioners of Alachua County, Florida enacted on May 23, 2006. The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, one Board member was affiliated with ICI Homes which is affiliated with CC Oakmont, LLC (the "Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - storm water system	25
Amenity center	30
Infrastructure - other	20

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund Class D	\$ 898,872	S&P AAAm	Weighted average of the fund portfolio: 15 days
Total Investments	<u>\$ 898,872</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2023 were as follows:

<u>Fund</u>	<u>Transfer in</u>	<u>Transfer out</u>
Debt service fund	\$ -	\$ 23,271
Capital projects fund	23,271	-
	<u>\$ 23,271</u>	<u>\$ 23,271</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land improvements	\$ 1,101,000	\$ -	\$ -	\$ 1,101,000
Total capital assets, not being depreciated	1,101,000	-	-	1,101,000
Capital assets, being depreciated				
Infrastructure - storm water system	6,164,593	-	-	6,164,593
Amenity center	5,688,029	-	-	5,688,029
Infrastructure - other	6,882,551	-	-	6,882,551
Total capital assets, being depreciated	18,735,173	-	-	18,735,173
Less accumulated depreciation for:				
Infrastructure - storm water system	(1,361,588)	(246,584)	-	(1,608,172)
Amenity center	(758,404)	(189,601)	-	(948,005)
Infrastructure - other	(2,095,289)	(344,128)	-	(2,439,417)
Total accumulated depreciation	(4,215,281)	(780,313)	-	(4,995,594)
Total capital assets, being depreciated, net	14,519,892	(780,313)	-	13,739,579
Governmental activities capital assets	\$ 15,620,892	\$ (780,313)	\$ -	\$ 14,840,579

Depreciation expense was charged to function/programs as follows:

Governmental activities:	
Maintenance and operations	\$ 590,712
Recreation	189,601
	<u>\$ 780,313</u>

NOTE 7 – LONG-TERM LIABILITIES

Series 2007

In June 2007, the District issued \$17,880,000 of Capital Improvement Revenue Bonds, Series 2007 consisting of \$9,300,000 Term Bonds, Series 2007A, due May 1, 2038 with a fixed interest rate of 5.60% and \$8,580,000 Term Bonds, Series 2007B, due May 1, 2015 with a fixed interest rate of 5.35%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2009 through May 1, 2038 for Series 2007A Bonds whereas the Series 2007B Bonds were fully retired during the prior fiscal year.

The Series 2007A Bonds are subject to optional redemption as outlined in the Bond Indenture. The Series 2007A Bonds are subject to extraordinary mandatory redemption in a manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. In fiscal year 2015, the Series 2007 Bond Indenture was amended to eliminate the reserve requirement. The District was in compliance with the requirements at September 30, 2023.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2020

On February 24, 2020, the District issued \$10,655,000 of Capital Improvement Refunding and Revenue Bonds Series consisting of multiple term bonds with due dates ranging from May 1, 2025 – May 1, 2050 and fixed interest rates ranging from 3.1% to 4.1%. The Bonds were issued to refund a portion of the Series 2007A Bonds, finance the acquisition and construction of certain improvements for the benefit of the District, and finance the repayment of previous Developer advances. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2007A	\$ 5,810,000	\$ -	\$ 240,000	\$ 5,570,000	\$ 245,000
Series 2020	10,245,000	-	215,000	10,030,000	220,000
Less: issuance discount	(44,017)	-	(1,630)	(42,387)	-
Total	<u>\$ 16,010,983</u>	<u>\$ -</u>	<u>\$ 453,370</u>	<u>\$ 15,557,613</u>	<u>\$ 465,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 465,000	\$ 702,000	\$ 1,167,000
2025	490,000	681,460	1,171,460
2026	510,000	659,770	1,169,770
2027	535,000	636,439	1,171,439
2028	555,000	611,930	1,166,930
2029-2033	3,205,000	2,646,288	5,851,288
2034-2038	4,085,000	1,789,864	5,874,864
2039-2043	2,060,000	1,014,988	3,074,988
2044-2048	2,530,000	558,625	3,088,625
2049-2050	1,165,000	72,160	1,237,160
	<u>\$ 15,600,000</u>	<u>\$ 9,373,524</u>	<u>\$ 24,973,524</u>

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,361,502	\$ 1,363,968	\$ 1,363,968	\$ -
Interest income	-	496	496	-
Miscellaneous revenues	-	15,269	15,869	600
Total revenues	<u>1,361,502</u>	<u>1,379,733</u>	<u>1,380,333</u>	<u>600</u>
EXPENDITURES				
Current:				
General government	380,868	405,357	364,949	40,408
Maintenance and operations	636,601	607,125	610,951	(3,826)
Recreation	344,033	367,251	320,281	46,970
Total expenditures	<u>1,361,502</u>	<u>1,379,733</u>	<u>1,296,181</u>	<u>83,552</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	84,152	<u>\$ 84,152</u>
Fund balance - beginning			<u>255,523</u>	
Fund balance - ending			<u>\$ 339,675</u>	

See notes to required supplementary information

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2023 was amended to increase revenues and appropriations by \$18,231. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALACHUA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	13
Employee compensation	0
Independent contractor compensation	\$125,938.66
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,449.86 Debt service - \$821.28 - \$2,450.00
Outstanding Bonds:	\$2,386,769.42
Outstanding Bonds:	
Series 2007, due November 1, 2038	see Note 6 for details
Series 2020, due November 1, 2050	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Parker Road Community Development District, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 3, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 3, 2024



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

We have examined Parker Road Community Development District, Alachua County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Parker Road Community Development District, Alachua County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 3, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Parker Road Community Development District
Alachua County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Parker Road Community Development District, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated May 3, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 3, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Parker Road Community Development District, Alachua County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Parker Road Community Development District, Alachua County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 3, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Holiday Lights Proposal

New 2024 Christmas Display Oakmont Proposal Expires 7/26/2024



Oakmont Community (Billing)

11701 SW 30th Ave
Gainesville, FL 32608
acmcgowan@lelandmanagement.com
[\(954\) 328-4179](tel:(954)328-4179)

Twinkle Nights

admin@twinklenights.com

Amenity Center Plus Entries (Site)

11701 SW 30th Ave
Gainesville, FL 32608

Features

Roofline

Roofline - All front roof lines of amenity center in warm white C9 LEDs. Not down sides of raised windows nor past gutter on top roofline.

1YRG	3YRG	5YRG
\$5,056.00	\$3,142.00	\$2,352.00

Tree Wraps - Canopy

Cover side, front, and partial top of 2 ligustrums either side of entrance in warm white mini lights.

1YRG	3YRG	5YRG
\$1,890.00	\$1,764.00	\$1,680.00

Tree Wraps

Tree Wrap Interior- Wrap 2 Crepe Myrtles in warm white mini lights at 4" spacing up to 12 ft. 1 on each side of front door.

1YRG 3YRG 5YRG
 \$560.00 \$560.00 \$560.00

Tree Wraps/Bushes

Tree Wrap Exterior – Front Entrance (24th Ave): wrap 2 conical holly bushes either side of sign on both sides (4 bushes total) in warm white mini lights at 10" spacing. Front Entrance (Parker Rd): wrap 2 conical holly bushes either side of sign on both sides (4 bushes total) in warm white mini lights at 10" spacing. 16 total strands – 2 per bush

1YRG 3YRG 5YRG
 \$640.00 \$640.00 \$640.00

Lamp Posts

8 lamp posts with one red 18" red bow

1YRG 3YRG 5YRG
 \$528.00 \$504.00 \$480.00

Red Bow 18"

Balcony

Community Building: Lit garland draped on balcony above front door.

1YRG 3YRG 5YRG
 \$215.00 \$200.00 \$195.00

Sign Trim

Front entrance 24th ave: warm white C9s above both Oakmont signs. Front entrance Parker Rd: warm white C9s above both Oakmont signs.

1YRG 3YRG 5YRG
 \$1,344.00 \$798.00 \$588.00

Wreath

Front entrance 24th ave: 4 x 36" warm white lit wreaths with red ribbon either side of both signs. Front entrance Parker Rd: 4 x 36" warm white lit wreaths with red ribbon either side of both signs.

1YRG 3YRG 5YRG

\$1,840.00 \$1,760.00 \$1,720.00

Columns

4 x 50" lit warm white sprays on columns with 24" red bows

1YRG 3YRG 5YRG

\$1,500.00 \$1,500.00 \$1,500.00

Bows

Community Building: 18" red bow in center of lit garland above front door.

1YRG 3YRG 5YRG

\$75.00 \$65.00 \$60.00

Boom Lift

Boom lift needed for additional height

1YRG 3YRG 5YRG

\$300.00 \$300.00 \$300.00

Wreath

48" warm white lit wreath w/ 24" red bow in peak above main entry

1YRG 3YRG 5YRG

\$460.00 \$450.00 \$430.00

48in Lit Wreath (WW)

Pricing

To meet the needs of all of our customers, Twinkle Nights offers three options for pricing. We offer 1-year, 3-year, and 5-year agreements, with varying price ranges. The prices shown on this proposal are per-year prices.

It's very simple: **The longer the agreement, the more you save!**

Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. If you should decide to back

out of the agreement before the term is finished in years 2-5, you would owe the full amount of the annual cost as a cancellation fee, as presented in this proposal, and due immediately upon cancellation. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

1 Year Agreement GNV

Subtotal	\$14,408.00
Tax	\$1,080.60
Total	\$15,488.60/year

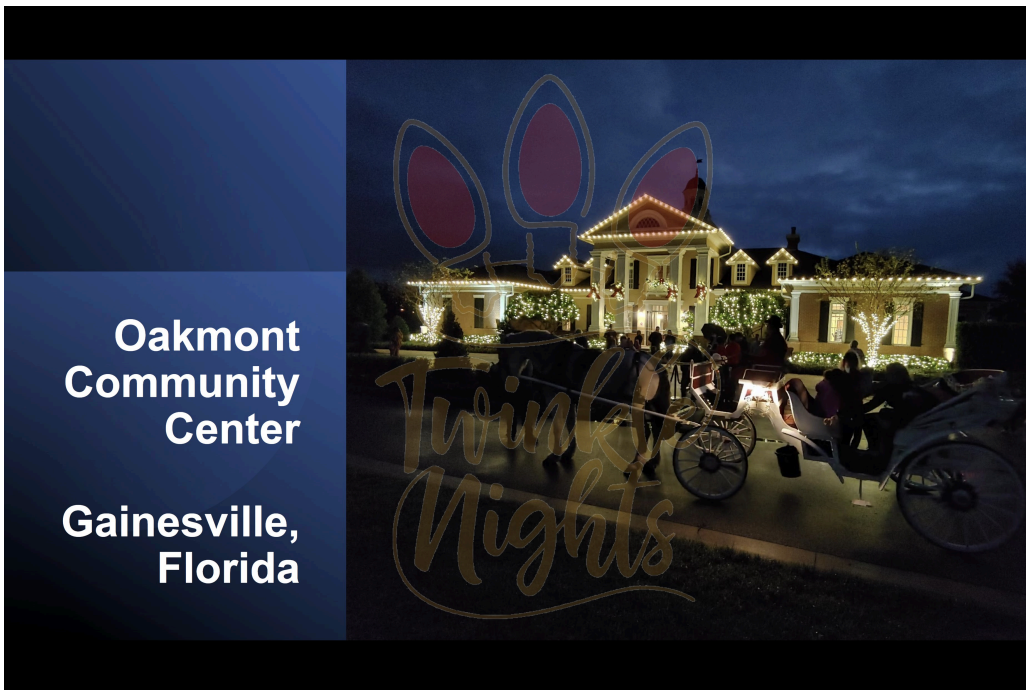
3 Year Agreement GNV

Subtotal	\$11,683.00
Tax	\$876.23
Total	\$12,559.23/year

5 Year Agreement GNV

Subtotal	\$10,505.00
Tax	\$787.88
Total	\$11,292.88/year

Files



**Oakmont
Community
Center**

**Gainesville,
Florida**



Terms & Conditions

The customer agrees to our lighting service with an installation as early as October annually of the lighting items (lights do not have to be turned on at that time.) A deposit of 50% of the annual invoice is due each year by July 31st with the total balance due on the day of install.

A deposit of 50% must be received before we can schedule installation. The annual invoice must be paid in full upon completion of the installation. If invoice is not paid in full within 15 days Twinkle Nights Holiday Lights will remove all products and materials from the premises with no discounts to total owed.

Twinkle Nights Holiday Lights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge. The customer is responsible for any negligence (other than the negligence of contractor or its sub-contractor caused during installation or removal of leased equipment) to all leased equipment.

Any damage caused by attaching products is not the responsibility of Twinkle Nights Holiday Lights. However, Twinkle Nights Holiday Lights shall use its best efforts to not damage or destroy customers property in accordance with industry standards. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. All bids are made under the assumption that adequate power supplies and receptacles are available adjacent to the proposed locations for lit decorations and building lights.

This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through arbitration in Alachua County before a single arbitrator and in accordance with the rules of the American Arbitration Association. Any judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs.

Design Changes: Any and all design changes including color changes and/or location of power changes/rerouting of wiring, may incur additional fees.

Insurance: Sun Power Lawn Care LLC d/b/a Twinkle Nights Holiday Lights warrants it is adequately insured for injury to its employees and any others incurring loss or injury as a result of its acts and the acts of its employees and subcontractors.

Installation and Take Down: Holiday displays are installed annually starting the second week of October with any greenery such as garland and wreaths being installed after Halloween. Lights will be turned on when greenery is installed unless otherwise requested. Lights and greenery will be taken down the

first three weeks in January, weather and acts of God permitting.

Extension Option: an additional 5% of the invoice total can be paid to extend light display through February 5th.

Cancellation Policy: Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. Contract can be cancelled in years 2-5 prior to July 31st in that calendar year for the amount of annual invoice total. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

By paying the 50% deposit I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Security Services

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Bahai Sod for Walking Paths
Around Ponds 7, 8, 9, 11 and 12

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations 256 - 258

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 256
6/7/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	Alachua County Property Appraiser Parcel List	--	\$ 75.00
2	Arrow Exterminators Rodent Control Service	56598944	\$ 127.00
3	Bryce A Burger Landscape, LLC Irrigation Repairs - Commons/ROW SW Lot 388	1965	\$ 1,765.00
4	Cepra Landscape Landscape/Irrigation Maintenance: June 2024 Mowing Phase 5A East Irrigation Inspection Repairs: May 2024	OC3424 OC3449 OC3459	\$ 34,523.75 \$ 2,520.00 \$ 3,303.00
5	False Alarm Reduction Unit Annual Fire Alarm Permit Renewal	1280830	\$0.00 Info Only
6	GRU 3793 SW 109TH WAY; 04/23/24-05/21/24	Acct. 2500-0167-3741	\$ 126.32
7	Kutak Rock General Counsel Through 04/30/24	3397013	\$ 1,761.50
8	Solitude Lake Management Lake & Pond Management: June 2024	PSI080769	\$ 940.00
9	Southern Escapes, LLC Pool Service: June 2024	H14949	\$ 1,800.00
10	VGlobalTech Monthly Website Fee: June 2024	6228	\$ 110.00
TOTAL			\$ 47,051.57

Vivian Carvalho
Secretary / Assistant Secretary


Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 257

6/14/2024


Item No.	Payee	Invoice #	General Fund FY 2024
1	Cox Business 11701 SW 30TH AVE; 06/10/24-07/09/24	Acct: 022609201	\$ 372.30
2	Gannett Florida LocalIQ Legal Advertising on 05/20/24 (Ad: 10102337)	6462843	\$ 120.08
3	The Green House Nursery Pool Deck Paver Repairs	38333	\$ 936.00
4	GRU		
	11669 SW 24TH AVE; 05/08/24-06/07/24	Acct. 2000-5029-1134	\$ 140.70
	11725 SW 24TH AVE; 05/08/24-06/07/24	Acct. 2000-5029-1235	\$ 180.38
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5612-2349	\$ 148.14
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5614-9833	\$ 10.50
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5614-9934	\$ 10.50
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0035	\$ 93.58
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0136	\$ 61.34
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0237	\$ 68.78
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0439	\$ 41.50
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0540	\$ 29.10
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0641	\$ 24.14
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0742	\$ 26.62
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-0944	\$ 30.34
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-1045	\$ 68.78
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-1146	\$ 83.66
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-1348	\$ 53.90
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-1550	\$ 118.38
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-1651	\$ 10.50
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-1853	\$ 228.74
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-1954	\$ 35.30
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-2156	\$ 10.50
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-2257	\$ 94.82
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-2358	\$ 10.50
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5615-6705	\$ 10.50
	11701 SW 30TH AVE; 05/08/24-06/07/24	Acct. 2000-5794-1606	\$ 706.43
	3793 SW 109 WAY;	Acct. 2000-7089-9691	CREDIT
	10862 SW 34TH RD; 05/08/24-06/07/24	Acct. 2000-7511-1212	\$ 58.86
	3830 SW 120TH DR; 05/08/24-06/07/24	Acct. 2000-7515-7890	\$ 419.70
	12057 SW 28TH AVE; 05/08/24-06/07/24	Acct. 2000-8208-5916	\$ 17.78

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 257
6/14/2024

Item No.	Payee	Invoice #	General Fund FY 2024
4	GRU, cont.		
	11902 SW 31ST RD; 05/08/24-06/07/24	Acct. 2000-8208-6017	\$ 33.28
	2761 SW 117TH ST; 05/08/24-06/07/24	Acct. 2500-0167-4044	\$ 13.13
	12076 SW 24TH LN; 05/08/24-06/07/24	Acct. 2500-0167-4448	\$ 372.73
	12117 SW 28TH AVE; 05/08/24-06/07/24	Acct. 2500-0167-4549	\$ 453.33
	2670 SW 120TH DR; 05/08/24-06/07/24	Acct. 2500-0167-4751	\$ 391.33
	10884 SW 38TH PL; 05/08/24-06/07/24	Acct. 2500-0281-4806	\$ 65.83
	3666 SW 108TH DR; 05/08/24-06/07/24	Acct. 2500-0282-2987	\$ 17.78
5	Habitech Systems		
	Security Monitoring: July 2024	1398959	\$ 42.95
6	PFM Group Consulting		
	District Management Fee: June 2024	DM-06-2024-41	\$ 2,291.67
TOTAL			\$ 7,904.38

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

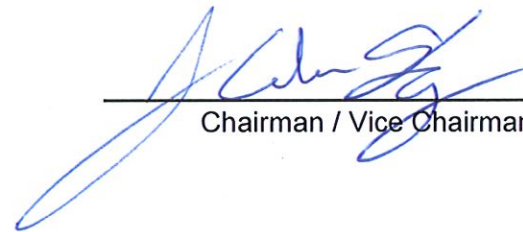
Payment Authorization 258

6/21/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	Everon (fka ADT Commercial) Security Services: 06/23/24-07/22/24	Acct: 81591018	\$ 155.87
2	GFL Environmental 11701 SW 30TH AVE; July 2024	A60001804282	\$ 164.95
3	Leland Management Management Fee: May 2024	49359	\$ 1,350.00
	Payroll W/E 05/12/2024	--	\$ 6,691.37
	Payroll W/E 05/26/2024	--	\$ 8,231.05
	Reimbursement: April 2024	66685	\$ 60.00
TOTAL			\$ 16,653.24

Venessa Ripoll

Secretary / Assistant Secretary



Chairman / Vice Chairman

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Parker Road CDD
Statement of Financial Position
As of 5/31/2024

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
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
Total Current Assets	\$1,196,878.45	\$861,883.78	\$58,609.19	\$0.00	\$2,117,371.42
<u>Investments</u>					
Amount Available in Debt Service Funds				\$719,268.06	\$719,268.06
Amount To Be Provided				14,415,731.94	14,415,731.94
Total Investments		\$0.00	\$0.00	\$15,135,000.00	\$15,135,000.00
Total Assets	\$1,196,878.45	\$861,883.78	\$58,609.19	\$15,135,000.00	\$17,252,371.42
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
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
Total Current Liabilities	\$143,919.58	\$136,587.32	\$0.00	\$0.00	\$280,506.90
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$15,135,000.00	\$15,135,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$15,135,000.00	\$15,135,000.00
Total Liabilities	\$143,919.58	\$136,587.32	\$0.00	\$15,135,000.00	\$15,415,506.90
<u>Net Assets</u>					
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)
Total Net Assets	\$1,052,958.87	\$725,296.46	\$58,609.19	\$0.00	\$1,836,864.52
Total Liabilities and Net Assets	\$1,196,878.45	\$861,883.78	\$58,609.19	\$15,135,000.00	\$17,252,371.42

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

	General Fund	Debt Service Fund	Construction Fund	Total
<u>Revenues</u>				
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
<u>Expenses</u>				
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
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
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
Change In Net Assets	\$713,283.05	(\$139,278.17)	\$20,772.12	\$594,777.00
Net Assets At Beginning Of Year	\$339,675.82	\$864,574.63	\$37,837.07	\$1,242,087.52
Net Assets At End Of Year	\$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
<u>Revenues</u>				
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
Net Revenues	\$1,480,012.65	\$1,071,540.67	\$408,471.98	\$1,607,311.00
 <u>General & Administrative Expenses</u>				
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
Total General & Administrative Expenses	\$106,303.98	\$248,498.67	\$(142,194.69)	\$372,748.00
 <u>Field Expense</u>				
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
Total Field Expenses	\$405,653.45	\$508,800.00	\$(103,146.55)	\$763,200.00

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

	Actual	Year To Date Budget	Variance	FY 2024 Adopted Budget
<u>Amenity Expenses</u>				
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
Total Amenity Expenses	<u>\$264,498.47</u>	<u>\$314,242.00</u>	<u>\$(49,743.53)</u>	<u>\$471,363.00</u>
Total Expenses	<u>\$776,455.90</u>	<u>\$1,071,540.67</u>	<u>\$(295,084.77)</u>	<u>\$1,607,311.00</u>
<u>Other Income (Expense)</u>				
Interest Income	\$9,726.30	\$0.00	\$9,726.30	\$0.00
Total Other Income (Expense)	<u>\$9,726.30</u>	<u>\$0.00</u>	<u>\$9,726.30</u>	<u>\$0.00</u>
Net Income (Loss)	<u><u>\$713,283.05</u></u>	<u><u>\$0.00</u></u>	<u><u>\$713,283.05</u></u>	<u><u>\$0.00</u></u>