

Parker Road Community Development District

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The rescheduled meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Thursday, August 28, 2025, at 11:30 a.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]*
- 1. Consideration of **Resolution 2025-09, Adopting Goals, Objectives and Performance Measures and Standards**

General Business Matters

- 2. Consideration of the Minutes of the July 31, 2025, Board of Supervisors' Rescheduled Meeting
- 3. Public Hearing on the Adoption of the District's Annual Budget
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of **Resolution 2025-10, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds**
- 4. Public Hearing on the Imposition of Special Assessment
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of **Resolution 2025-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025/2026**
- 5. Consideration of **Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026**
- 6. Discussion of Agreements / Waivers / Facility Use Fees for Coaches
- 7. Ratification of Proposal for Plumbing Repair in Fitness Center Restroom
- 8. Ratification of Payment Authorization No. 312
- 9. Review of District Financial Statements

Other Business

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

Adjournment



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-09,
Adopting Goals, Objectives and Performance
Measures and Standards

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of August 2025.

ATTEST:

**PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes
of the July 31, 2025,
Board of Supervisors' Rescheduled Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, July 31, 2025
11701 SW 30th Avenue, Gainesville, FL 32608
4:00 p.m.**

Board Members present at roll call:

Marshall Rice	Vice Chairperson	
Tara Ezzell	Chairperson	
Kelsy Hill	Assistant Secretary	(via phone)
Tim Momol	Assistant Secretary	
Gary Gossman	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager – PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	(via phone)
Wes Haber	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Lifestyle Manager – Berman	
Destiny Dawson	Berman	
Matt Davenport	Berman	

Various residents and audience members present.

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 4:00 p.m. and the roll call was initiated. A quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are also listed above.

Public Comment Period

Mr. McGee expressed concern with Cepra's performance. He mentioned the dead plants throughout the community and noted that Cepra should be responsible for replacement. There was brief discussion regarding the plant warranty. Ms. Carvalho noted this would be part of the contract once the proposals are reviewed.

There were no other public comments at this time.

Review of Candidates for Vacant Seat 5 (Term Expires 11/2028), Appointment of Board Member to Seat 5, and Consideration of Resolution 2025-07, Electing Officers

Mr. Momol was previously appointed to the Board and given the Oath of Office. Mr. Momol accepted his right to compensation. Any questions can be directed to Ms. Carvalho or District Counsel regarding being on the Board. It was noted a District email is provided.

Mr. Haber reviewed the Florida Sunshine Law and Public Records Laws.

Ms. Carvalho reviewed the submissions that were received for Seat 5.

ON MOTION by Mr. Rice, seconded by Ms. Ezzel, with all in favor, the Board nominated Mr. Gossman to Seat 5.

Ms. Carvalho administered the Oath of Office to Mr. Gossman. He accepted his right to compensation.

Ms. Carvalho reviewed the slate of Officers and noted Ms. Ezzell will be Chair, Mr. Rice will be Vice Chair, Ms. Carvalho will be Secretary, and all others will be Assistant Secretaries.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved Resolution 2025-07, Electing Officers.

SECOND ORDER OF BUSINESS

General Business Matters

Review of Proposals for Landscape Services RFP & Presentations by Responders

- a. Lawn Enforcement Agency**
- b. United Land Services**

Ms. Carvalho noted there were two companies that went to the pre-mandatory meeting. Proposals have now been received.

Mr. Triano of Lawn Enforcement Agency gave an overview of their company, services and proposal. It was noted their company is only 15 minutes away from the community and they can be on site whenever needed. Detailed monthly reports are included in the services provided. The contract could be adjusted to include 40 visits a year, and retention ponds could be serviced bi-weekly in the summer and monthly in the winter. This would save \$62,000.00 compared to the original proposal. The contract gives \$10,000.00 per year to the District to spend on landscaping, as they choose. All staff have their certifications. There was an overview of the fertilizers to be used and the staff that will be on property. All work is done by in-house staff and the only subcontractor that is used is for tree trimming, when needed. The contact person for the District would be the Account Manager. Work would start around 8:00 a.m. It was noted the Google average for the Lawn Enforcement Agency is 3.5.

Mr. Blackson of United Land Services gave an overview of their company, services and proposal. All staff have their certifications. It was noted that the Bahia grass areas do not need to be cut as much as the other areas of grass, which could be a cost cutting area. The contact person for the District would be the Account Manager. The Production Manager will be the onsite person. The irrigation specialist would be on property approximately 10 hours a week. There are no subcontractors used. Work would start around 8:00 a.m. It was noted the Google average for the United Land Services is 3.0. It was noted that by grouping the areas together, there are cost savings to the District. United Land Services have a 98% customer retention rate. There was brief discussion regarding communication with Ms. Carlino-McGowan, and the process of handling equipment that is broken by landscapers. There was also discussion regarding the proposed cost for annuals. It was noted the difference could be the inches between each plant.

The Board discussed the proposals and the costs for services.

Mr. Haber noted there is no obligation for the proposers to negotiate and gave an overview of the process. The District does have the ability to terminate and go through the RFP process again.

Ms. Hill recommended adding a review clause in the contract.

Mr. Haber noted both parties would have to agree to the clause.

The Board discussed their choices for proposers. Mr. Momol reviewed cost-efficiency options and requested clarification of the types of products being used.

Ms. Ezzel noted that both companies seem to be willing to work within the proposal.

Mr. Haber noted it is a requirement that the proposers be ranked according to the RFP and gave an overview of the process for ranking. The Board reviewed the rankings and proceeded with ranking the proposers.

Ms. Carvalho reviewed the rankings that were given by the Board to the proposers. Lawn Enforcement Agency was ranked the highest.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with Mr. Momol opposed, and all others in favor, the Board authorized District Staff to give notice of intent to award the contract for Landscape Services to Lawn Enforcement Agency, and authorized the Chair to execute the contract.

There was discussion regarding the date of termination of Cepra and the services not rendered thus far. Mr. Haber noted there can be termination immediately with cause, or 30-day notice to terminate without cause. Mr. Haber gave an overview of that process.

Ms. Sharenow noted Berman will do a walkthrough once the work with Cepra has been terminated, and another walkthrough with the new company to confirm they are aware of the undertaking.

The Board agreed to proceed with the 30-day termination letter for Cepra and to negotiate a contract for Lawn Enforcement Agency to begin September 1st.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board authorized District Counsel to proceed with a 30-day termination letter to Cepra, and authorized the Chair to execute.

Consideration of the Minutes of the:

- a. June 20, 2025, Board of Supervisors' Meeting**
- b. July 9, 2025, Landscape RFP Response Opening Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Minutes of the June 20, 2025, Board of Supervisors' Meeting, and the July 9, 2025, Landscape RFP Response Opening Meeting.

**Consideration of Resolution 2025-08,
Amending Resolution 2025-06 Resetting the
Date of the Public Hearing for the Adoption of
the Fiscal Year 2026 Proposed Budget**

Ms. Carvalho reviewed the resolution and noted this is to move the Public Hearing to August 28, 2025.

ON MOTION by Mr. Rice, seconded by Mr. Momol, with all in favor, the Board approved Resolution 2025-08, Amending Resolution 2025-06, Resetting the Date of the Public Hearing for the Adoption of the Fiscal Year 2026 Proposed Budget.

**Consideration of Cepra Proposal for Clean-up
of Wooded Area**

Ms. Carlino-McGowan noted this is in Section 5 and needs clean-up. Pond 14 was just added to the lake contract in that area. She noted there are three proposals for the landscapers.

This item was deferred until the new landscaping company starts.

**Consideration of NV5 Estimate for Pickleball
Courts Project**

Ms. Carlino-McGowan gave an overview of the estimate and noted there are construction administrative costs. She requested a not-to-exceed of \$8,000.00. Alachua County is requesting a review fee for their permitting process, which is \$2,400.00. This is in the contingency fund of the budget.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the NV5 Estimate for Pickleball Courts Project.

**Consideration of BSN Sports Quotation for
Basketball Equipment Replacement**

Ms. Carlino-McGowan noted the cranks are missing from the equipment, along with various hardware. The total cost is \$1,246.67 and is already in the budget.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the BSN Sports Quotation for Basketball Equipment Replacement.

Consideration of HabiTech Systems Proposal for Audio System Update

Ms. Carlino-McGowan noted the audio system no longer works in all the areas; it only works in two. The software needs to be updated along with the system. The total cost is \$5,579.14 and the funds are available in General Repairs and Maintenance.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the HabiTech Systems Proposal for Audio System Update.

Review of Mailbox Project Cost Sheet

Ms. Carlino-McGowan noted this is for the mailbox project and there are two additional mailboxes that need repainting, along with a few mailbox numbers that need replacement. The total cost for this project is \$2,435.00. There are monies remaining in the shed project fund that can be used.

The Board discussed the cost and the possibility of having Jesus complete the project. Ms. Hill noted there are other places to purchase the decals from.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Mailbox Project Cost Sheet.

Ms. Carvalho recommended looking into having Jesus complete these types of projects in the future.

Discussion of Tennis Court Reservation Quota

Ms. Carlino-McGowan noted that many residents are complaining that they cannot get a tennis court reservation. She recommended having a quota in place for how many reservations a household can have per week.

The Board discussed the quota and agreed to have two reservations per household per week.

ON MOTION by Mr. Momol, seconded by Mr. Gossman, with all in favor, the Board approved the revision of the Quota Process for Tennis Court Reservation, with Two Reservations per Week per Household allowed.

Ms. Carlino-McGowan noted that a resident requested to have a Pickleball Tournament Fundraiser for her church. The Board discussed having non-residents on the court. Ms. Hill recommended having a rental fee for the court and liability waivers for all players. The Board declined to allow the fundraiser. Ms. Carvalho noted the discussion regarding rules and regulations in relation to the amenities will be discussed at the August meeting.

Update on Dog Park Project

Ms. Hill gave an update on the Dog Park Project. She noted there is a new area that is being reviewed for the location. The new location has natural shade and is a green space, not anywhere near water sources. She will provide a map to the Board and will continue working on the budget and timeline.

Update on POS System

Ms. Carlino-McGowan gave an update on the POS system and reviewed the costs from STAX. She noted that this company can work with governmental entities and does not require a Social Security Number.

Ms. Hill noted they do not have good reviews and would like to request a proposal with fees breakdown.

Ms. Carvalho noted this would be reviewed by District Counsel prior to entering into a contract.

ON MOTION by Mr. Rice, seconded by Mr. Momol, with Ms. Hill opposed, and all others in favor, the Board approved the POS System with STAX, Option 2, with review of the contract by District Counsel.

Ratification of Payment Authorization Nos. 306 – 311

Ms. Carvalho noted these are tied to the General Fund and are solely for ratification. They have previously been approved by the Chair.

The Board reviewed the payment authorizations.

ON MOTION by Mr. Gossman, seconded by Mr. Momol, with all in favor, the Board ratified Payment Authorization Nos. 306-311.

Review of District Financial Statements

The Board reviewed the District financial statements as of June 30, 2025.

Mr. Momol commented regarding reviewing the plans with the new landscaping company.

Ms. Carvalho confirmed Berman would be doing the punch list walkthrough.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for August 28, 2025, at 11:30 a.m., at the same location. This meeting will be the Public Hearing for the budget and there will need to be a quorum.

Field Manager & Lifestyle Coordinator – Ms. Carlino-McGowan gave an update on projects. She noted the fireplace has been replaced, the Envera camera systems are up and running, the stationary bike in the Fitness Center has been repaired, and the shed will arrive in 4-6 weeks. Pond 8 had a sinkhole that has been filled. The mulch project is wrapping up, while the pressure washing project continues. The pool heaters and enclosure construction will start next week. This should be completed by October. The ADA pool chair lift has been installed, and the pool mushroom is operational.

Ms. Dawson gave a Lifestyle community update. She noted the Pool Party had a great turnout. Salsa has been a very popular event. The hotdog cart and Kona Ice continues to come out.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors' Requests

Mr. Momol commented on the dead plants and reviewing what the old company is responsible for.

Ms. Carvalho confirmed Berman would be doing the punch list walkthrough.

Mr. Rice noted the three proposals regarding the dead plants would be good to refer to for the cost related to Cepra and their contract being terminated.

Mr. Momol requested to have the kitchen open 8:00 a.m. – 5:00 p.m. on the weekends for residents.

Ms. Carvalho noted Ms. Carlino-McGowan can follow up.

There were no further comments or requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the July 31, 2025, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 6:42 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 2025-10,
Adopting the Fiscal Year 2025/2026
Budget and Appropriating Funds

RESOLUTION 2025-10

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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“FY 2026”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Parker Road Community Development District (“**District**”) prior to June 15, 2025, 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, 2026.”
- 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 2026, 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 2026 or within 60 days following the end of the FY 2026 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 28TH DAY OF AUGUST 2025.

ATTEST:

**PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget



Parker Road CDD
Approved Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual thru 7/31/25	FY 2025 Anticipated Aug-Sept	Anticipated FY 2025 Total	Adopted FY 2025 Budget	Proposed FY 2026 Budget
<u>Revenues</u>					
Maintenance Assessments	\$ 1,726,749.68	\$ (3,758.50)	\$ 1,722,991.18	\$ 1,722,991.18	\$ 1,889,951.69
Other Income & Other Financing Sources					
Keys	970.60	-	970.60	-	721.00
Rental	11,337.50	-	11,337.50	-	12,537.70
Membership	1,500.00	-	1,500.00	-	2,100.00
Violation	193.00	-	193.00	-	-
Net Revenues	\$ 1,740,750.78	\$ (3,758.50)	\$ 1,736,799.28	\$ 1,722,991.18	\$ 1,905,310.39
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 2,400.00	\$ 400.00	\$ 2,800.00	\$ 4,000.00	\$ 3,600.00
Trustee Services	7,758.01	-	7,758.01	8,000.00	8,300.00
Public Official Insurance	3,249.00	-	3,249.00	3,339.60	3,655.00
District Management	25,000.00	5,000.00	30,000.00	30,000.00	31,500.00
Engineering	947.50	-	947.50	1,000.00	1,000.00
Disclosure Agent	8,750.00	1,250.00	10,000.00	10,000.00	10,000.00
Property Appraiser	75.00	-	75.00	75.00	75.00
District Counsel	8,772.00	(1,272.00)	7,500.00	7,500.00	10,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	-	500.00	500.00	500.00	500.00
Audit	5,400.00	-	5,400.00	5,400.00	5,600.00
Arbitrage Calculation	600.00	600.00	1,200.00	1,200.00	1,200.00
Tax Document Preparation Fee	-	-	-	-	84.00
Legal Advertising	1,668.66	831.34	2,500.00	2,500.00	2,500.00
Miscellaneous office (travel, phone, postage, etc)	3,283.81	1,000.00	4,283.81	3,000.00	2,000.00
Bank fees	3,071.28	614.26	3,685.54	-	4,000.00
Storage	-	-	-	-	3,347.52
Contingency- Incl Hurricane cleanup	28,448.40	10,000.00	38,448.40	200,000.00	176,000.00
Web Site Maintenance	2,290.00	550.00	2,840.00	3,520.00	2,880.00
Dues, Licenses, and Fees	361.00	-	361.00	475.00	475.00
General Insurance	4,298.00	-	4,298.00	4,420.00	4,835.00
Crime Insurance	-	-	-	-	500.00
Reserve	136,985.30	78,014.70	215,000.00	215,000.00	235,000.00
Total General & Administrative Expenses	\$ 255,857.96	\$ 97,488.30	\$ 353,346.26	\$ 512,429.60	\$ 519,551.52
<u>Field Expense</u>					
Field Management	\$ 13,500.00	\$ 2,700.00	\$ 16,200.00	\$ 25,650.00	\$ 16,686.00
Security	5,320.00	1,666.67	6,986.67	10,000.00	10,000.00
Security System	-	-	-	-	12,000.00
Electric - Street Lights/ private lighting	7,691.00	2,307.30	9,998.30	19,000.00	14,000.00
Water Reclaimed	10,735.36	3,220.61	13,955.97	27,500.00	22,500.00
Conservation Area Maintenance	13,000.00	1,880.00	14,880.00	31,000.00	26,880.00
General Repair & Maintenance	13,221.81	3,966.54	17,188.35	30,000.00	30,900.00
Irrigation Repairs	29,644.05	9,881.35	39,525.40	33,328.70	40,000.00
Landscape Maintenance & Material	336,939.20	73,159.84	410,099.04	410,099.04	454,555.00
Landscape Maintenance Phase 1				138,020.00	138,680.00
Landscape Maintenance Phase 2				31,930.00	33,625.00
Landscape Maintenance Phase 3				54,790.00	44,845.00
Landscape Maintenance Phase 4				73,330.00	95,820.00
Landscape Maintenance Connector Rd Large Pond				31,930.00	18,655.00
Landscape Maintenance Phase 5A East and West and 5B				80,099.04	67,930.00
Additional Landscaping				-	55,000.00
Landscape Improvements	6,255.50	23,744.50	30,000.00	30,000.00	50,000.00
Maintenance Person	58,755.97	11,180.00	69,935.97	67,047.49	70,592.40



Parker Road CDD

Approved Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual thru 7/31/25	FY 2025 Anticipated Aug-Sept	Anticipated FY 2025 Total	Adopted FY 2025 Budget	Proposed FY 2026 Budget
Mulch	-	40,000.00	40,000.00	40,000.00	45,000.00
RPB Maintenance	-	-	-	-	60,000.00
Pressure Clean Curbs and Walks	24,455.00	545.00	25,000.00	25,000.00	60,000.00
Special Landscape Maintenance/Treatment	17,400.00	2,600.00	20,000.00	20,000.00	-
Stormwater Reporting	-	-	-	-	2,000.00
Total Field Expenses	\$ 536,917.89	\$ 176,851.81	\$ 713,769.70	\$ 768,625.23	\$ 915,113.40

Amenity Expenses

Lifestyle Programming	\$ 29,069.21	\$ 1,930.79	\$ 31,000.00	\$ 31,000.00	\$ 32,550.00
Amenity Administrative Assistant (Lifestyle Coordinator)	52,289.89	12,900.00	65,189.89	69,430.00	62,452.50
Amenity - Dumpster	1,923.92	192.39	2,116.31	2,500.00	2,600.00
Amenity - Telephone	2,162.35	432.47	2,594.82	2,000.00	-
Amenity - Cable & Telephone	2,494.76	498.95	2,993.71	3,000.00	6,000.00
Amenity - Insurance	32,345.00	-	32,345.00	34,682.00	36,563.00
Amenity - Dues & License	-	125.00	125.00	125.00	125.00
Amenity - Landscape Maintenance	39,808.30	7,961.66	47,769.96	47,769.96	52,762.00
Amenity - Pool Maintenance	23,390.51	3,600.00	26,990.51	28,000.00	22,200.00
Amenity - Pool Preventative Maintenance	-	-	-	-	12,000.00
Amenity - Gates/ Control Access	5,483.87	425.70	5,909.57	4,000.00	5,500.00
Amenity - Janitorial	2,026.00	405.20	2,431.20	5,000.00	5,500.00
Amenity - Maintenance	26,988.40	5,397.68	32,386.08	23,000.00	25,000.00
Amenity - Electric	21,117.00	4,223.40	25,340.40	35,000.00	35,000.00
Amenity - Gas (Pool Heating)	11,252.78	300.00	11,552.78	30,000.00	30,000.00
Amenity - Reclaimed Water	14,847.19	2,969.44	17,816.63	35,000.00	27,000.00
Amenity - Manager	50,346.42	12,900.00	63,246.42	68,865.39	90,350.00
Amenity - Pool Furniture Replacement	325.00	-	325.00	-	-
Amenity - Fitness Facility - Maintenance	6,245.38	3,754.62	10,000.00	10,000.00	12,000.00
Amenity - Tennis Courts/Basketball Court/Pickleball Courts	1,765.84	298.00	2,063.84	5,000.00	5,000.00
Amenity - Pest Control	2,209.00	629.00	2,838.00	3,024.00	3,024.00
Leland - Office (OT, Laptops, Office Equipment)	4,697.20	-	4,697.20	2,940.00	-
Lifestyle Capital	6,332.83	1,667.17	8,000.00	-	6,571.25
Employee Holiday Bonus	-	-	-	-	1,500.00
Employee Recognition Luncheons (4x Annually)	-	-	-	-	600.00
Utility Cart	-	-	-	-	500.00
Total Amenity Expenses	\$ 337,120.85	\$ 72,211.47	\$ 409,332.32	\$ 451,936.35	\$ 486,397.75

Total Expenses \$ 1,129,896.70 \$ 346,551.58 \$ 1,476,448.28 \$ 1,732,991.18 \$ 1,921,062.67

Other Income (Expense)

Interest Income	\$ 34,338.15	\$ 17,169.08	\$ 51,507.23	\$ 10,000.00	\$ 15,752.28
Total Other Income (Expense)	\$ 34,338.15	\$ 17,169.08	\$ 51,507.23	\$ 10,000.00	\$ 15,752.28

Net Income (Loss) \$ 645,192.23 \$ (333,141.00) \$ 311,858.23 \$ - \$ (0.00)

Increase/(Decrease) \$166,960.51
9.69%

Current Year Proposed	Total Lots	999	Net	\$1,891.84
			Gross	\$2,012.60

Prior Year Adopted	Total Lots	999	Net	\$1,724.72
			Gross	\$1,834.80



Parker Road CDD

Fiscal Year 2026

Budget Item Description

Revenues:

Maintenance Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Other Income & Other Financing Sources

Revenue received from sale of keycards, and amenity rental as well as memberships.

General & Administrative Expenditures:

Supervisor Fees

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

Trustee Services

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

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

District Management

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

Engineering

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

Disclosure Agent

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



Parker Road CDD

Fiscal Year 2026

Property Appraiser

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

District Counsel

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

Assessment Administration

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

Reamortization Schedules

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

Audit

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

Arbitrage Calculation

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

Tax Document Preparation Fee

Annual 1099 processing is required to be electronically filed. These are the fee association with the electronic filing.

Miscellaneous -Office/Admin

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

Legal Advertising

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

Storage

Storage rental for amenity and maintenance items.



Parker Road CDD

Fiscal Year 2026

Contingency

Other expenses incurred throughout the year.

Web Site Maintenance

Web site maintenance fee for the district website.

Dues, Licenses & Fees

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

General Insurance

General liability insurance.

Crime Insurance

Insurance for crime committed on CDD property.

Reserve

Funds set aside for extraordinary expenses not otherwise budgeted for.

Field Expenditures:

Field Management

Leland Management Fee.

Security

Security measures for the District.

Electric-Street Lights/Irrigation

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

Water Reclaimed

Water used for irrigation

Conservation Area Maintenance

Maintenance of conservation area.



Parker Road CDD

Fiscal Year 2026

General Repair & Maintenance

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

Irrigation Repairs

Inspection and repair of irrigation system.

Landscape Maintenance & Material

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

Additional Landscaping

Additional landscaping services needed.

Landscape Improvements

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

Maintenance Person

On site maintenance person to maintain the grounds.

Mulch

Mulch or Straw for the common areas of the District. (excludes Amenity)

RPB Maintenance

Maintenance of the retention pond bank.

Pressure Clean Curbs and Walks

Pressure wash of the common areas of the District.

Special Landscape Maintenance/Treatment

Treatments throughout the year including tree spraying or pest control.

Stormwater Reporting

Report required every five years from licensed engineer.

Amenity Expenses:

Lifestyle Programming



Parker Road CDD

Fiscal Year 2026

Community Events and activities.

Lifestyle Coordinator

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

Amenity - Dumpster

Waste pickup services.

Amenity – Cable & Telephone

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

Amenity - Insurance

Insurance to protect property and cover casualty.

Amenity - Dues & License

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

Amenity - Landscape Maintenance

Landscape maintenance of the amenity center grounds.

Amenity - Pool Maintenance

Swimming pool requires cleaning and maintenance.

Amenity – Pool Preventative Maintenance

Maintenance to address normal wear and tear.

Amenity - Gates/Control Access

Cost to maintain the Gates.

Amenity - Janitorial

Janitorial services and supplies for the clubhouse or amenity center.

Amenity - Maintenance

Repairs and maintenance to facility within the District.

Amenity - Electric

The clubhouse requires electricity and running water to operate effectively.



Parker Road CDD

Fiscal Year 2026

Amenity – Gas (Pool Heating)

Gas for amenity center.

Amenity – Reclaimed Water

Water used for irrigation of amenity property.

Amenity - Manager

Fees for onsite Amenity manager contracted with Leland.

Amenity – Pool Furniture Replacement & Refurbishment

Replacement and refurbishments of pool furniture.

Amenity - Mulch

Replacement of mulch.

Amenity - Fitness Facility Maintenance

Maintenance of fitness equipment in the amenity center.

Amenity - Tennis Courts (2) and Basketball Court (1)

Maintenance of tennis courts and basketball courts owned by District.

Amenity - Pest Control

Pest control services.

Lifestyle Capital

Funds used to replace long term use items within the amenity center.

Employee Holiday Bonus

Bonus paid to onsite staff.

Employee Recognition Luncheons (4x Annually)

Luncheons for employee recognition.

Utility Cart

Maintenance of utility cart to use for the onsite staff.



Parker Road CDD Fiscal Year 2026

Other Income:

Interest Income

Interest earned on Money Market account.



Parker Road CDD
Approved Proposed Debt Service Fund Budget
Series 2007A & 2020A Special Assessment Bonds FY 2026

<u>Description</u>	<u>Proposed FY 2026 Budget</u>
<u>Revenues:</u>	
Assessments	\$1,487,989
Total Revenues	<u>\$1,487,989</u>
<u>Expenditures:</u>	
Series 2007A - Interest 11/1/25	\$141,820
Series 2007A - Interest 5/1/26	\$141,820
Series 2007A - Principal 5/1/26	\$275,000
Series 2020A - Interest 11/1/25	\$188,065
Series 2020A - Interest 5/1/26	\$188,065
Series 2020A - Principal 5/1/26	\$235,000
Total Expenditures	<u>\$1,169,770</u>
Excess Revenues / (Expenditures)	<u>\$318,219</u>
Series 2007A - Interest 11/1/26	\$134,120.00
Series 2020A - Interest 11/1/26	\$184,099.38
	\$318,219.38



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 2025-11,
Imposing Special Assessments and
Certifying an Assessment Roll for
Fiscal Year 2025/2026

RESOLUTION 2025-11
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 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, 2025, and ending September 30, 2026 ("**FY 2026**"), 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.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable according to the following schedule: 25% due no later than October 15, 2025; 25% due no later than January 15, 2026; 25% due no later than April 15, 2026; and 25% due no later than July 15, 2026.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the **“Tax Roll Property”** identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (**“Uniform Method”**). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. Direct Bill Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable according to the following schedule: 25% due no later than October 15, 2025; 25% due no later than January 15, 2026; 25% due no later than April 15, 2026; and 25% due no later than July 15, 2026.
- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule: 60% due no later than April 15, 2025, 40% due no later than November 14, 2025.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST 2025.

ATTEST:

**PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget



Parker Road CDD
Approved Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual thru 7/31/25	FY 2025 Anticipated Aug-Sept	Anticipated FY 2025 Total	Adopted FY 2025 Budget	Proposed FY 2026 Budget
<u>Revenues</u>					
Maintenance Assessments	\$ 1,726,749.68	\$ (3,758.50)	\$ 1,722,991.18	\$ 1,722,991.18	\$ 1,889,951.69
Other Income & Other Financing Sources					
Keys	970.60	-	970.60	-	721.00
Rental	11,337.50	-	11,337.50	-	12,537.70
Membership	1,500.00	-	1,500.00	-	2,100.00
Violation	193.00	-	193.00	-	-
Net Revenues	\$ 1,740,750.78	\$ (3,758.50)	\$ 1,736,799.28	\$ 1,722,991.18	\$ 1,905,310.39
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 2,400.00	\$ 400.00	\$ 2,800.00	\$ 4,000.00	\$ 3,600.00
Trustee Services	7,758.01	-	7,758.01	8,000.00	8,300.00
Public Official Insurance	3,249.00	-	3,249.00	3,339.60	3,655.00
District Management	25,000.00	5,000.00	30,000.00	30,000.00	31,500.00
Engineering	947.50	-	947.50	1,000.00	1,000.00
Disclosure Agent	8,750.00	1,250.00	10,000.00	10,000.00	10,000.00
Property Appraiser	75.00	-	75.00	75.00	75.00
District Counsel	8,772.00	(1,272.00)	7,500.00	7,500.00	10,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	-	500.00	500.00	500.00	500.00
Audit	5,400.00	-	5,400.00	5,400.00	5,600.00
Arbitrage Calculation	600.00	600.00	1,200.00	1,200.00	1,200.00
Tax Document Preparation Fee	-	-	-	-	84.00
Legal Advertising	1,668.66	831.34	2,500.00	2,500.00	2,500.00
Miscellaneous office (travel, phone, postage, etc)	3,283.81	1,000.00	4,283.81	3,000.00	2,000.00
Bank fees	3,071.28	614.26	3,685.54	-	4,000.00
Storage	-	-	-	-	3,347.52
Contingency- Incl Hurricane cleanup	28,448.40	10,000.00	38,448.40	200,000.00	176,000.00
Web Site Maintenance	2,290.00	550.00	2,840.00	3,520.00	2,880.00
Dues, Licenses, and Fees	361.00	-	361.00	475.00	475.00
General Insurance	4,298.00	-	4,298.00	4,420.00	4,835.00
Crime Insurance	-	-	-	-	500.00
Reserve	136,985.30	78,014.70	215,000.00	215,000.00	235,000.00
Total General & Administrative Expenses	\$ 255,857.96	\$ 97,488.30	\$ 353,346.26	\$ 512,429.60	\$ 519,551.52
<u>Field Expense</u>					
Field Management	\$ 13,500.00	\$ 2,700.00	\$ 16,200.00	\$ 25,650.00	\$ 16,686.00
Security	5,320.00	1,666.67	6,986.67	10,000.00	10,000.00
Security System	-	-	-	-	12,000.00
Electric - Street Lights/ private lighting	7,691.00	2,307.30	9,998.30	19,000.00	14,000.00
Water Reclaimed	10,735.36	3,220.61	13,955.97	27,500.00	22,500.00
Conservation Area Maintenance	13,000.00	1,880.00	14,880.00	31,000.00	26,880.00
General Repair & Maintenance	13,221.81	3,966.54	17,188.35	30,000.00	30,900.00
Irrigation Repairs	29,644.05	9,881.35	39,525.40	33,328.70	40,000.00
Landscape Maintenance & Material	336,939.20	73,159.84	410,099.04	410,099.04	454,555.00
Landscape Maintenance Phase 1				138,020.00	138,680.00
Landscape Maintenance Phase 2				31,930.00	33,625.00
Landscape Maintenance Phase 3				54,790.00	44,845.00
Landscape Maintenance Phase 4				73,330.00	95,820.00
Landscape Maintenance Connector Rd Large Pond				31,930.00	18,655.00
Landscape Maintenance Phase 5A East and West and 5B				80,099.04	67,930.00
Additional Landscaping				-	55,000.00
Landscape Improvements	6,255.50	23,744.50	30,000.00	30,000.00	50,000.00
Maintenance Person	58,755.97	11,180.00	69,935.97	67,047.49	70,592.40



Parker Road CDD

Approved Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual thru 7/31/25	FY 2025 Anticipated Aug-Sept	Anticipated FY 2025 Total	Adopted FY 2025 Budget	Proposed FY 2026 Budget
Mulch	-	40,000.00	40,000.00	40,000.00	45,000.00
RPB Maintenance	-	-	-	-	60,000.00
Pressure Clean Curbs and Walks	24,455.00	545.00	25,000.00	25,000.00	60,000.00
Special Landscape Maintenance/Treatment	17,400.00	2,600.00	20,000.00	20,000.00	-
Stormwater Reporting	-	-	-	-	2,000.00
Total Field Expenses	\$ 536,917.89	\$ 176,851.81	\$ 713,769.70	\$ 768,625.23	\$ 915,113.40

Amenity Expenses

Lifestyle Programming	\$ 29,069.21	\$ 1,930.79	\$ 31,000.00	\$ 31,000.00	\$ 32,550.00
Amenity Administrative Assistant (Lifestyle Coordinator)	52,289.89	12,900.00	65,189.89	69,430.00	62,452.50
Amenity - Dumpster	1,923.92	192.39	2,116.31	2,500.00	2,600.00
Amenity - Telephone	2,162.35	432.47	2,594.82	2,000.00	-
Amenity - Cable & Telephone	2,494.76	498.95	2,993.71	3,000.00	6,000.00
Amenity - Insurance	32,345.00	-	32,345.00	34,682.00	36,563.00
Amenity - Dues & License	-	125.00	125.00	125.00	125.00
Amenity - Landscape Maintenance	39,808.30	7,961.66	47,769.96	47,769.96	52,762.00
Amenity - Pool Maintenance	23,390.51	3,600.00	26,990.51	28,000.00	22,200.00
Amenity - Pool Preventative Maintenance	-	-	-	-	12,000.00
Amenity - Gates/ Control Access	5,483.87	425.70	5,909.57	4,000.00	5,500.00
Amenity - Janitorial	2,026.00	405.20	2,431.20	5,000.00	5,500.00
Amenity - Maintenance	26,988.40	5,397.68	32,386.08	23,000.00	25,000.00
Amenity - Electric	21,117.00	4,223.40	25,340.40	35,000.00	35,000.00
Amenity - Gas (Pool Heating)	11,252.78	300.00	11,552.78	30,000.00	30,000.00
Amenity - Reclaimed Water	14,847.19	2,969.44	17,816.63	35,000.00	27,000.00
Amenity - Manager	50,346.42	12,900.00	63,246.42	68,865.39	90,350.00
Amenity - Pool Furniture Replacement	325.00	-	325.00	-	-
Amenity - Fitness Facility - Maintenance	6,245.38	3,754.62	10,000.00	10,000.00	12,000.00
Amenity - Tennis Courts/Basketball Court/Pickleball Courts	1,765.84	298.00	2,063.84	5,000.00	5,000.00
Amenity - Pest Control	2,209.00	629.00	2,838.00	3,024.00	3,024.00
Leland - Office (OT, Laptops, Office Equipment)	4,697.20	-	4,697.20	2,940.00	-
Lifestyle Capital	6,332.83	1,667.17	8,000.00	-	6,571.25
Employee Holiday Bonus	-	-	-	-	1,500.00
Employee Recognition Luncheons (4x Annually)	-	-	-	-	600.00
Utility Cart	-	-	-	-	500.00
Total Amenity Expenses	\$ 337,120.85	\$ 72,211.47	\$ 409,332.32	\$ 451,936.35	\$ 486,397.75

Total Expenses \$ 1,129,896.70 \$ 346,551.58 \$ 1,476,448.28 \$ 1,732,991.18 \$ 1,921,062.67

Other Income (Expense)

Interest Income	\$ 34,338.15	\$ 17,169.08	\$ 51,507.23	\$ 10,000.00	\$ 15,752.28
Total Other Income (Expense)	\$ 34,338.15	\$ 17,169.08	\$ 51,507.23	\$ 10,000.00	\$ 15,752.28

Net Income (Loss) \$ 645,192.23 \$ (333,141.00) \$ 311,858.23 \$ - \$ (0.00)

Increase/(Decrease) \$166,960.51
9.69%

Current Year Proposed	Total Lots	999	Net	\$1,891.84
			Gross	\$2,012.60

Prior Year Adopted	Total Lots	999	Net	\$1,724.72
			Gross	\$1,834.80



Parker Road CDD
Approved Proposed Debt Service Fund Budget
Series 2007A & 2020A Special Assessment Bonds FY 2026

<u>Description</u>	<u>Proposed FY 2026 Budget</u>
<u>Revenues:</u>	
Assessments	\$1,487,989
Total Revenues	<u>\$1,487,989</u>
<u>Expenditures:</u>	
Series 2007A - Interest 11/1/25	\$141,820
Series 2007A - Interest 5/1/26	\$141,820
Series 2007A - Principal 5/1/26	\$275,000
Series 2020A - Interest 11/1/25	\$188,065
Series 2020A - Interest 5/1/26	\$188,065
Series 2020A - Principal 5/1/26	\$235,000
Total Expenditures	<u>\$1,169,770</u>
Excess Revenues / (Expenditures)	<u>\$318,219</u>
Series 2007A - Interest 11/1/26	\$134,120.00
Series 2020A - Interest 11/1/26	\$184,099.38
	\$318,219.38



Parker Road CDD
Fiscal Year 2026
Assessment Schedule

Lot Size	FY 2026 O&M Assessment	Gross Debt Assessment Series 2007	Total
50'	\$2,012.60	\$821.28	\$2,833.88
65'	\$2,012.60	\$1,055.32	\$3,067.92
80'	\$2,012.60	\$1,303.19	\$3,315.79
90'	\$2,012.60	\$1,472.34	\$3,484.94
100'	\$2,012.60	\$1,628.72	\$3,641.32
150'	\$2,012.60	\$2,450.00	\$4,462.60

Lot Size	FY 2026 O&M Assessment	Gross Debt Assessment Series 2020	Total
50'	\$2,012.60	\$1,029.79	\$3,042.39
65'	\$2,012.60	\$1,339.36	\$3,351.96
80'	\$2,012.60	\$1,647.87	\$3,660.47

Exhibit B
Assessment Roll

geo_id	O&M	DS 2007	DS 2020	Total
04427-000-000	-	-	-	-
04427-001-000	-	-	-	-
04427-002-000	-	-	-	-
04427-003-000	-	-	-	-
04427-004-000	-	-	-	-
04427-111-000	-	-	-	-
04427-111-001	2,013.63	-	-	2,013.63
04427-111-002	2,013.63	-	-	2,013.63
04427-111-003	2,013.63	687.23	-	2,700.86
04427-111-004	2,013.63	687.23	-	2,700.86
04427-111-005	2,013.63	687.23	-	2,700.86
04427-111-006	2,013.63	687.23	-	2,700.86
04427-111-007	2,013.63	687.23	-	2,700.86
04427-111-008	2,013.63	687.23	-	2,700.86
04427-111-009	2,013.63	687.23	-	2,700.86
04427-111-010	2,013.63	687.23	-	2,700.86
04427-111-011	2,013.63	687.23	-	2,700.86
04427-111-012	2,013.63	687.23	-	2,700.86
04427-111-013	2,013.63	882.98	-	2,896.61
04427-111-014	2,013.63	882.98	-	2,896.61
04427-111-015	2,013.63	882.98	-	2,896.61
04427-111-016	2,013.63	882.98	-	2,896.61
04427-111-017	2,013.63	882.98	-	2,896.61
04427-111-018	2,013.63	882.98	-	2,896.61
04427-111-019	2,013.63	882.98	-	2,896.61
04427-111-020	2,013.63	882.98	-	2,896.61
04427-111-021	2,013.63	882.98	-	2,896.61
04427-111-022	2,013.63	1,362.77	-	3,376.40
04427-111-023	2,013.63	1,362.77	-	3,376.40
04427-111-024	2,013.63	1,362.77	-	3,376.40
04427-111-025	2,013.63	1,362.77	-	3,376.40
04427-111-026	2,013.63	1,628.72	-	3,642.35
04427-111-027	2,013.63	1,628.72	-	3,642.35
04427-111-028	2,013.63	1,362.77	-	3,376.40
04427-111-029	2,013.63	1,362.77	-	3,376.40
04427-111-030	2,013.63	1,090.43	-	3,104.06
04427-111-031	2,013.63	1,090.43	-	3,104.06
04427-111-032	2,013.63	1,090.43	-	3,104.06
04427-111-033	2,013.63	1,090.43	-	3,104.06
04427-111-034	2,013.63	1,090.43	-	3,104.06
04427-111-035	2,013.63	1,090.43	-	3,104.06
04427-111-036	2,013.63	1,090.43	-	3,104.06
04427-111-037	2,013.63	1,090.43	-	3,104.06
04427-111-038	2,013.63	1,090.43	-	3,104.06
04427-111-039	2,013.63	1,090.43	-	3,104.06
04427-111-040	2,013.63	1,090.43	-	3,104.06

04427-111-041	2,013.63	1,090.43	-	3,104.06
04427-111-042	2,013.63	1,090.43	-	3,104.06
04427-111-043	2,013.63	1,090.43	-	3,104.06
04427-111-044	2,013.63	687.23	-	2,700.86
04427-111-045	2,013.63	687.23	-	2,700.86
04427-111-046	2,013.63	687.23	-	2,700.86
04427-111-047	2,013.63	687.23	-	2,700.86
04427-111-048	2,013.63	687.23	-	2,700.86
04427-111-049	2,013.63	687.23	-	2,700.86
04427-111-050	2,013.63	687.23	-	2,700.86
04427-111-051	2,013.63	687.23	-	2,700.86
04427-111-052	2,013.63	687.23	-	2,700.86
04427-111-053	2,013.63	687.23	-	2,700.86
04427-111-054	2,013.63	687.23	-	2,700.86
04427-111-055	2,013.63	687.23	-	2,700.86
04427-111-056	2,013.63	687.23	-	2,700.86
04427-111-057	2,013.63	687.23	-	2,700.86
04427-111-058	2,013.63	687.23	-	2,700.86
04427-111-059	2,013.63	687.23	-	2,700.86
04427-111-060	2,013.63	687.23	-	2,700.86
04427-111-061	2,013.63	687.23	-	2,700.86
04427-111-062	2,013.63	687.23	-	2,700.86
04427-111-063	2,013.63	687.23	-	2,700.86
04427-111-064	2,013.63	687.23	-	2,700.86
04427-111-065	2,013.63	687.23	-	2,700.86
04427-111-066	2,013.63	882.98	-	2,896.61
04427-111-067	2,013.63	882.98	-	2,896.61
04427-111-068	2,013.63	882.98	-	2,896.61
04427-111-069	2,013.63	882.98	-	2,896.61
04427-111-070	2,013.63	882.98	-	2,896.61
04427-111-071	2,013.63	882.98	-	2,896.61
04427-111-072	2,013.63	687.23	-	2,700.86
04427-111-073	2,013.63	687.23	-	2,700.86
04427-111-074	2,013.63	687.23	-	2,700.86
04427-111-075	2,013.63	687.23	-	2,700.86
04427-111-076	2,013.63	687.23	-	2,700.86
04427-111-077	2,013.63	882.98	-	2,896.61
04427-111-078	2,013.63	687.23	-	2,700.86
04427-111-079	2,013.63	687.23	-	2,700.86
04427-111-080	2,013.63	687.23	-	2,700.86
04427-111-081	2,013.63	687.23	-	2,700.86
04427-111-082	2,013.63	687.23	-	2,700.86
04427-111-083	2,013.63	687.23	-	2,700.86
04427-111-084	2,013.63	687.23	-	2,700.86
04427-111-085	2,013.63	687.23	-	2,700.86
04427-111-086	2,013.63	687.23	-	2,700.86
04427-111-087	2,013.63	687.23	-	2,700.86

04427-111-088	2,013.63	687.23	-	2,700.86
04427-111-089	2,013.63	687.23	-	2,700.86
04427-111-090	2,013.63	687.23	-	2,700.86
04427-111-091	2,013.63	1,628.72	-	3,642.35
04427-111-092	2,013.63	1,362.77	-	3,376.40
04427-111-093	2,013.63	1,362.77	-	3,376.40
04427-111-094	2,013.63	1,362.77	-	3,376.40
04427-111-095	2,013.63	1,362.77	-	3,376.40
04427-111-096	2,013.63	1,362.77	-	3,376.40
04427-111-097	2,013.63	1,362.77	-	3,376.40
04427-111-098	2,013.63	1,362.77	-	3,376.40
04427-111-099	2,013.63	2,050.00	-	4,063.63
04427-111-100	2,013.63	2,050.00	-	4,063.63
04427-111-101	2,013.63	2,050.00	-	4,063.63
04427-111-102	2,013.63	2,450.00	-	4,463.63
04427-111-103	2,013.63	2,450.00	-	4,463.63
04427-111-104	2,013.63	2,450.00	-	4,463.63
04427-111-105	2,013.63	2,050.00	-	4,063.63
04427-111-106	2,013.63	2,050.00	-	4,063.63
04427-111-107	2,013.63	2,050.00	-	4,063.63
04427-111-108	2,013.63	2,050.00	-	4,063.63
04427-111-109	2,013.63	2,450.00	-	4,463.63
04427-111-110	2,013.63	2,050.00	-	4,063.63
04427-111-111	2,013.63	2,050.00	-	4,063.63
04427-111-112	2,013.63	2,050.00	-	4,063.63
04427-111-113	2,013.63	2,050.00	-	4,063.63
04427-111-114	2,013.63	1,090.43	-	3,104.06
04427-111-115	2,013.63	1,090.43	-	3,104.06
04427-111-116	2,013.63	1,090.43	-	3,104.06
04427-111-117	2,013.63	1,090.43	-	3,104.06
04427-111-118	2,013.63	1,090.43	-	3,104.06
04427-111-119	2,013.63	1,303.19	-	3,316.82
04427-111-120	2,013.63	1,090.43	-	3,104.06
04427-111-121	2,013.63	1,303.19	-	3,316.82
04427-111-122	2,013.63	1,090.43	-	3,104.06
04427-111-123	2,013.63	1,303.19	-	3,316.82
04427-111-124	2,013.63	1,090.43	-	3,104.06
04427-111-125	2,013.63	1,090.43	-	3,104.06
04427-111-126	2,013.63	1,090.43	-	3,104.06
04427-111-127	2,013.63	1,090.43	-	3,104.06
04427-111-128	2,013.63	1,090.43	-	3,104.06
04427-111-129	2,013.63	1,303.19	-	3,316.82
04427-111-130	2,013.63	1,303.19	-	3,316.82
04427-111-131	2,013.63	1,090.43	-	3,104.06
04427-111-132	2,013.63	1,090.43	-	3,104.06
04427-111-133	2,013.63	1,090.43	-	3,104.06
04427-111-134	2,013.63	1,090.43	-	3,104.06

04427-111-135	2,013.63	1,090.43	-	3,104.06
04427-111-136	2,013.63	1,090.43	-	3,104.06
04427-111-137	2,013.63	687.23	-	2,700.86
04427-111-138	2,013.63	687.23	-	2,700.86
04427-111-139	2,013.63	821.28	-	2,834.91
04427-111-140	2,013.63	821.28	-	2,834.91
04427-111-141	2,013.63	821.28	-	2,834.91
04427-111-142	2,013.63	821.28	-	2,834.91
04427-111-143	2,013.63	821.28	-	2,834.91
04427-111-144	2,013.63	687.23	-	2,700.86
04427-111-145	2,013.63	687.23	-	2,700.86
04427-111-146	2,013.63	687.23	-	2,700.86
04427-111-147	2,013.63	687.23	-	2,700.86
04427-111-148	2,013.63	821.28	-	2,834.91
04427-111-149	2,013.63	821.28	-	2,834.91
04427-111-150	2,013.63	821.28	-	2,834.91
04427-111-151	2,013.63	821.28	-	2,834.91
04427-111-152	2,013.63	821.28	-	2,834.91
04427-111-153	2,013.63	821.28	-	2,834.91
04427-111-154	2,013.63	821.28	-	2,834.91
04427-111-155	2,013.63	1,628.72	-	3,642.35
04427-111-156	2,013.63	1,628.72	-	3,642.35
04427-111-157	2,013.63	1,628.72	-	3,642.35
04427-111-158	2,013.63	1,628.72	-	3,642.35
04427-111-159	2,013.63	1,628.72	-	3,642.35
04427-111-160	2,013.63	1,628.72	-	3,642.35
04427-111-161	2,013.63	1,628.72	-	3,642.35
04427-111-162	2,013.63	1,628.72	-	3,642.35
04427-111-163	2,013.63	1,628.72	-	3,642.35
04427-111-164	2,013.63	1,628.72	-	3,642.35
04427-111-165	2,013.63	1,628.72	-	3,642.35
04427-111-166	2,013.63	1,628.72	-	3,642.35
04427-111-167	2,013.63	1,362.77	-	3,376.40
04427-111-168	2,013.63	1,628.72	-	3,642.35
04427-111-169	2,013.63	1,628.72	-	3,642.35
04427-111-170	2,013.63	1,628.72	-	3,642.35
04427-111-171	2,013.63	1,362.77	-	3,376.40
04427-111-172	2,013.63	1,362.77	-	3,376.40
04427-111-173	2,013.63	1,362.77	-	3,376.40
04427-111-174	2,013.63	1,362.77	-	3,376.40
04427-111-175	2,013.63	1,362.77	-	3,376.40
04427-111-176	2,013.63	1,628.72	-	3,642.35
04427-111-177	2,013.63	2,050.00	-	4,063.63
04427-111-178	2,013.63	2,050.00	-	4,063.63
04427-111-179	2,013.63	2,050.00	-	4,063.63
04427-111-180	2,013.63	2,050.00	-	4,063.63
04427-111-181	2,013.63	2,050.00	-	4,063.63

04427-111-182	2,013.63	2,050.00	-	4,063.63
04427-111-183	2,013.63	1,090.43	-	3,104.06
04427-111-184	2,013.63	1,090.43	-	3,104.06
04427-111-185	2,013.63	1,090.43	-	3,104.06
04427-111-186	2,013.63	1,090.43	-	3,104.06
04427-111-187	2,013.63	1,090.43	-	3,104.06
04427-111-188	2,013.63	1,303.19	-	3,316.82
04427-111-189	2,013.63	1,303.19	-	3,316.82
04427-111-190	2,013.63	1,090.43	-	3,104.06
04427-111-191	2,013.63	1,090.43	-	3,104.06
04427-111-192	2,013.63	1,303.19	-	3,316.82
04427-111-193	2,013.63	1,303.19	-	3,316.82
04427-111-194	2,013.63	1,303.19	-	3,316.82
04427-111-195	2,013.63	1,303.19	-	3,316.82
04427-111-196	2,013.63	1,303.19	-	3,316.82
04427-111-197	2,013.63	1,090.43	-	3,104.06
04427-111-198	2,013.63	1,090.43	-	3,104.06
04427-111-199	2,013.63	1,090.43	-	3,104.06
04427-111-200	2,013.63	1,090.43	-	3,104.06
04427-111-201	2,013.63	1,090.43	-	3,104.06
04427-111-202	2,013.63	1,090.43	-	3,104.06
04427-111-203	2,013.63	1,090.43	-	3,104.06
04427-111-204	2,013.63	1,090.43	-	3,104.06
04427-111-205	2,013.63	1,090.43	-	3,104.06
04427-111-206	2,013.63	821.28	-	2,834.91
04427-111-207	2,013.63	821.28	-	2,834.91
04427-111-208	2,013.63	821.28	-	2,834.91
04427-111-209	2,013.63	821.28	-	2,834.91
04427-111-210	2,013.63	821.28	-	2,834.91
04427-111-211	2,013.63	821.28	-	2,834.91
04427-111-212	2,013.63	821.28	-	2,834.91
04427-111-213	2,013.63	821.28	-	2,834.91
04427-111-214	2,013.63	821.28	-	2,834.91
04427-111-215	2,013.63	821.28	-	2,834.91
04427-111-216	2,013.63	821.28	-	2,834.91
04427-111-217	2,013.63	821.28	-	2,834.91
04427-111-218	2,013.63	821.28	-	2,834.91
04427-111-219	2,013.63	821.28	-	2,834.91
04427-111-220	2,013.63	821.28	-	2,834.91
04427-111-221	2,013.63	821.28	-	2,834.91
04427-111-222	2,013.63	821.28	-	2,834.91
04427-111-223	2,013.63	821.28	-	2,834.91
04427-111-224	2,013.63	821.28	-	2,834.91
04427-111-225	2,013.63	821.28	-	2,834.91
04427-111-226	2,013.63	821.28	-	2,834.91
04427-111-227	2,013.63	821.28	-	2,834.91
04427-111-228	2,013.63	821.28	-	2,834.91

04427-111-229	2,013.63	821.28	-	2,834.91
04427-111-230	2,013.63	821.28	-	2,834.91
04427-111-231	2,013.63	821.28	-	2,834.91
04427-111-232	2,013.63	821.28	-	2,834.91
04427-111-233	2,013.63	821.28	-	2,834.91
04427-111-234	2,013.63	821.28	-	2,834.91
04427-111-235	2,013.63	821.28	-	2,834.91
04427-111-236	2,013.63	821.28	-	2,834.91
04427-111-237	2,013.63	821.28	-	2,834.91
04427-111-238	2,013.63	821.28	-	2,834.91
04427-111-239	2,013.63	821.28	-	2,834.91
04427-111-240	2,013.63	821.28	-	2,834.91
04427-111-241	2,013.63	821.28	-	2,834.91
04427-111-242	2,013.63	821.28	-	2,834.91
04427-111-243	2,013.63	821.28	-	2,834.91
04427-111-244	2,013.63	821.28	-	2,834.91
04427-111-245	2,013.63	821.28	-	2,834.91
04427-111-246	2,013.63	821.28	-	2,834.91
04427-111-247	2,013.63	821.28	-	2,834.91
04427-111-248	2,013.63	821.28	-	2,834.91
04427-111-249	2,013.63	821.28	-	2,834.91
04427-111-250	2,013.63	1,055.32	-	3,068.95
04427-111-251	2,013.63	1,055.32	-	3,068.95
04427-111-252	2,013.63	1,055.32	-	3,068.95
04427-111-253	2,013.63	1,055.32	-	3,068.95
04427-111-254	2,013.63	1,055.32	-	3,068.95
04427-111-255	2,013.63	1,055.32	-	3,068.95
04427-111-256	2,013.63	1,055.32	-	3,068.95
04427-111-257	2,013.63	1,055.32	-	3,068.95
04427-111-258	2,013.63	1,055.32	-	3,068.95
04427-111-259	2,013.63	1,055.32	-	3,068.95
04427-111-260	2,013.63	1,055.32	-	3,068.95
04427-111-261	2,013.63	1,055.32	-	3,068.95
04427-111-262	2,013.63	1,055.32	-	3,068.95
04427-111-263	2,013.63	1,055.32	-	3,068.95
04427-111-264	2,013.63	1,055.32	-	3,068.95
04427-111-265	2,013.63	1,055.32	-	3,068.95
04427-111-266	2,013.63	1,055.32	-	3,068.95
04427-111-267	2,013.63	1,055.32	-	3,068.95
04427-111-268	2,013.63	1,055.32	-	3,068.95
04427-111-269	2,013.63	1,055.32	-	3,068.95
04427-111-270	2,013.63	1,055.32	-	3,068.95
04427-111-271	2,013.63	1,055.32	-	3,068.95
04427-111-272	2,013.63	1,055.32	-	3,068.95
04427-111-273	2,013.63	1,055.32	-	3,068.95
04427-111-274	2,013.63	1,055.32	-	3,068.95
04427-111-275	2,013.63	1,055.32	-	3,068.95

04427-111-276	2,013.63	1,055.32	-	3,068.95
04427-111-277	2,013.63	1,055.32	-	3,068.95
04427-111-278	2,013.63	1,055.32	-	3,068.95
04427-111-279	2,013.63	1,055.32	-	3,068.95
04427-111-280	2,013.63	1,055.32	-	3,068.95
04427-111-281	2,013.63	1,055.32	-	3,068.95
04427-111-282	2,013.63	1,055.32	-	3,068.95
04427-111-283	2,013.63	1,055.32	-	3,068.95
04427-111-284	2,013.63	1,055.32	-	3,068.95
04427-111-285	2,013.63	1,055.32	-	3,068.95
04427-111-286	2,013.63	1,055.32	-	3,068.95
04427-111-287	2,013.63	1,055.32	-	3,068.95
04427-111-288	2,013.63	1,055.32	-	3,068.95
04427-111-289	2,013.63	1,055.32	-	3,068.95
04427-111-290	2,013.63	1,055.32	-	3,068.95
04427-111-291	2,013.63	1,055.32	-	3,068.95
04427-111-292	2,013.63	1,055.32	-	3,068.95
04427-111-293	2,013.63	1,055.32	-	3,068.95
04427-111-294	2,013.63	1,055.32	-	3,068.95
04427-111-295	2,013.63	1,055.32	-	3,068.95
04427-111-296	2,013.63	1,055.32	-	3,068.95
04427-111-297	2,013.63	1,055.32	-	3,068.95
04427-111-298	2,013.63	1,055.32	-	3,068.95
04427-111-299	2,013.63	1,055.32	-	3,068.95
04427-111-300	2,013.63	1,055.32	-	3,068.95
04427-111-301	2,013.63	1,055.32	-	3,068.95
04427-111-302	2,013.63	1,055.32	-	3,068.95
04427-111-303	2,013.63	1,055.32	-	3,068.95
04427-111-304	2,013.63	1,055.32	-	3,068.95
04427-111-305	2,013.63	1,055.32	-	3,068.95
04427-111-306	2,013.63	1,055.32	-	3,068.95
04427-111-307	2,013.63	1,055.32	-	3,068.95
04427-111-308	2,013.63	1,055.32	-	3,068.95
04427-111-309	2,013.63	1,055.32	-	3,068.95
04427-111-310	2,013.63	1,055.32	-	3,068.95
04427-111-311	2,013.63	1,055.32	-	3,068.95
04427-111-312	2,013.63	1,055.32	-	3,068.95
04427-111-313	2,013.63	1,055.32	-	3,068.95
04427-111-314	2,013.63	1,055.32	-	3,068.95
04427-111-315	2,013.63	1,628.72	-	3,642.35
04427-111-316	2,013.63	1,628.72	-	3,642.35
04427-111-317	2,013.63	1,628.72	-	3,642.35
04427-111-318	2,013.63	1,628.72	-	3,642.35
04427-111-319	2,013.63	1,628.72	-	3,642.35
04427-111-320	2,013.63	1,303.19	-	3,316.82
04427-111-321	2,013.63	1,303.19	-	3,316.82
04427-111-322	2,013.63	1,303.19	-	3,316.82

04427-111-323	2,013.63	1,303.19	-	3,316.82
04427-111-324	2,013.63	1,303.19	-	3,316.82
04427-111-325	2,013.63	1,303.19	-	3,316.82
04427-111-326	2,013.63	1,303.19	-	3,316.82
04427-111-327	2,013.63	1,303.19	-	3,316.82
04427-111-328	2,013.63	1,303.19	-	3,316.82
04427-111-329	2,013.63	1,303.19	-	3,316.82
04427-111-330	2,013.63	1,303.19	-	3,316.82
04427-111-331	2,013.63	1,303.19	-	3,316.82
04427-111-332	2,013.63	1,303.19	-	3,316.82
04427-111-333	2,013.63	1,303.19	-	3,316.82
04427-111-334	2,013.63	2,450.00	-	4,463.63
04427-111-335	2,013.63	2,450.00	-	4,463.63
04427-111-336	2,013.63	2,450.00	-	4,463.63
04427-111-337	2,013.63	2,450.00	-	4,463.63
04427-111-338	2,013.63	2,450.00	-	4,463.63
04427-111-339	2,013.63	2,450.00	-	4,463.63
04427-111-340	2,013.63	2,450.00	-	4,463.63
04427-111-341	2,013.63	2,450.00	-	4,463.63
04427-111-342	2,013.63	2,450.00	-	4,463.63
04427-111-344	2,013.63	821.28	-	2,834.91
04427-111-345	2,013.63	821.28	-	2,834.91
04427-111-346	2,013.63	821.28	-	2,834.91
04427-111-347	2,013.63	821.28	-	2,834.91
04427-111-348	2,013.63	821.28	-	2,834.91
04427-111-349	-	821.28	-	821.28
04427-111-350	2,013.63	821.28	-	2,834.91
04427-111-351	2,013.63	-	-	2,013.63
04427-111-352	2,013.63	821.28	-	2,834.91
04427-111-353	2,013.63	821.28	-	2,834.91
04427-111-354	2,013.63	821.28	-	2,834.91
04427-111-355	2,013.63	821.28	-	2,834.91
04427-111-356	2,013.63	821.28	-	2,834.91
04427-111-357	2,013.63	821.28	-	2,834.91
04427-111-358	2,013.63	821.28	-	2,834.91
04427-111-359	2,013.63	821.28	-	2,834.91
04427-111-360	2,013.63	821.28	-	2,834.91
04427-111-361	2,013.63	821.28	-	2,834.91
04427-111-362	2,013.63	821.28	-	2,834.91
04427-111-363	2,013.63	821.28	-	2,834.91
04427-111-364	2,013.63	821.28	-	2,834.91
04427-111-365	2,013.63	821.28	-	2,834.91
04427-111-366	2,013.63	821.28	-	2,834.91
04427-111-367	2,013.63	821.28	-	2,834.91
04427-111-368	2,013.63	821.28	-	2,834.91
04427-111-369	2,013.63	821.28	-	2,834.91

04427-111-370	2,013.63	821.28	-	2,834.91
04427-111-371	2,013.63	821.28	-	2,834.91
04427-111-372	2,013.63	821.28	-	2,834.91
04427-111-373	2,013.63	821.28	-	2,834.91
04427-111-374	2,013.63	821.28	-	2,834.91
04427-111-375	2,013.63	821.28	-	2,834.91
04427-111-376	2,013.63	821.28	-	2,834.91
04427-111-377	2,013.63	821.28	-	2,834.91
04427-111-378	2,013.63	821.28	-	2,834.91
04427-111-379	2,013.63	821.28	-	2,834.91
04427-111-380	2,013.63	821.28	-	2,834.91
04427-111-381	2,013.63	821.28	-	2,834.91
04427-111-382	2,013.63	821.28	-	2,834.91
04427-111-383	2,013.63	821.28	-	2,834.91
04427-111-384	2,013.63	2,050.00	-	4,063.63
04427-111-385	2,013.63	2,050.00	-	4,063.63
04427-111-386	2,013.63	2,050.00	-	4,063.63
04427-111-387	2,013.63	2,050.00	-	4,063.63
04427-111-388	2,013.63	2,050.00	-	4,063.63
04427-111-389	2,013.63	2,050.00	-	4,063.63
04427-111-390	2,013.63	2,050.00	-	4,063.63
04427-111-391	2,013.63	2,050.00	-	4,063.63
04427-111-392	2,013.63	2,050.00	-	4,063.63
04427-111-393	2,013.63	2,050.00	-	4,063.63
04427-111-394	2,013.63	2,050.00	-	4,063.63
04427-111-395	2,013.63	2,050.00	-	4,063.63
04427-111-396	2,013.63	2,050.00	-	4,063.63
04427-111-397	2,013.63	2,050.00	-	4,063.63
04427-111-398	2,013.63	2,050.00	-	4,063.63
04427-111-399	2,013.63	2,050.00	-	4,063.63
04427-111-400	2,013.63	2,050.00	-	4,063.63
04427-111-401	2,013.63	2,050.00	-	4,063.63
04427-111-402	2,013.63	2,050.00	-	4,063.63
04427-111-403	2,013.63	2,050.00	-	4,063.63
04427-111-404	2,013.63	2,050.00	-	4,063.63
04427-111-405	2,013.63	2,050.00	-	4,063.63
04427-111-406	2,013.63	1,628.72	-	3,642.35
04427-111-407	2,013.63	1,628.72	-	3,642.35
04427-111-408	2,013.63	1,628.72	-	3,642.35
04427-111-409	2,013.63	1,628.72	-	3,642.35
04427-111-410	2,013.63	1,628.72	-	3,642.35
04427-111-411	2,013.63	1,628.72	-	3,642.35
04427-111-412	2,013.63	1,628.72	-	3,642.35
04427-111-413	2,013.63	1,628.72	-	3,642.35
04427-111-414	2,013.63	1,628.72	-	3,642.35
04427-111-415	2,013.63	1,628.72	-	3,642.35
04427-111-416	2,013.63	1,628.72	-	3,642.35

04427-111-417	2,013.63	1,628.72	-	3,642.35
04427-111-418	2,013.63	1,628.72	-	3,642.35
04427-111-419	2,013.63	1,303.19	-	3,316.82
04427-111-420	2,013.63	1,303.19	-	3,316.82
04427-111-421	2,013.63	1,303.19	-	3,316.82
04427-111-422	2,013.63	1,303.19	-	3,316.82
04427-111-423	2,013.63	1,303.19	-	3,316.82
04427-111-424	2,013.63	1,628.72	-	3,642.35
04427-111-425	2,013.63	1,628.72	-	3,642.35
04427-111-426	2,013.63	1,628.72	-	3,642.35
04427-111-427	2,013.63	1,628.72	-	3,642.35
04427-111-428	2,013.63	1,303.19	-	3,316.82
04427-111-429	2,013.63	1,303.19	-	3,316.82
04427-111-430	2,013.63	1,303.19	-	3,316.82
04427-111-431	2,013.63	1,303.19	-	3,316.82
04427-111-432	2,013.63	1,303.19	-	3,316.82
04427-111-433	2,013.63	-	-	2,013.63
04427-111-434	2,013.63	1,303.19	-	3,316.82
04427-111-435	2,013.63	1,303.19	-	3,316.82
04427-111-436	2,013.63	1,303.19	-	3,316.82
04427-111-437	2,013.63	1,303.19	-	3,316.82
04427-111-438	2,013.63	1,303.19	-	3,316.82
04427-111-439	2,013.63	1,303.19	-	3,316.82
04427-111-440	2,013.63	1,303.19	-	3,316.82
04427-111-441	2,013.63	1,303.19	-	3,316.82
04427-111-442	2,013.63	1,303.19	-	3,316.82
04427-111-443	2,013.63	1,303.19	-	3,316.82
04427-111-444	2,013.63	1,303.19	-	3,316.82
04427-111-445	2,013.63	1,303.19	-	3,316.82
04427-111-446	2,013.63	1,303.19	-	3,316.82
04427-111-447	2,013.63	1,303.19	-	3,316.82
04427-111-448	2,013.63	1,303.19	-	3,316.82
04427-111-449	2,013.63	1,303.19	-	3,316.82
04427-111-450	2,013.63	1,303.19	-	3,316.82
04427-111-451	2,013.63	1,303.19	-	3,316.82
04427-111-452	2,013.63	1,303.19	-	3,316.82
04427-111-453	2,013.63	1,628.72	-	3,642.35
04427-111-454	2,013.63	1,628.72	-	3,642.35
04427-111-455	2,013.63	1,628.72	-	3,642.35
04427-111-456	2,013.63	1,628.72	-	3,642.35
04427-111-457	2,013.63	1,628.72	-	3,642.35
04427-111-458	2,013.63	1,628.72	-	3,642.35
04427-111-459	2,013.63	1,055.32	-	3,068.95
04427-111-460	2,013.63	1,055.32	-	3,068.95
04427-111-461	2,013.63	1,055.32	-	3,068.95
04427-111-462	2,013.63	1,055.32	-	3,068.95
04427-111-463	2,013.63	1,055.32	-	3,068.95

04427-111-464	2,013.63	1,055.32	-	3,068.95
04427-111-465	2,013.63	1,055.32	-	3,068.95
04427-111-466	2,013.63	1,055.32	-	3,068.95
04427-111-467	2,013.63	1,055.32	-	3,068.95
04427-111-468	2,013.63	1,055.32	-	3,068.95
04427-111-469	2,013.63	1,055.32	-	3,068.95
04427-111-470	2,013.63	1,055.32	-	3,068.95
04427-111-471	2,013.63	1,055.32	-	3,068.95
04427-111-472	2,013.63	1,055.32	-	3,068.95
04427-111-473	2,013.63	1,055.32	-	3,068.95
04427-111-474	2,013.63	1,055.32	-	3,068.95
04427-111-475	2,013.63	1,055.32	-	3,068.95
04427-111-476	2,013.63	1,055.32	-	3,068.95
04427-111-477	2,013.63	1,055.32	-	3,068.95
04427-111-478	2,013.63	1,055.32	-	3,068.95
04427-111-479	2,013.63	1,055.32	-	3,068.95
04427-111-480	2,013.63	1,055.32	-	3,068.95
04427-111-481	2,013.63	1,055.32	-	3,068.95
04427-111-482	2,013.63	1,055.32	-	3,068.95
04427-111-483	2,013.63	1,055.32	-	3,068.95
04427-111-484	2,013.63	1,055.32	-	3,068.95
04427-111-485	2,013.63	1,055.32	-	3,068.95
04427-111-486	2,013.63	1,055.32	-	3,068.95
04427-111-487	2,013.63	1,055.32	-	3,068.95
04427-111-488	2,013.63	1,303.19	-	3,316.82
04427-111-489	2,013.63	1,303.19	-	3,316.82
04427-111-490	2,013.63	1,303.19	-	3,316.82
04427-111-491	2,013.63	1,303.19	-	3,316.82
04427-111-492	2,013.63	1,303.19	-	3,316.82
04427-111-493	2,013.63	1,303.19	-	3,316.82
04427-111-494	2,013.63	1,303.19	-	3,316.82
04427-111-495	2,013.63	1,303.19	-	3,316.82
04427-111-496	2,013.63	1,303.19	-	3,316.82
04427-111-497	2,013.63	1,303.19	1,029.79	4,346.61
04427-111-498	2,013.63	1,303.19	1,029.79	4,346.61
04427-111-499	2,013.63	-	1,029.79	3,043.42
04427-111-500	2,013.63	-	1,029.79	3,043.42
04427-111-501	2,013.63	-	1,029.79	3,043.42
04427-111-502	2,013.63	-	1,029.79	3,043.42
04427-111-503	2,013.63	-	1,029.79	3,043.42
04427-111-504	2,013.63	-	1,029.79	3,043.42
04427-111-505	2,013.63	-	1,029.79	3,043.42
04427-111-506	2,013.63	-	1,029.79	3,043.42
04427-111-507	2,013.63	-	1,029.79	3,043.42
04427-111-508	2,013.63	-	1,029.79	3,043.42
04427-111-509	2,013.63	-	1,029.79	3,043.42
04427-111-510	2,013.63	-	1,029.79	3,043.42

[illegible]

04427-111-558	2,013.63	-	1,029.79	3,043.42
04427-111-559	2,013.63	-	1,029.79	3,043.42
04427-111-560	2,013.63	-	1,029.79	3,043.42
04427-111-561	2,013.63	-	1,339.36	3,352.99
04427-111-562	2,013.63	-	1,339.36	3,352.99
04427-111-563	2,013.63	-	1,339.36	3,352.99
04427-111-564	2,013.63	-	1,339.36	3,352.99
04427-111-565	2,013.63	-	1,339.36	3,352.99
04427-111-566	2,013.63	-	1,029.79	3,043.42
04427-111-567	2,013.63	-	1,029.79	3,043.42
04427-111-568	2,013.63	-	1,029.79	3,043.42
04427-111-569	2,013.63	-	1,029.79	3,043.42
04427-111-570	2,013.63	-	1,029.79	3,043.42
04427-111-571	2,013.63	-	1,029.79	3,043.42
04427-111-572	2,013.63	-	1,029.79	3,043.42
04427-111-573	2,013.63	-	1,029.79	3,043.42
04427-111-574	2,013.63	-	1,029.79	3,043.42
04427-111-575	2,013.63	-	1,029.79	3,043.42
04427-111-576	2,013.63	-	1,029.79	3,043.42
04427-111-577	2,013.63	-	1,029.79	3,043.42
04427-111-578	2,013.63	-	1,029.79	3,043.42
04427-111-579	2,013.63	-	1,029.79	3,043.42
04427-111-580	2,013.63	-	1,029.79	3,043.42
04427-111-581	2,013.63	-	1,029.79	3,043.42
04427-111-582	2,013.63	-	1,029.79	3,043.42
04427-111-583	2,013.63	-	1,029.79	3,043.42
04427-111-584	2,013.63	-	1,029.79	3,043.42
04427-111-585	2,013.63	-	1,029.79	3,043.42
04427-111-586	2,013.63	-	1,029.79	3,043.42
04427-111-587	2,013.63	-	1,029.79	3,043.42
04427-111-588	2,013.63	-	1,029.79	3,043.42
04427-111-589	2,013.63	-	1,029.79	3,043.42
04427-111-590	2,013.63	-	1,029.79	3,043.42
04427-111-591	2,013.63	-	1,029.79	3,043.42
04427-111-592	2,013.63	-	1,029.79	3,043.42
04427-111-593	2,013.63	-	1,029.79	3,043.42
04427-111-594	2,013.63	-	1,029.79	3,043.42
04427-111-595	2,013.63	-	1,029.79	3,043.42
04427-111-596	2,013.63	-	1,029.79	3,043.42
04427-111-597	2,013.63	-	1,029.79	3,043.42
04427-111-598	2,013.63	-	1,029.79	3,043.42
04427-111-599	2,013.63	-	1,029.79	3,043.42
04427-111-600	2,013.63	-	1,029.79	3,043.42
04427-111-601	2,013.63	-	1,029.79	3,043.42
04427-111-602	2,013.63	-	1,029.79	3,043.42
04427-111-603	2,013.63	-	1,029.79	3,043.42
04427-111-604	2,013.63	-	1,339.36	3,352.99

[illegible]

04427-111-652	2,013.63	-	1,339.36	3,352.99
04427-111-653	2,013.63	-	1,339.36	3,352.99
04427-111-654	2,013.63	-	1,339.36	3,352.99
04427-111-655	2,013.63	-	1,339.36	3,352.99
04427-111-656	2,013.63	-	1,339.36	3,352.99
04427-111-657	2,013.63	-	1,339.36	3,352.99
04427-111-658	2,013.63	-	1,339.36	3,352.99
04427-111-659	2,013.63	-	1,339.36	3,352.99
04427-111-660	2,013.63	-	1,339.36	3,352.99
04427-111-661	2,013.63	-	1,029.79	3,043.42
04427-111-662	2,013.63	-	1,029.79	3,043.42
04427-111-663	2,013.63	-	1,029.79	3,043.42
04427-111-664	2,013.63	-	1,029.79	3,043.42
04427-111-665	2,013.63	-	1,029.79	3,043.42
04427-111-666	2,013.63	-	1,029.79	3,043.42
04427-111-667	2,013.63	-	1,029.79	3,043.42
04427-111-668	2,013.63	-	1,029.79	3,043.42
04427-111-669	2,013.63	-	1,029.79	3,043.42
04427-111-670	2,013.63	-	1,029.79	3,043.42
04427-111-671	2,013.63	-	1,029.79	3,043.42
04427-111-672	2,013.63	-	1,029.79	3,043.42
04427-111-673	2,013.63	-	1,029.79	3,043.42
04427-111-674	2,013.63	-	1,029.79	3,043.42
04427-111-675	2,013.63	-	1,029.79	3,043.42
04427-111-676	2,013.63	-	1,029.79	3,043.42
04427-111-677	2,013.63	-	1,029.79	3,043.42
04427-111-678	2,013.63	-	1,029.79	3,043.42
04427-111-679	2,013.63	-	1,029.79	3,043.42
04427-111-680	2,013.63	-	1,029.79	3,043.42
04427-111-681	2,013.63	-	1,029.79	3,043.42
04427-111-682	2,013.63	-	1,029.79	3,043.42
04427-111-683	2,013.63	-	1,029.79	3,043.42
04427-111-684	2,013.63	-	1,029.79	3,043.42
04427-111-685	2,013.63	-	1,029.79	3,043.42
04427-111-686	2,013.63	-	1,029.79	3,043.42
04427-111-687	2,013.63	-	1,029.79	3,043.42
04427-111-688	2,013.63	-	1,029.79	3,043.42
04427-111-689	2,013.63	-	1,029.79	3,043.42
04427-111-690	2,013.63	-	1,029.79	3,043.42
04427-111-691	2,013.63	-	1,029.79	3,043.42
04427-111-692	2,013.63	-	1,029.79	3,043.42
04427-111-693	2,013.63	-	1,029.79	3,043.42
04427-111-694	2,013.63	-	1,029.79	3,043.42
04427-111-695	2,013.63	-	1,029.79	3,043.42
04427-111-696	2,013.63	-	1,029.79	3,043.42
04427-111-697	2,013.63	-	1,029.79	3,043.42
04427-111-698	2,013.63	-	1,029.79	3,043.42

[illegible]

04427-111-746	2,013.63	-	1,339.36	3,352.99
04427-111-747	2,013.63	-	1,339.36	3,352.99
04427-111-748	2,013.63	-	1,647.87	3,661.50
04427-111-749	2,013.63	-	1,647.87	3,661.50
04427-111-750	2,013.63	-	1,647.87	3,661.50
04427-111-751	2,013.63	-	1,647.87	3,661.50
04427-111-752	2,013.63	-	1,647.87	3,661.50
04427-111-753	2,013.63	-	1,647.87	3,661.50
04427-111-754	2,013.63	-	1,647.87	3,661.50
04427-111-755	2,013.63	-	1,647.87	3,661.50
04427-111-756	2,013.63	-	1,647.87	3,661.50
04427-111-757	2,013.63	-	1,647.87	3,661.50
04427-111-758	2,013.63	-	1,647.87	3,661.50
04427-111-759	2,013.63	-	1,647.87	3,661.50
04427-111-760	2,013.63	-	1,647.87	3,661.50
04427-111-761	2,013.63	-	1,647.87	3,661.50
04427-111-762	2,013.63	-	1,647.87	3,661.50
04427-111-763	2,013.63	-	1,647.87	3,661.50
04427-111-764	2,013.63	-	1,647.87	3,661.50
04427-111-765	2,013.63	-	1,647.87	3,661.50
04427-111-766	2,013.63	-	1,647.87	3,661.50
04427-111-767	2,013.63	-	1,647.87	3,661.50
04427-111-768	2,013.63	-	1,647.87	3,661.50
04427-111-769	2,013.63	-	1,647.87	3,661.50
04427-111-770	2,013.63	-	1,647.87	3,661.50
04427-111-771	2,013.63	-	1,647.87	3,661.50
04427-111-772	2,013.63	-	1,647.87	3,661.50
04427-111-773	2,013.63	-	1,647.87	3,661.50
04427-111-774	2,013.63	-	1,647.87	3,661.50
04427-111-775	2,013.63	-	1,647.87	3,661.50
04427-111-776	2,013.63	-	1,647.87	3,661.50
04427-111-777	2,013.63	-	1,647.87	3,661.50
04427-111-778	2,013.63	-	1,647.87	3,661.50
04427-111-779	2,013.63	-	1,339.36	3,352.99
04427-111-780	2,013.63	-	1,339.36	3,352.99
04427-111-781	2,013.63	-	1,339.36	3,352.99
04427-111-782	2,013.63	-	1,339.36	3,352.99
04427-111-783	2,013.63	-	1,339.36	3,352.99
04427-111-784	2,013.63	-	1,339.36	3,352.99
04427-111-785	2,013.63	-	1,339.36	3,352.99
04427-111-786	2,013.63	-	1,339.36	3,352.99
04427-111-787	2,013.63	-	1,339.36	3,352.99
04427-111-788	2,013.63	-	1,339.36	3,352.99
04427-111-789	2,013.63	-	1,339.36	3,352.99
04427-111-790	2,013.63	-	1,339.36	3,352.99
04427-111-791	2,013.63	-	1,339.36	3,352.99
04427-111-792	2,013.63	-	1,339.36	3,352.99

04427-111-793	2,013.63	-	1,339.36	3,352.99
04427-111-794	2,013.63	-	1,339.36	3,352.99
04427-111-795	2,013.63	-	1,339.36	3,352.99
04427-111-796	2,013.63	-	1,647.87	3,661.50
04427-111-797	2,013.63	-	1,647.87	3,661.50
04427-111-798	2,013.63	-	1,647.87	3,661.50
04427-111-799	2,013.63	-	1,647.87	3,661.50
04427-111-800	2,013.63	-	1,647.87	3,661.50
04427-111-801	2,013.63	-	1,647.87	3,661.50
04427-111-802	2,013.63	-	1,647.87	3,661.50
04427-111-803	2,013.63	-	1,647.87	3,661.50
04427-111-804	2,013.63	-	1,647.87	3,661.50
04427-111-805	2,013.63	-	1,647.87	3,661.50
04427-111-806	2,013.63	-	1,647.87	3,661.50
04427-111-807	2,013.63	-	1,647.87	3,661.50
04427-111-808	2,013.63	-	1,647.87	3,661.50
04427-111-809	2,013.63	-	1,647.87	3,661.50
04427-111-810	2,013.63	-	1,647.87	3,661.50
04427-111-811	2,013.63	-	1,647.87	3,661.50
04427-111-812	2,013.63	-	1,647.87	3,661.50
04427-111-813	2,013.63	-	1,647.87	3,661.50
04427-111-814	2,013.63	-	1,647.87	3,661.50
04427-111-815	2,013.63	-	1,647.87	3,661.50
04427-111-816	2,013.63	-	1,647.87	3,661.50
04427-111-817	2,013.63	-	1,647.87	3,661.50
04427-111-818	2,013.63	-	1,647.87	3,661.50
04427-111-819	2,013.63	-	1,647.87	3,661.50
04427-111-820	2,013.63	-	1,647.87	3,661.50
04427-111-821	2,013.63	-	1,647.87	3,661.50
04427-111-822	2,013.63	-	1,647.87	3,661.50
04427-111-823	2,013.63	-	1,647.87	3,661.50
04427-111-824	2,013.63	-	1,647.87	3,661.50
04427-111-825	2,013.63	-	1,647.87	3,661.50
04427-111-826	2,013.63	-	1,339.36	3,352.99
04427-111-827	2,013.63	-	1,339.36	3,352.99
04427-111-828	2,013.63	-	1,339.36	3,352.99
04427-111-829	2,013.63	-	1,339.36	3,352.99
04427-111-830	2,013.63	-	1,339.36	3,352.99
04427-111-831	2,013.63	-	1,339.36	3,352.99
04427-111-832	2,013.63	-	1,339.36	3,352.99
04427-111-833	2,013.63	-	1,339.36	3,352.99
04427-111-834	2,013.63	-	1,339.36	3,352.99
04427-111-835	2,013.63	-	1,339.36	3,352.99
04427-111-836	2,013.63	-	1,339.36	3,352.99
04427-111-837	2,013.63	-	1,339.36	3,352.99
04427-111-838	2,013.63	-	1,339.36	3,352.99
04427-112-000	-	-	-	-

04427-150-000	-	-	-	-
04427-160-000	-	-	-	-
04427-200-000	-	-	-	-
	2,013.63	2,450.00	-	4,463.63
	1,685,408.31	584,877.89	432,921.29	2,703,207.49
	101,124.50	35,092.67	25,975.28	
	1,584,283.81	549,785.22	406,946.01	
	304,742.41		200,218.37	
	1,889,026.22	549,785.22	607,164.38	
	1,890,917.69	550,940.00	607,164.38	
	(1,891.47)	(1,154.78)	0.00	



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-12,
Adopting the Annual Meeting Schedule
for Fiscal Year 2025/2026

RESOLUTION 2025-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE PARKER ROAD COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2025-2026**

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 2025-2026 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 2025-2026 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 28TH DAY OF AUGUST 2025.

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 2025-2026**

Wednesday, November 19, 2025

Friday, February 20, 2026

Wednesday, April 15, 2026

Friday, June 19, 2026

Wednesday, July 15, 2026

Friday, August 14, 2026

All meetings will convene at _____ A.M/P.M at 11701 SW 30th Ave, Gainesville, FL 32608.



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Discussion of Agreements / Waivers /
Facility Use Fees for Coaches

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

PFM Group Consulting LLC
Vivian Carvalho
District Manager
3501 Quadrangle Blvd, Ste. 270
Orlando, FL 32817
(407) 723-5900

Berman Construction
~~**Leland Management, Inc**~~
~~**Carrie Gailfoil**~~
~~**Amenity Manager**~~
Parker Road CDD Clubhouse
11701 SW 30th Avenue
Gainesville, FL 32608

PART 1: Parker Road Community Development District

Amenities Rules & Policies

(Adopted May 20, 2016, Amended August 18, 2023)

In accordance with Chapter 190 of the Florida Statutes, the Board of Supervisors of the Parker Road Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

“Access Card” – shall mean any identification card issued to Patrons.

“Amenities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, basketball court, volleyball court, playground, and event lawns, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

“Amenities Policies” or “Policies” – shall mean all Amenities Policies of the District, as amended from time to time.

“Amenity Management Team” – shall mean the group of staff members including but not limited to the following: Amenity Manager, ~~Lifestyle Coordinator,~~
Administrative Assistant
Maintenance Technician and short-term staff, as needed.

its employees, staff and agents, contracted by the District to manage the Amenities.

“Annual User Fee” – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District’s rules.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the District.

“District” – shall mean the Parker Road Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

“Lessee” – shall mean any tenant residing in a Resident’s home pursuant to a valid lease agreement.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Patrons, and Lessee.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

“Resident” – shall mean any person or Family owning property within the District.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the annual operation and maintenance assessment in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. **Non-Residents.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Lessee's Privileges. Residents who lease residential unit(s) in the District shall have the right to designate the Lessee of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Lessee who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Lessee is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Lessees which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron who is at least sixteen years of age may bring a maximum of four (4) Guests to the Amenities; except the fitness center is (1) Guest permitted. Provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. Notwithstanding the prior sentence, no more than four (4) Guests may join a Patron Family at any time – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. **Registration / Disclaimer.** In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A. All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents,**

personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.

MEMBER ACCESS

Use of Access Cards. If issued by the District as a means of entry to the Amenities, Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons will scan their Access Cards on the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron provide an Access Card to another person to allow him or her to use the Amenities.

Issuance of Access Cards. If issued by the District, each Patron may receive one Access Card per individual, over the age of sixteen, residing in the home upon registration with the District.

Non-Transferrable. Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

Lost or Stolen Cards. All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards.

COMMUNITY PROGRAMMING

Resources. The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the ~~Lifestyle Coordinator~~ ^{Amenity Manager} will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by viewing the monthly, emailed newsletters, reviewing the community bulletin board, or by contacting the ~~Lifestyle Coordinator~~ ^{Amenity Manager} at the clubhouse:

Amenity Management Team
~~Berman Construction~~
~~Leland Management~~
11701 SW 30th Avenue
Gainesville, Florida 32608
352-727-7939

Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration and a minimum limitation. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

Programs and Activities. All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the ^{Amenity Manager} ~~Lifestyle Coordinator~~ or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the ^{Amenity Manager} ~~Lifestyle Coordinator~~.

Athletic Teams. The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the ^{Amenity Manager} ~~Lifestyle Coordinator~~ for further information.

Cancellation by the District. ^{Amenity Manager} ~~The Lifestyle Coordinator~~ will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

Refunds. Program refunds and credit may be granted on a case-by-case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Management Team at ~~352-727-7939~~, and to the office of the District Manager at (407) 723-5900. ³⁵²⁻²⁰⁴⁻⁸¹⁷⁷

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance,

weather related purposes or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

Disregard Highlight

1. **Registration.** All Patrons may be required to sign in upon entering the clubhouse.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities.
3. **Minors.** Except as otherwise stated herein, children under sixteen (16) years of age must be accompanied by an adult aged eighteen (18) or older.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors, with the exception of the bathroom areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Management Team prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
7. **No Smoking.** Smoking (including e-cigarettes) is not permitted in any building, or any District owned outdoor Amenity to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. No employee or contractor of the District shall smoke in any building, or any District owned outdoor Amenity. Any violation of this policy shall be reported to the Amenity Management Team.
8. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. **Fireworks.** Fireworks of any kind are not permitted anywhere on District-owned property.
12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. **Profanity.** Loud, profane, or abusive language is prohibited.
15. **Horseplay.** Disorderly conduct and horseplay are prohibited.

16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property, in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. **Grills.** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District. Should this be taken out, or should an area be designated.
24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse and pool deck. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse and pool deck.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Management Team for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

The following policies apply to the District's fitness center:

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Usage Restrictions.** Patrons and Guest ages 16 and older may use the fitness center during designated hours of operation. ~~Children (12-15) years of age must be accompanied by a Patron aged 18 or older, unless such~~

A Child of the age of

fifteen (15) years of age and is actively participating in an athletic program and satisfies the following steps:

- a. District staff is provided with documentation directly from the athletic organization stating their enrollment,
- b. Such child completes a fitness center orientation with the Amenity Manager,
- c. and an executed liability release is provided.

No children under the age of fourteen (14) are allowed in the Fitness Center at any time. It is only permitted for one (1) Guest, accompanied by a patron, to utilize the Fitness Center.

3. **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
4. **Courtesy.** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to “work in” between sets. All equipment must be wiped down after use.
5. **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
6. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
7. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
8. **Hand Chalk.** Hand chalk is not permitted.
9. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.
10. **Hours of Operation.** The Fitness Center is open for residents use via access card from 4:00AM to 11:00PM seven (7) days of week.

up for consideration: 24 hours

RESORT POOL

The following policies apply to the District’s pool:

1. **Swim at Your Own Risk.** The pool areas are not supervised, so all Patrons use the pool at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pool at any other time unless a specific event is scheduled.
3. **Supervision of Children.** Children under sixteen (16) years of age must be accompanied by an adult at least 18 years of age at all times for usage of the pool.

May have food at the tables
by the pavilions, in lounge
chairs, and at the pool patio

4. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skateboards or other similar items are permitted on the pool deck.
5. **Food and Drink; Alcohol & Smoking.** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply, including but not limited to the prohibitions on alcohol and smoking set forth as paragraphs 6 and 7 of the General Provisions.
6. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. **Diving.** Diving is strictly prohibited at the pool, with the exception of swim team competitions pre-approved by the District.
8. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels, and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
10. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. **Railings.** No swinging on ladders, fences, or railings is allowed.
12. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pool.
13. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
14. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
16. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores, or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. **Swim Diapers.** Parents should take their children to the restroom before entering the pool. Children who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of

the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.

19. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
20. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging. Hanging on the lane lines and interfering with the lap-swimming lane is prohibited. Any Patron that damages a lane line will be responsible for the cost to repair and or replacement.
21. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. **ADA Compliant Chair Lift.** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

TENNIS COURTS

The following policies apply to the tennis courts:

1. ~~**First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, tennis court use should be limited to 1 hour.~~
Reservation Required: To Make Tennis Court Reservations on Skedda: <http://oakmontreservations.skedda.com>
2. **Attire.** All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts, or warm-up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Tennis courts are for tennis only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. **Operating Hours.** The tennis courts are open from ~~7 a.m.~~ to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.

8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the tennis courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

BASKETBALL COURT

The following policies apply to the basketball court:

1. **First Come Basis.** The court is available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, basketball court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes shirts, basketball shoes, shorts or warm-up suits. These items must be worn at all times.
3. **Use.** The basketball court is for basketball only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the basketball court at any time.
5. **Food and Drinks.** Food and gum are not permitted on the court. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. **Operating Hours.** The basketball court is open from dawn to dusk. No one is permitted on the basketball court at any other time unless a specific event is scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the basketball court.
9. **Furniture.** No furniture will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.

MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis. Or Reservations for the Pavilion and use of the field can be made through the Amenity Manager
2. **Vehicles.** No bicycles, scooters, skateboards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.
5. **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.

6. **Equipment.** Patrons are responsible for bringing their own equipment.
7. **Golfing.** Golfing is not permitted on the field.
8. **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
9. **Hours of Operation.** Dawn to Dusk

Multi - Purpose Field

~~EVENT LAWN~~, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

1. **First Come Basis.** The picnic areas, and patio, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. **Vehicles.** No bicycles, scooters, skateboards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Skateboards, Etc.** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted.
5. **Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
6. **Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
7. **Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis.
8. **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event, or rental.
9. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.
10. **Hours of Operation.** Dawn to Dusk

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Fishing is prohibited in all ponds on District property.
3. Swimming is prohibited in all ponds on District property.
4. No watercrafts of any kind are allowed in any of the ponds on District property.

5. No Golf Carts are permitted
6. Water Surfing is not permitted.

PLAYGROUND

The following guidelines apply to the Playground area:

1. Patrons and Guests may use the playground at their own risk.
2. Adult supervision (eighteen years and older) is required for children under the age of eight. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
3. Proper footwear is required and no loose clothing, especially with strings should be worn.
4. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
5. No food, drinks or gum are permitted at the playground.
6. No pets of any kind are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.
10. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
11. Hours of Operation is Dawn to Dusk.

OAKMONT TORTOISE RESERVE TRAIL

And all other walking trails throughout Oakmont

1. Wheeled vehicles (including bicycles, scooters, skateboards, cars, trucks, utility vehicles, and similar vehicles) are prohibited on trails, unless vehicle is an approved maintenance vehicle. *Add: Golf Cart*
2. Only use designated trails and do not disturb the nature landscapes. Be cautious of plants and wildlife in their native habitat.
3. No trash shall be deposited on the trails.
4. Use of trails is at your own risk.
5. Pets are prohibited.
6. The following are not permitted at any time:
 - Horses
 - Feeding animals
 - Hunting
 - Camping
 - Cooking
 - Smoking
 - Fires

CONSERVATION EASEMENTS

Some lots located within the District may be located next to District-owned conservation property. Specifically, the District's property is subject to a conservation easement. A conservation easement is an agreement between the St. Johns River Water Management District and the owner of the conservation property, which is entered into for the purpose of preserving land and protecting water resources. As the demand for natural resources increases as a result of Florida's population growth, conservation easements seek to ensure that Florida's wildlife will have suitable homes and that current and future generations will have an opportunity to enjoy a healthy environment. The conservation easement recorded on the District's conservation property imposes many restrictions on the property, including a prohibition on the removal or destruction of trees, shrubs or other vegetation located on the property. Please be aware that all Patrons are responsible for ensuring that any activities are being conducted on their lots and NOT the District's property or in property subject to the conservation easement. Should the District be subject to any fine or penalty or otherwise be adversely impacted as a result of a Patron's activity in the District's conservation property, the District shall seek full recovery from such Patron, including all fees and costs related to such

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may rent the Amenities for parties and events. Please contact the ~~Lifestyle Coordinator~~^{Administrative Assistant} in order to determine availability of the Amenities for any particular reservation date for a rental.
2. **Amenities Available for Rental:** The following Amenities are available for rental: Clubhouse, ~~Event Lawn, Swing Arbor Lawn and~~ Multi-Purpose Field. A deposit is required for any of the above-mentioned Amenities. Deposit fees are detailed in the Clubhouse rental form.
3. **Payment & Registration.** At the time the reservation is made, a check or money order (no cash) for the deposit made out to District must be delivered to the Lifestyle Coordinator along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. **Rates and Deposits.** The deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location, and date. To receive the full refund of the deposit within 10 days after the event party, the renter must:
 - i. ~~Remove all garbage, place in dumpster and replace garbage liners;~~
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

Place garbage tied up in the Kitchen

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. ***Computation of Rental Time.*** The rental time period is inclusive of set-up and clean-up time.
6. ***Duration of Events.*** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than six (6) hours, and no after-hours events shall extend past 10 p.m.
7. ***Available Hours.*** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented until 10:00PM. All parties and events, including clean-up, at the clubhouse must conclude by 10:00 PM.
8. ***Capacity.*** The clubhouse capacity limit (80) shall not be exceeded at any time for a party or event.
9. ***Noise.*** The volume of live or recorded music must not violate applicable Alachua County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
10. ***Insurance.*** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful, or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

ATTACHMENT A: **Consent and Waiver Agreement**

ATTACHMENT A
Consent and Waiver Agreement

CONSENT AND WAIVER AGREEMENT
- Parker Road Community Development District -

Thank you for using the Parker Road Community Development District's ("District") Amenities and/or participating in its community programs. We appreciate your understanding and cooperation in maintaining both your safety and health, and the safety and health of others, by reading and signing the following Consent and Waiver Agreement ("Agreement"). This Agreement applies to, but does not by itself grant any rights regarding, the use of any of the District's Amenities, which feature among other things a clubhouse, fitness center, swimming pool, tennis courts, basketball court, playground, event lawn and multi-purpose field and to participation in any of the District's many community programming activities.

Any capitalized terms not defined herein shall have the meaning ascribed to them in the District's amenities rules and policies, as may be amended from time to time. For purposes of this Agreement, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

In consideration for Participant being allowed to participate in some or all of the Activities, I, as the participant identified below ("Participant"), or I, as the parent and/or legal guardian of the Participant, who is a minor child, and on behalf of the Participant ("Participant's Guardian"), agree as follows.

Acknowledgement of Participation

Participant intends to voluntarily participate in one or more Activities. If Participant is a minor child, Participant's Guardian authorizes the Participant to voluntarily participate in one or more Activities.

Acknowledgement of Health

Participant acknowledges and understands that the District recommends that Participant consult a physician prior to engaging in the Activities, and that it is Participant's sole responsibility to obtain an examination by a physician prior to involvement in the Activities. Participant certifies that he or she is physically and mentally capable of participating in the Activities and that Participant is not under any kind of medical treatment or has any mental or physical condition that would prevent Participant from participating in the Activities. Participant further acknowledges that Participant has either had a physical examination and been given a physician's approval to participate in the activities, or has elected to participate in the activities without the approval of a doctor and hereby assumes all risk and responsibility for participation in the activities.

Role of the District

Participant acknowledges and understands that some or all of the Activities may be provided through third parties, that any such third parties are not affiliated with the District in any way, that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Activities.

Assumption of Risk

Participant acknowledges and understands that participation in the Activities may have certain inherent risks, including, but not limited to, economic loss, significant changes in the Participant's physical or mental health, injury, disabilities, or even death to the Participant. Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Activities, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. Participant is voluntarily participating in the Activities with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

Waiver and Indemnification

As stated in the District's policies, any Patron, Guest, or other person who participates in the Activities, including the Participant, shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, including Participant, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, including Participant, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person, including Participant, shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

Sovereign Immunity

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Emergency Transportation and Care

In the event that Participant is incapacitated and unable to respond, or in the event the Participant is a minor child, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District is not responsible for providing any such treatment or transportation, and the "Waiver and Release of Liability" provisions set forth above apply to any emergency medical transportation and/or treatment of Participant.

Rules and Policies

Participant agrees to read and comply with the written rules and policies adopted by the District and relating to the Amenities, and further agrees to act in a safe manner when participating in the Activities. Participant further agrees to immediately inform a representative of the District, and to stop participating in the Activities, if Participant observes any unsafe condition or broken equipment, or if Participant experiences any pain, discomfort or other symptoms that Participant may suffer during or after participating in the Activities. Participant understands that Participant may stop or delay participation in the Activities if Participant so desires and that Participant may also be requested to stop and rest by a District representative who observes any symptoms of distress or abnormal response, and Participant agrees to comply with such directions.

Insurance Coverage

Participant understands that Participant is responsible for obtaining appropriate insurance coverage when participating in the Activities and that the District has no obligation to provide any insurance coverage.

Binding Effect

This Agreement is binding on the Participant, and the Participant's spouse, minor children, heirs, executors, administrators, legal representatives, successors and assigns. If Participant is a minor child, this Agreement is also binding on the Participant's parents and/or legal guardians, including Participant's Guardian, not only on behalf of the Participant but also on the parents and/or legal guardians, including Participant's Guardian, in their own rights and capacity and to the same extent as Participant. The undersigned represents that he or she is authorized to bind to this Agreement all applicable parties, as set forth in this paragraph.

Miscellaneous Provisions

This Agreement supersedes any prior written and/or oral agreements or representations made with respect to the subject matter contained herein. The provisions of this Agreement will continue in full force and effect even after the termination of the Activities. The provisions of this Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement shall be governed by Florida Law. Venue for any actions arising under this Agreement shall be in a court of appropriate jurisdiction in Alachua County, Florida.

I AM OF LAWFUL AGE AND LEGALLY COMPETENT TO SIGN THIS AGREEMENT. I HAVE READ AND UNDERSTOOD THE TERMS OF THIS AGREEMENT, AND UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS FOR MYSELF, MY SPOUSE, MY MINOR CHILDREN, HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. I ACKNOWLEDGE THAT I AM SIGNING THE AGREEMENT FREELY AND VOLUNTARILY, AND INTEND BY MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY AS SET FORTH HEREIN AND TO THE GREATEST EXTENT ALLOWED BY LAW. IF PARTICIPANT IS A MINOR CHILD, I FURTHER CERTIFY THAT I AM THE PARTICIPANT'S PARENT AND/OR LEGAL GUARDIAN AND THAT I AM LEGALLY AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE PARTICIPANT.

Participant Name: _____

Participant Signature: _____ Date: _____
(if Participant is 18 years of age or older)

Parent/Guardian Name: _____
(if Participant is a minor child)

Parent/Guardian Signature: _____ Date: _____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____ Emergency Contact: _____

Phone Number (alternate): _____ Phone Number: _____

Email Address: _____

PART 2: Parker Road Community Development District

Disciplinary & Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2014)

Effective Date: October 13, 2014

In accordance with Chapters 190 and 120 of the Florida Statutes, and on October 13, 2014 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parker Road Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. Suspension of Rights. The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies, operating hours);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed seven days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause, or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Volleyball Court Rules

1. **First Come, First Served**

The court is available for use by **Patrons and Guests only on a first come, first served basis**. When other players are waiting, court use should be limited to **1 hour**.

2. **Attire**

All players must wear **appropriate volleyball attire**, including shirts, athletic shoes, shorts, or warm-up suits. Proper attire must be worn at all times.

3. **Court Use**

The volleyball court is for **volleyball only**.

4. **Pets**

Pets, except for **service animals**, are **not permitted on the volleyball court** at any time.

5. **Food and Drinks**

Food and gum are **not permitted** on the court. Drinks are allowed **only in non-breakable, spill-proof containers**.

6. **Glass Containers**

No **glass containers or breakable objects** of any kind are permitted on the volleyball court.

7. **Operating Hours**

The volleyball court is open from **dawn to dusk**. No one is permitted on the court outside these hours unless a **specific event is scheduled**.

8. **Equipment**

Patrons are responsible for **bringing their own volleyball equipment**.

Weekend Kitchen Access – Board Consideration

Current Situation:

- Clubhouse is open on weekends from **9 am to 5 pm**.
 - The kitchen is currently locked to control supplies, protect equipment, and maintain cleanliness for rentals.
 - Residents can use the kitchen during the week (9 am–5 pm) when the office is open.
-

Proposal Consideration:

- Leave the kitchen **unlocked** on weekends, allowing residents access to the **coffee, refrigerator, and microwave**.
-

Pros of Leaving the Kitchen Locked

1. **Controlled Use of Supplies and Equipment**
 - Prevents overuse or depletion of coffee, milk, and other items.
 - Reduces risk of equipment misuse or damage (microwave, refrigerator).
 2. **Maintains Cleanliness and Order**
 - Ensures the kitchen is clean and ready for weekend rentals.
 3. **Prevents Conflicts with Rentals**
 - Avoids disruption of private events scheduled over the weekend.
-

Cons / Risks if the Kitchen Were Unlocked

1. **Potential Misuse**
 - Teens or residents could overuse supplies or vandalize equipment.
 - No supervision on weekends.
 2. **Liability Concerns**
 - Unsupervised use of microwave, coffee machine, or refrigerator could lead to accidents.
 3. **Inventory & Cost Control Issues**
 - Needed supplies used and depleted.
 4. **Maintenance and Cleanliness**
 - Messes may occur with no supervision or immediate cleanup.
-

Preventive Measures Options if Access is Allowed

- Post clear **signage** & instruction outlining responsible use.
 - Use a **key/code system** for responsible residents only.
-

Recommendation:

- **Maintain kitchen locked on weekends** to protect supplies, equipment, and ensure readiness for rentals, given the history of misuse and lack of supervision.

Consideration of Establishing an Oakmont On-Site Coaching Policy

Purpose

To establish formal procedures for onboarding and regulating on-site coaches, ensuring safe, professional, and equitable use of Oakmont amenities while prioritizing residents.

1. Eligibility & Verification

All coaches must provide:

- Proof of **liability insurance** (\$1,000,000 minimum).
 - Certification in their field (Tennis Coach, Fitness Instructor, Swimming Coach).
 - Valid business license (if applicable).
 - Completion of a **background check** (\$25 via Berman).
-

2. Onboarding Procedure

Before beginning instruction, new coaches must:

1. Submit required documentation (insurance, certification, license).
 2. Sign the **Oakmont Coach Liability Waiver**.
 3. Attend an **onboarding session** with Oakmont management to review:
 - Amenity usage rules
 - Scheduling procedures
 - Reporting requirements
 - Safety and conduct standards
-

4. Amenity Usage & Scheduling

Amenity Operating Hours:

- Fitness Center: 4:00 am – 11:00 pm
- Tennis Courts: 7:00 am – 10:00 pm
- Pool: Dawn – Dusk

Amenity	Peak Hours (Resident Priority)	Coach Scheduling Allowed	Max Weekly Hours per Coach
Fitness Center	Mon–Fri: 5:30–9:00 am, 4:30–7:00 pm Sat–Sun: 9:00–11:00 am	Outside peak hours: Mon–Fri: 9:00 am–4:30 pm, Sat–Sun: 11:00–5:00 pm	10 hours/week per coach
Tennis Courts	Mon–Fri: 5:30–9:00 am, 4:30–7:00 pm Sat–Sun: 9:00–11:00 am	Outside peak hours: Mon–Fri: 9:00 am–4:30 pm, Sat–Sun: 11:00–5:00 pm	10 hours/week per coach (per court)
Pool	Mon–Fri: 6:00–9:00 am, 4:00–7:00 pm Sat–Sun: 10:00 am–1:00 pm	Outside peak hours: Mon–Fri: 9:00 am–4:00 pm, Sat–Sun: 1:00–6:00 pm	8 hours/week per coach

4. Usage Fee / Revenue Contribution

- Parker Road CDD will determine if an additional flat fee or percentage is charged for facility use; any revenue will also be directed toward amenity upkeep.
-

5. Reporting Requirements:

- **Weekly:** Submit client schedules with Residents Oakmont addresses.
 - **Monthly:** Submit a summary of lessons, sessions, and revenue.
-

6. Code of Conduct

- Comply with all community rules and safety protocols.
 - Maintain professionalism and supervise all clients.
 - Adhere to amenity-specific safety and operational standards.
-

- **Objective**

This policy ensures responsible, equitable use of amenities, prioritizes Oakmont residents, supports facility maintenance, and maintains high-quality on-site coaching.

DRAFT

Oakmont On-Site Coach Onboarding Packet

Coach Information

- Name: _____
 - Business / Coaching Entity: _____
 - Phone / Email: _____
 - Coaching Field (Tennis, Fitness, Swimming): _____
-

Required Documentation

Document	Provided (✓)	Notes
Proof of Liability Insurance (\$1,000,000 minimum)	☐	Must be current and include Oakmont as a certificate holder
Coaching Certification	☐	Tennis, Fitness, or Swimming certification
Business License (if applicable)	☐	Local or state license verifying the operation of the coaching business
Background Check	☐	\$25 fee via Berman; must be completed prior to start
Signed Oakmont Coach Liability Waiver	☐	See attached waiver

Onboarding Checklist

1. **Submit Required Documentation** (insurance, certification, license, background check).
2. **Attend Oakmont Onboarding Session** with management to review:
 - Amenity usage rules and scheduling procedures
 - Peak hours and session restrictions
 - Reporting requirements (weekly client schedule, monthly revenue)
 - Safety protocols and professional conduct
3. **Sign Coach Liability Waiver.**
4. **Agree to Operational Standards:**
 - Usage fee (10% of lesson revenue to Oakmont Amenities)
 - Maximum weekly hours per amenity
 - Scheduling outside peak resident hours
5. **Receive Access & Scheduling Instructions** for Fitness Center, Tennis Courts, and Pool.

Oakmont Coach Liability Waiver

Acknowledgment of Risk:

I, the undersigned coach, acknowledge that coaching activities at Oakmont amenities involve inherent risks. I assume full responsibility for any injury or damage.

Compliance with Rules:

I agree to follow all Oakmont policies, maintain supervision, and schedule sessions only during approved hours.

Insurance & Certification:

I certify that I maintain liability insurance (\$1,000,000 minimum), current coaching certification, and any required business licenses.

Waiver and Release:

I release Oakmont Community and Parker Road CDD, their board members, employees, and agents from all claims or liability arising from coaching activities on Oakmont property.

Indemnification:

I agree to indemnify and hold harmless Oakmont Community and Parker Road CDD from any claims, damages, or expenses resulting from my coaching activities.

Acknowledgment of Understanding:

I have read and understand this waiver and agree to abide by it.

Coach Signature: _____ **Date:** _____
Oakmont Management Signature: _____ **Date:** _____

Oakmont Coach Onboarding Flow

Step 1 – Application & Documentation

- Coach submits:
 - Liability Insurance (\$1,000,000 minimum)
 - Coaching Certification (Tennis, Fitness, Swimming)
 - Business License (if applicable)
 - Background Check (\$25 via Berman)

Step 2 – Review & Verification

- Oakmont management verifies:
 - Insurance coverage
 - Certification validity
 - Background check completion
 - Business license

Step 3 – Onboarding Session

- Coach attends mandatory session with Oakmont management covering:
 - Amenity usage rules & scheduling restrictions
 - Peak hours and maximum weekly hours
 - Reporting requirements (weekly client list, monthly revenue)
 - Safety protocols and professional conduct

Step 4 – Waiver & Agreement

- Coach signs **Oakmont Coach Liability Waiver**
- Agrees to:
 - 10% revenue contribution to Oakmont Amenities
 - Operational and conduct standards

Step 5 – Access & Scheduling

- Receive instructions for scheduling sessions in:
 - Fitness Center

- Tennis Courts (max 10 hours/week per court)
 - Pool (max 8 hours/week)
- Schedule lessons **outside peak resident hours**

Step 6 – Ongoing Reporting & Compliance

- Weekly: submit client schedules with Oakmont addresses
- Monthly: submit revenue report and lesson summary
- Adhere to all rules and policies to maintain access

August 28 Board Meeting – Consideration of Non-Resident Membership Fee

The Board is to consider adjusting the **Non-Resident Membership Fee** from **\$1,500** to **\$1,850** to better align with the current annual assessment amount of **\$1,837.80**.



Parker Road CDD Fiscal Year 2025 Assessment Schedule

Lot Size	FY 2025 O&M Assessment	Gross Debt Assessment Series 2007	Total
50'	\$1,834.80	\$821.28	\$2,656.08
65'	\$1,834.80	\$1,055.32	\$2,890.12
80'	\$1,834.80	\$1,303.19	\$3,137.99
90'	\$1,834.80	\$1,472.34	\$3,307.14
100'	\$1,834.80	\$1,628.72	\$3,463.52
150'	\$1,834.80	\$2,450.00	\$4,284.80

Lot Size	FY 2025 O&M Assessment	Gross Debt Assessment Series 2020	Total
50'	\$1,834.80	\$1,029.79	\$2,864.59
65'	\$1,834.80	\$1,339.36	\$3,174.16
80'	\$1,834.80	\$1,647.87	\$3,482.67



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Proposal for Plumbing Repair
in Fitness Center Restroom



PO Box 1503, Bronson FL 32621
Qualifiedplumbing@att.net

Estimate 26360690
Estimate Date 8/19/2025

Billing Address

Oakmont
11701 Southwest 30th Avenue
Gainesville, FL 32608 USA

Job Address

Oakmont
11701 SW 30th Ave
Gainesville, FL

Description of work

Estimate to replace motion sense flushometer in woman bathroom would be \$785.00
Estimate to replace 3 piece T&S lav faucet would be \$455.00

Sub-Total	\$1,240.00
Tax	\$0.00
Total Due	<u>\$1,240.00</u>
Deposit/Downpayment	\$0.00

Thank you for choosing Qualified Plumbing Services, Inc.

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Qualified Plumbing Services, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Vivian Carvalho
Approved 8/19/2025



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
No. 312

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 312
8/8/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CKREQ-080125	Alachua County Property App (PARKE2)	08/01/2025	Parker Road CDD	2,400.00
33281	American Patio & Fireplace (PARKE2)	07/01/2025	Parker Road CDD	4,837.50
62912575	Arrow Exterminators, Inc (PARKE2)	07/28/2025	Parker Road CDD	127.00
90516	Berman Construction, LLC (PARKE2)	08/01/2025	Parker Road CDD	18,550.00
OC4785	Cepira Landscape (PARKE2)	08/01/2025	Parker Road CDD	37,638.75
OC4805	Cepira Landscape (PARKE2)	07/31/2025	Parker Road CDD	2,793.25
03896-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	71.00
04888-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	70.00
04890-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	69.00
04891-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	67.00
05050-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	47.00
10543-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	94.00
11145-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	47.00
16208-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	47.00
16234-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	47.00
18493-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	56.00
18495-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	53.00
26296-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	46.00
30796-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	53.00
65734-072325	CLAY ELECTRIC COOPERATIVE (PARKE2)	07/23/2025	Parker Road CDD	2,677.00
92275-Deposit	Cocobean Inc (PARKE2)	02/18/2025	Parker Road CDD	725.00
2077	Color Pros Painting LLC (PARKE2)	07/01/2025	Parker Road CDD	14,487.50
13301-080325	COX BUSINESS (PARKE2)	08/03/2025	Parker Road CDD	188.75
REIMB-080625	Destyni Dawson (PARKE2)	08/06/2025	Parker Road CDD	41.85
758117	Envera (PARKE2)	07/25/2025	Parker Road CDD	1,409.83
IN00004385	Envera Systems (PARKE2)	07/18/2025	Parker Road CDD	2,167.10
IN00004386	Envera Systems (PARKE2)	07/18/2025	Parker Road CDD	7,163.11
81591018-072725	Everon (PARKE2)	07/02/2025	Parker Road CDD	3,483.40
81591018-073125	Everon (PARKE2)	07/31/2025	Parker Road CDD	979.90
105584	Gainesville Pest Control, Inc. (PARKE2)	07/30/2025	Parker Road CDD	125.00
22349-072225	Gainesville Regional Utilities (PARKE2)	07/22/2025	Parker Road CDD	21.00
8453	Lawn Enforcement Agency, Inc. (PARKE2)	07/29/2025	Parker Road CDD	3,750.00
OE-EXP-08-2025-22	PFM Group Consulting LLC (PARKE2)	08/07/2025	Parker Road CDD	9.15
7079	R.E. Arnold Construction, Inc. (PARKE2)	07/23/2025	Parker Road CDD	3,820.00
PSI195746	Solitude Lake Management (PARKE2)	08/02/2025	Parker Road CDD	1,005.00
3992	Southern Escapes, LLC (PARKE2)	08/01/2025	Parker Road CDD	1,800.00
Total:				110,967.09

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: [Tara Ezzell](#)
To: [Kiara Cuesta](#)
Subject: Re: Parker Road CDD
Date: Thursday, August 14, 2025 12:22:59 PM

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

Ok - I approve the payment IF OUR EXPECTATIONS are met. If not, please do not pay them this last payment until they have satisfied us.

Tara

[Sent from Yahoo Mail for iPhone](#)

On Thursday, August 14, 2025, 9:18 AM, Kiara Cuesta <cuestak@pfm.com> wrote:

Good morning, Tara.

Yes, Cepra is related to their monthly landscaping maintenance. The last day of their contract is 8/31/25 so this should be the last bill. We will wait until close to that date to release payment. They have been notified of the change and the new vendor "Law Enforcement Agency, Inc" contract will be effective on 9/1/25. Let me know if any other questions.

Best,

Kiara Cuesta
District Accountant
PFM Group Consulting LLC
407.723.5900 – main number (direct phone/text 407.723.5929) //
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
cuestak@pfm.com

From: Tara Ezzell <tezzell@yahoo.com>
Sent: Wednesday, August 13, 2025 10:30 PM
To: Kiara Cuesta <cuestak@pfm.com>
Subject: Re: Parker Road CDD

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

I approve all charges save the Cepra charges.

Please let me know if these Cepra charges are the normal monthly charges for maintenance of the common areas. Then, let me know how many more Cepra bills and charges we have left before the end of the contract. Then let me know if they have been made aware of our dissatisfaction with several of the common areas referenced in the Board meetings and if they have made gains in improving those deficiencies.

Thank you,
K Tara Ezzell

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, August 13, 2025, 2:53 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

Good afternoon, Tara.

Please see attached payment authorizations for review and signature approval.

Best,

Kiara Cuesta
District Accountant
PFM Group Consulting LLC
407.723.5900 – main number (direct phone/text 407.723.5929)
//
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
cuestak@pfm.com



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements



Parker Road CDD

July 2025 Financial Package

July 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Parker Road CDD
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
Ameris Checking Account	\$31,692.46				\$31,692.46
Ameris Debit Card Account	2,599.28				2,599.28
Ameris Money Market Account	1,233,511.24				1,233,511.24
Ameris Lifestyle Capital	4,352.87				4,352.87
Prepaid Expenses	11,994.97				11,994.97
Assessments Receivable		\$123,761.77			123,761.77
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		196,148.60			196,148.60
Revenue 2020		73,453.92			73,453.92
Interest Series 2020		104.28			104.28
Prepayment 2007A1 Bond		2,898.94			2,898.94
Prepayment Series 2020		0.02			0.02
Deferred Cost 2007A1 Bond		463.64			463.64
Acquisition/Construction Series 2007			\$206.34		206.34
Acquisition/Construction Series 2020			7,736.08		7,736.08
Deferred Const Series 2020			84,700.97		84,700.97
Total Current Assets	<u>\$1,284,150.82</u>	<u>\$1,005,895.55</u>	<u>\$92,643.39</u>	<u>\$0.00</u>	<u>\$2,382,689.76</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$882,133.78	\$882,133.78
Amount To Be Provided				13,762,866.22	13,762,866.22
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
Total Assets	<u><u>\$1,284,150.82</u></u>	<u><u>\$1,005,895.55</u></u>	<u><u>\$92,643.39</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$17,027,689.76</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$10,747.40				\$10,747.40
Deferred Revenue		\$123,761.77			123,761.77
Total Current Liabilities	<u>\$10,747.40</u>	<u>\$123,761.77</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$134,509.17</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$14,645,000.00	\$14,645,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
Total Liabilities	<u><u>\$10,747.40</u></u>	<u><u>\$123,761.77</u></u>	<u><u>\$0.00</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$14,779,509.17</u></u>



Parker Road CDD
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$188,047.95				\$188,047.95
Net Assets - General Government	440,163.24				440,163.24
Current Year Net Assets - General Government	645,192.23				645,192.23
Net Assets, Unrestricted		\$1,058,379.24			1,058,379.24
Current Year Net Assets, Unrestricted		(127,338.56)			(127,338.56)
Net Assets - General Government		(48,906.90)			(48,906.90)
Net Assets, Unrestricted			(\$1,190,427.88)		(1,190,427.88)
Net Assets, Unrestricted			1,262,643.89		1,262,643.89
Current Year Net Assets, Unrestricted			23,034.63		23,034.63
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	<u>\$1,273,403.42</u>	<u>\$882,133.78</u>	<u>\$92,643.39</u>	<u>\$0.00</u>	<u>\$2,248,180.59</u>
Total Liabilities and Net Assets	<u>\$1,284,150.82</u>	<u>\$1,005,895.55</u>	<u>\$92,643.39</u>	<u>\$14,645,000.00</u>	<u>\$17,027,689.76</u>



Parker Road CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$1,211,056.92				\$1,211,056.92
Off-Roll Assessments	515,692.76				515,692.76
Other Revenue - Keys	970.60				970.60
Other Revenue - Rental	11,337.50				11,337.50
Other Revenue - Violation	193.00				193.00
Interest Income	34,338.15				34,338.15
Other Income & Other Financing Sources	1,500.00				1,500.00
On-Roll Assessments		\$765,598.98			765,598.98
Off-Roll Assessments		268,042.90			268,042.90
Inter-Fund Group Transfers In		(20,775.32)			(20,775.32)
Inter-Fund Transfers			\$20,775.32		20,775.32
Total Revenues	\$1,775,088.93	\$1,012,866.56	\$20,775.32	\$0.00	\$2,808,730.81
<u>Expenses</u>					
Supervisor Fees	\$2,400.00				\$2,400.00
Public Officials Insurance	3,249.00				3,249.00
Trustee Services	7,758.01				7,758.01
Management	25,000.00				25,000.00
Field Management	13,500.00				13,500.00
Engineering	947.50				947.50
Disclosure Agent	8,750.00				8,750.00
Property Appraiser	75.00				75.00
District Counsel	8,772.00				8,772.00
Assessment Administration	12,500.00				12,500.00
Audit	5,400.00				5,400.00
Arbitrage Calculation	600.00				600.00
Legal Advertising	1,668.66				1,668.66
Bank Fees	3,071.28				3,071.28
Miscellaneous	3,283.81				3,283.81
Contingency	28,448.40				28,448.40
Reserve	136,985.30				136,985.30
Web Site Maintenance	2,290.00				2,290.00
Dues, Licenses, and Fees	361.00				361.00
Security	5,320.00				5,320.00
Lifestyle Programming	29,069.21				29,069.21
Lifestyle Coordinator	52,289.89				52,289.89
Electric	7,691.00				7,691.00
Dumpster	1,923.92				1,923.92
Water Reclaimed	10,735.36				10,735.36
Conservation Area Maintenance	13,000.00				13,000.00
Amenity - Telephone	2,162.35				2,162.35
Amenity - Cable	2,494.76				2,494.76
Amenity - Insurance	32,345.00				32,345.00
Amenity - Landscape Maintenance	39,808.30				39,808.30
Amenity - Pool Maintenance	23,390.51				23,390.51
Amenity - Access Control	5,483.87				5,483.87



Parker Road CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Amenity - Janitorial	2,026.00				2,026.00
Amenity - Maintenance	26,988.40				26,988.40
Amenity - Electric	21,117.00				21,117.00
Amenity - Gas	11,252.78				11,252.78
Amenity - Reclaimed Water	14,847.19				14,847.19
Amenity - Manager	50,346.42				50,346.42
Amenity - Pool Furniture	325.00				325.00
Leland - Office (OT, Laptop, Office)	4,697.20				4,697.20
General Insurance	4,298.00				4,298.00
General Repair & Maintenance	13,221.81				13,221.81
Maintenance Person	58,755.97				58,755.97
Irrigation	29,644.05				29,644.05
Landscaping Maintenance & Material	336,939.20				336,939.20
Landscape Improvements	6,255.50				6,255.50
Lifestyle - Capital	6,332.83				6,332.83
Special Landscape Maintenance/Treatment	17,400.00				17,400.00
Pressure Clean Curbs and Walks	24,455.00				24,455.00
Fitness Facility	6,245.38				6,245.38
Tennis Courts/Basketball Court	1,765.84				1,765.84
Amenity Building Pest Control	2,209.00				2,209.00
Principal Payments - 2007A Bond		\$490,000.00			490,000.00
Interest Payments - 2007A Series		298,200.00			298,200.00
Interest Payments - 2020 Series		383,260.00			383,260.00
Total Expenses	<u>\$1,129,896.70</u>	<u>\$1,171,460.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,301,356.70</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$31,254.88			\$31,254.88
Interest Income			\$2,259.31		2,259.31
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$31,254.88</u>	<u>\$2,259.31</u>	<u>\$0.00</u>	<u>\$33,514.19</u>
Change In Net Assets	\$645,192.23	(\$127,338.56)	\$23,034.63	\$0.00	\$540,888.30
Net Assets At Beginning Of Year	<u>\$628,211.19</u>	<u>\$1,009,472.34</u>	<u>\$69,608.76</u>	<u>\$0.00</u>	<u>\$1,707,292.29</u>
Net Assets At End Of Year	<u><u>\$1,273,403.42</u></u>	<u><u>\$882,133.78</u></u>	<u><u>\$92,643.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,248,180.59</u></u>



Parker Road CDD
Budget to Actual
For the Period End 7/31/25

	Year to Date			FY 2025 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
<u>Revenues</u>					
Maintenance Assessments	\$ 1,726,749.68	\$ 1,435,825.98	\$ 290,923.70	\$ 1,722,991.18	101.02%
Other Income & Other Financing Sources					
Keys	970.60	-	970.60	-	
Rental	11,337.50	-	11,337.50	-	
Membership	1,500.00	-	1,500.00	-	
Violation	193.00		193.00		
Net Revenues	\$ 1,740,750.78	\$ 1,435,825.98	\$ 304,924.80	\$ 1,722,991.18	101.03%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 2,400.00	\$ 3,333.33	\$ (933.33)	\$ 4,000.00	60.00%
Trustee Services	7,758.01	6,666.67	1,091.34	8,000.00	96.98%
Public Official Insurance	3,249.00	2,783.00	466.00	3,339.60	97.29%
District Management	25,000.00	25,000.00	-	30,000.00	83.33%
Engineering	947.50	833.33	114.17	1,000.00	94.75%
Disclosure Agent	8,750.00	8,333.33	416.67	10,000.00	87.50%
Property Appraiser	75.00	62.50	12.50	75.00	100.00%
District Counsel	8,772.00	6,250.00	2,522.00	7,500.00	116.96%
Assessment Administration	12,500.00	10,416.67	2,083.33	12,500.00	100.00%
Reamortization	-	416.67	(416.67)	500.00	0.00%
Audit	5,400.00	4,500.00	900.00	5,400.00	100.00%
Arbitrage Calculation	600.00	1,000.00	(400.00)	1,200.00	50.00%
Legal Advertising	1,668.66	2,083.33	(414.67)	2,500.00	66.75%
Miscellaneous office (travel, phone, postage, etc)	6,355.09	2,500.00	3,855.09	3,000.00	211.84%
Contingency- Incl Hurricane cleanup	28,448.40	166,666.67	(138,218.27)	200,000.00	14.22%
Web Site Maintenance	2,290.00	2,933.33	(643.33)	3,520.00	65.06%
Dues, Licenses, and Fees	361.00	395.83	(34.83)	475.00	76.00%
General Insurance	4,298.00	3,683.33	614.67	4,420.00	97.24%
Reserve	136,985.30	179,166.67	(42,181.37)	215,000.00	63.71%
Total General & Administrative Expenses	\$ 255,857.96	\$ 427,024.67	\$ (171,166.71)	\$ 512,429.60	49.93%
<u>Field Expense</u>					
Field Management	\$ 13,500.00	\$ 21,375.00	\$ (7,875.00)	\$ 25,650.00	52.63%
Security	5,320.00	8,333.33	(3,013.33)	10,000.00	53.20%
Electric - Street Lights/ private lighting	7,691.00	15,833.33	(8,142.33)	19,000.00	40.48%
Water Reclaimed	10,735.36	22,916.67	(12,181.31)	27,500.00	39.04%
Conservation Area Maintenance	13,000.00	25,833.33	(12,833.33)	31,000.00	41.94%
General Repair & Maintenance	13,221.81	25,000.00	(11,778.19)	30,000.00	44.07%
Irrigation	29,644.05	27,773.92	1,870.13	33,328.70	88.94%
Landscape Maintenance & Material	336,939.20	341,749.20	(4,810.00)	410,099.04	82.16%
Landscape Improvements	6,255.50	25,000.00	(18,744.50)	30,000.00	20.85%
Maintenance Person	58,755.97	55,872.91	2,883.06	67,047.49	87.63%
Mulch	-	33,333.33	(33,333.33)	40,000.00	0.00%
Special Landscape Maintenance/Treatment	17,400.00	16,666.67	733.33	20,000.00	87.00%
Pressure Clean Curbs and Walks	24,455.00	20,833.33	3,621.67	25,000.00	97.82%
Total Field Expenses	\$ 536,917.89	\$ 640,521.03	\$ (103,603.14)	\$ 768,625.23	69.85%



Parker Road CDD
Budget to Actual
For the Period End 7/31/25

	Year to Date			FY 2025 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
<u>Amenity Expenses</u>					
Lifestyle Programming	\$ 29,069.21	\$ 25,833.33	\$ 3,235.88	\$ 31,000.00	93.77%
Lifestyle Coordinator	52,289.89	57,858.33	(5,568.44)	69,430.00	75.31%
Amenity - Telephone	2,162.35	1,666.67	495.68	2,000.00	108.12%
Amenity - Cable	2,494.76	2,500.00	(5.24)	3,000.00	83.16%
Amenity - Insurance	32,345.00	28,901.67	3,443.33	34,682.00	93.26%
Amenity - Dues & License	-	104.17	(104.17)	125.00	0.00%
Amenity - Landscape Maintenance	39,808.30	39,808.30	-	47,769.96	83.33%
Amenity - Pool Maintenance	23,390.51	23,333.33	57.18	28,000.00	83.54%
Amenity - Gates/ Control Access	5,483.87	3,333.33	2,150.54	4,000.00	137.10%
Amenity - Janitorial	2,026.00	4,166.67	(2,140.67)	5,000.00	40.52%
Amenity - Maintenance	26,988.40	19,166.67	7,821.73	23,000.00	117.34%
Amenity - Electric	21,117.00	29,166.67	(8,049.67)	35,000.00	60.33%
Amenity - Gas (Pool Heating)	11,252.78	25,000.00	(13,747.22)	30,000.00	37.51%
Amenity - Reclaimed Water	14,847.19	29,166.67	(14,319.48)	35,000.00	42.42%
Amenity - Dumpster	1,923.92	2,083.33	(159.41)	2,500.00	76.96%
Amenity - Manager	50,346.42	57,387.83	(7,041.41)	68,865.39	73.11%
Amenity - Pool Furniture	325.00	-	325.00	-	0.00%
Amenity - Mulch	-	9,666.67	(9,666.67)	11,600.00	0.00%
Leland - Office (OT, Laptops, Office Equipment)	4,697.20	2,450.00	2,247.20	2,940.00	159.77%
Lifestyle Capital	6,332.83	-	6,332.83	-	0.00%
Fitness Facility - Maintenance	6,245.38	8,333.33	(2,087.95)	10,000.00	62.45%
Tennis Courts/Basketball Court	1,765.84	4,166.67	(2,400.83)	5,000.00	35.32%
Amenity - Pest Control	2,209.00	2,520.00	(311.00)	3,024.00	73.05%
Total Amenity Expenses	\$ 337,120.85	\$ 376,613.63	\$ (39,492.78)	\$ 451,936.35	74.59%
Total Expenses	\$ 1,129,896.70	\$ 1,444,159.32	\$ (314,262.62)	\$ 1,732,991.18	65.20%
<u>Other Income (Expense)</u>					
Interest Income	\$ 34,338.15	\$ 8,333.33	\$ 26,004.82	\$ 10,000.00	
Total Other Income (Expense)	\$ 34,338.15	\$ 8,333.33	\$ 26,004.82	\$ 10,000.00	
Net Income (Loss)	\$ 645,192.23	\$ -	\$ 645,192.23	\$ -	



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

PARKER ROAD CDD
August 28, 2025 BOARD MEETING
FIELD MANAGER REPORT

Date	Item	Description	Vendor	Status	Cost	Notes
AMENITY CENTER-FITNESS CENTER						
	Stationary Bike Broken	Break and Clutch Slipping	Lloyds Fitness	Fixed	\$ 803.00	Waiting on Payment Invoice
CAPITAL PROJECTS						
	Onsite Storage	Build Onsite Storage Shed		Approved		Not to exceed \$70,000-Foundation next step - Lawn Enforcement to start 7.15.25. Shed ordered 50% deposit sent. Kubota ordered no deposit required, up to 6 weeks to complete
	Pickleball Courts	Pickleball Courts to be Built	Tennis Unlimited	Approved /Permit Hold		NV5 Engineering-Final Development Plans submitted to Alachua County & Suwannee River Water Management. Development signs have been placed on-site by Alachua County
COURTS						
	Skedda	Tennis Court Reservations Platform				2 Reservations per week per household quota will start Sept. 1. Cleaning up the platform, one email per household & adding tags for quota
DEPRESSION/SINKHOLES						
8/8/25	Pond 8 & 9	Repaired	RE Arnold	Completed	\$ 820.00	Used Load of Clay
7/23/25	Pond 8	Very Large/Repaired	RE Arnold	Completed	\$ 3,820.00	Chip Rock, Clay & Boulders-Use of Skid steer & Excavator
ELECTRICAL						
	New Lighting Fixture	Clubhouse: Light Fixture Broken next to Restrooms	Wayfair	Pending Estimate		Can't find appropriate fixture - still looking
GENERAL MAINTENANCE & REPAIRS						
8/12/2025	Kitchen Floor	Deep Cleaned, Grout Cleaned & Sealed	Stanley Steemer	Completed		\$435 total for carpet and kitchen tile, and grout
8/12/2025	Clubhouse Area Rugs	2 Area Rugs Cleaned	Stanley Steemer	Completed		
	Phase 2	Retention area - drainage	RE Arnold	Completed	3,426.68	Installed and Monitoring until September
HVAC						
LANDSCAPING						
7/7/2025	Mulch Project	Common Areas, plant beds, tree rings, coco brown cyprus mulch	Lawn Enforcement	In Progress		8/14/25 Walkthrough - Additional mulch is needed in areas. The job is in progress, anticipated to be completed by August 19
MISCELLANEOUS PROJECTS						
	Utility Cart	Utility Work Cart Kubota RTV520	Kubota	In Progress		The cart arrived at Kubota. Getting details of Specs and will reach out when completed
	Shed	14'x40'	Shed Ranch	In Progress		Ordered - Building at Williston Warehouse
	Shed Scaping	Foundation, Fence, and Landscaping	Lawn Enforcement	Approved		Platform completed, Fence and Landscaping after the shed is placed
PAINTING						
	Mailboxes	Paint all Mailboxes & Replace Any Broken Bases /Tops	Color Pros	In Progress	\$ 19,250.00	In Progress- Replacement Decals have been shipped
	Fence	Paint Fence Along 34th Road by Tortoise Preserve	Jesus	Work List		Paint purchased - Onsite Maintenance Schedule
	Fence	Repair,Paint, Replace Column Caps Along 24th & 122nd Roads	Jesus	Work List		
POOL						
	Pool Heater	replace (2) existing Ray Pak Pool Heater with (5) Pentair ETI High Efficiency Heater	Southern Escapes	Approved	\$ 86,221.00	Pool enclosure back wall has been removed - Next step: heaters to be placed

		Custom Gate	Pool Enclosure Gate	Hot Metal Fabrication	Approved	\$ 1,746.84	Custom Gate
		Pool Enclosure	Expand Pool Enclosure	Lawn Enforcement	In Progress	\$ 8,823.00	Enclosure Buildout & Landscaping-Total Pool Project:\$96,791.04
P							
		2025	Section 1, Primary Roads & Amenity Center	Quality Seal	In Progress	\$ 23,300.00	Section One is completed. Primary Roads and Amenity Center are in Progress
R							
		SideWalk Repair	8/14/25 Reached out Again -Map of Sidewalk Dangers emailed to Alachua County for Repair	Alachua County	In Progress		rbmaintenance@alachuacounty.us/(352)548-1212 - "Pricilla" - pbrannon@alachuacounty.us 6.4.25-F/U Call from AC Supervisor one month to get a contractor out to Oakmont. Spoke again on 7/10 marking areas
S							
		Alarm	No Alarm Violations				Since Alexa has been installed to give closing warnings, there have been no false alarms
		Security System	New Camera Installation & Talk Down Security	Envera	Completed		
P							
O							

Oakmont Lifestyle Report



August 28, 2025
Parker Road CDD Board of Supervisors Meeting
August - October 2025



Submitted by Destyni Dawson

Events & Programming

August



Date	Event	Notes
8/1	Family Movie Night	6 pm - 8 pm Lyle, Lyle Crocodile
8/9	Trending Steps Dance Class	10 am - 11 am Tik Tok Dance Class for ages 10+
8/9	Salsa Made Simple	11:30 am - 12:30 pm Dance class for ages 15+ no partner needed
8/23	CPR/First Aid Training	10 am - 12 pm DMD Health and Safety
8/23	Poolside Music	10:30 am - 2:30 pm With Cam Gorden
8/29	Movie Matinee 18+	1:30 pm - 3:30 pm Life of Chuck

*New Addition to Oakmont

Events & Programming September



Date	Event	Notes
9/11	Little Tikes	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
9/18	Florida Friendly Landscaping Seminar	6:30 pm - 8 pm *Fall Vegetable Garden
9/18	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
9/20	*Water Color Workshop	10 am Ages 6+
9/25	Healthy Living Healthy Cooking Class	2 pm - 4 pm Cooking demonstration and sampling
9/27	Blood Drive	9 am - 3 pm One Blood , *Health Vendors such as Chair massages, Energy healing, and Stretching
9/27	Fall Yard Sale	9 am - 3 pm Resident Yard Sale, Food Trucks, *Pet Adoption day - Puppy Hill Farm

*New Addition to Oakmont

Events & Programming

October



Date	Event	Notes
10/5	Sunday Matinee	2 pm - 3 pm *The UnderCovers Concert and Concession Stand
10/11	*Florida Native Animals & Zookeeping Seminar	1:30 pm Real Animal Attendance
10/16	Little Tikes	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
10/17	Halloween Family Movie Night	6:45 pm - 9:00 pm *Movie TBD by the Pool
10/23	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
10/25	Halloween Fall Festival	11 am - 1 pm Rides, Food, Face painting & *Balloon animals, Hay Rides, Petting Zoo
10/30	Healthy Living Healthy Cooking Class	2 pm - 4 pm Cooking demonstration and sampling

*New Addition to Oakmont

Food Truck Funday

August, September, October



Date	Vendor	Time & Location
8/9	Bradford's Hotdog Cart	11:30 am - 2:30 pm Community Pool
8/9	Kona Ice	12 pm - 3 pm Amenity Drive Way
8/16	Lucus' All American Dogs'	11:30 am - 2:30 pm Community Pool
8/19	Bryns Bytes	5 pm - 8 pm Amenity Drive Way
8/23	Lucus' All American Dogs'	11:30 am - 2:30 pm Community Pool
8/26	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way
9/9	Germain's	5 pm - 8 pm Amenity Drive Way
9/23	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way
10/28	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way

*New Addition to Oakmont

Sports & Fitness



Event	Notes
Fitness Classes	10:00am Tuesdays -Empower 10:30am Wednesdays-Aqua Fitness Residents schedule sessions directly with Fitness Instructor
Tennis Clinic	5:00pm -Sundays Residents schedule lessons directly with Tennis Coach
Swimming	Summer Swamp Rats Swim Team Tuesday & Thursday until 8/7 9:00 am - 11:00 am Fall Swamp Rats Swim Team Tuesday & Thursday 4:00 pm - 6:00 pm Residents schedule lessons directly with Swimming Coach
Sunday Yoga	Bi- Weekly - Sundays 11:00 am - 12:00 pm

*New Addition to Oakmont

Resident Community Hosted Activities



Event	Notes
Game Day	Every Monday & Wednesday 1 pm-4 pm Residents play Mahjong & other fun games
Bible Study	Every Monday 7 pm
Game Night	Every Tuesday 6 pm - 8 pm
Book Club	Bi- Monthly One Thursday out to of the month 7:00pm - 9:00pm